# DEPARTMENT OF CITY PLANNING

## RECOMMENDATION REPORT

## City Planning Commission

**Date:** August 24, 2023
**Time:** after 8:30 a.m.
**Place:** Van Nuys City Hall
Council Chambers, 2nd Floor
14410 Sylvan Street
Van Nuys, CA 91401

This meeting may be available virtually, in a hybrid format. The meeting's telephone number and access code number will be provided no later than 72 hours before the meeting on the meeting agenda published at https://planning.lacity.org/about/commissions-boards-hearings and/or by contacting cpc@lacity.org

**Public Hearing:** June 15, 2023

**Appeal Status:** Off-Menu Density Bonus Housing Incentives and Waivers are not appealable by any party. Conditional Use is appealable to City Council.
**Expiration Date:** August 24, 2023
**Multiple Approval:** Yes

| | |
|---|---|
| **Case No.:** | CPC-2022-7639-DB-CU-HCA |
| **CEQA No.:** | ENV-2022-7640-EAF, ENV-2013-622-EIR |
| **Incidental Cases:** | N/A |
| **Related Cases:** | N/A |
| **Council No.:** | 5 - Yaroslavsky |
| **Plan Area:** | Palms – Mar Vista – Del Rey |
| **Plan Overlay:** | Exposition Corridor Transit Neighborhood Plan |
| **Certified NC:** | Palms |
| **GPLU:** | Community Commercial |
| **Zone:** | MU(EC) |
| **Applicant:** | Venice Cardiff, LLC |
| **Representative:** | Jonathan Yang, Irvine & Associates, Inc |

**PROJECT LOCATION:** **9431, 9439, 9443 West Venice Boulevard, 3780 South Cardiff Avenue** (legally described as Lots 16-19, Block 8, Tract 2444)

**PROPOSED PROJECT:** The proposed project is the construction of a seven-story, 79-foot tall mixed-use residential apartment building with 47 dwelling units (including 5 Very Low Income units). The project will be approximately 51,052 square feet in floor area including 2,627 square feet of restaurant space with a Floor Area Ratio ("FAR") of 4.4:1. The project will provide 38 parking spaces in a partial at-grade and subterranean parking level. The site is currently improved with a one-story commercial building which will demolished. No (0) protected trees will be removed from the subject site; two (2) non-protected street trees will remain along the public right-of-way and two (2) non-protected street trees will be removed. The project will also require a haul route for the export of approximately 6,081 cubic yards of soil.

**REQUESTED ACTION:**

1. Pursuant to California Environmental Quality Act ("CEQA") Guidelines Sections 15168 and 15162, the adequacy of the project being within the scope of the Exposition Corridor Transit Neighborhood Plan Program EIR No. ENV-2013-622-EIR, SCH. No 2013031038 ("Program EIR").

2. Pursuant to CEQA Guidelines Section 21155.4, a Statutory Exemption from CEQA and the events specified in Section 21166 have not occurred.

3. Pursuant to Los Angeles Municipal Code ("LAMC") Section 12.22 A.25(g)(3), a Density Bonus/Affordable Housing Incentive Program Compliance Review to permit the construction of a Housing Development Project totaling 47 units, reserving five (5) units for Very Low Income Household occupancy for a period of 55 years, with the following requested three (3) Off-Menu Incentives:

    a. A Floor Area Ratio of 4.4:1 in lieu of 2:1 otherwise permitted by Expo TNP Section 2.3.1 and Table F;

    b. Non-Residential Use of 5 percent in lieu of the 20 percent otherwise required by Expo TNP Section 2.2.3 and Table E; and

    c. Ground floor screening of 0 feet in lieu of 25 feet for a portion of the frontage for parking and loading areas along Cardiff Avenue otherwise required by Expo TNP Section 4.2.5.C.1.

4. Pursuant to LAMC Section 12.22 A.25(g), the following six (6) Waivers of Development Standards:

    a. A height increase to 79 feet in lieu of the 68 feet otherwise allowed by Expo TNP Section 2.4.1 and Table G;

    b. A 0-foot westerly side yard setback in lieu of the 5 feet otherwise required by Expo TNP Section 4.2.1.A.2;

    c. A 0-foot easterly side yard setback in lieu of the 5 feet otherwise required by Expo TNP Section 4.2.1.A.2;

    d. An elimination of loading space requirements of LAMC Section 12.21 C.6;

    e. A reduction in required open space to 4,468 square feet of open space in lieu of 5,550 square feet otherwise required by LAMC Section 12.21 G; and

    f. Non-Residential open space of 0 feet in lieu of 106 square feet of Non-Residential open space otherwise required by Expo TNP Section 2.5.1.B.

5. Pursuant to LAMC Section 12.24 U.26, a Conditional Use Permit to allow a project that seeks incentives that would facilitate a density increase greater than 35 percent per Expo TNP for the purpose of calculating the required number of affordable units.

**RECOMMENDED ACTIONS:**

1. **Find,** based on the independent judgment of the decision-maker, after consideration of the whole of the administrative record, that the project is within the scope of the Exposition Corridor Transit Neighborhood Plan Program EIR No. ENV-2013-622-EIR, SCH. No 2013031038 ("Program EIR"), pursuant to CEQA Guidelines Sections 15168 and 15162; the environmental effects of the Project were covered in the Program EIR and no new environmental effects not identified in the Program EIR will occur and no new mitigation is required; and the City has incorporated all feasible mitigation measures from the Program EIR on the Project

2. **Determine**, based on the whole of the record that the project is Statutorily Exempt pursuant to Public Resources Code Section 21155.4 and the events specified in Section 21166 have not occurred.

3. **Approve,** pursuant to LAMC Section 12.22 A.25(g)(3), a **Density Bonus/Affordable Housing Incentive Program Compliance Review** to permit the construction of a Housing Development Project totaling 47 units, reserving five (5) units for Very Low Income Household occupancy for a period of 55 years, with the following requested three (3) **Off-Menu Incentives**:

    a. A Floor Area Ratio of 4.4:1 in lieu of 2:1 otherwise permitted by Expo TNP Section 2.3.1 and Table F;

    b. Non-Residential Use of 5 percent in lieu of the 20 percent otherwise required by Expo TNP Section 2.2.3 and Table E; and

    c. Ground floor screening of 0 feet in lieu of 25 feet for a portion of the frontage for parking and loading areas along Cardiff Avenue otherwise required by Expo TNP Section 4.2.5.C.1.

4. **Approve,** pursuant to LAMC Section 12.22 A.25(g)(3), the following **six (6) Waivers of Development Standards:**

    a. A height increase to 79 feet in lieu of the 68 feet otherwise allowed by Expo TNP Section 2.4.1 and Table G;

    b. A 0-foot westerly side yard setback in lieu of the 5 feet otherwise required by Expo TNP Section 4.2.1.A.2;

    c. A 0-foot easterly side yard setback in lieu of the 5 feet otherwise required by Expo TNP Section 4.2.1.A.2;

    d. An elimination of loading space requirements of LAMC Section 12.21 C.6;

    e. A reduction in required open space to 4,468 square feet of open space in lieu of 5,550 square feet otherwise required by LAMC Section 12.21 G; and

    f. Non-Residential open space of 0 feet in lieu of 106 square feet of Non-Residential open space otherwise required by Expo TNP Section 2.5.1.B.

5. **Approve,** pursuant to LAMC 12.24 U.26, a **Conditional Use Permit** to allow a project that seeks incentives that would facilitate a density increase greater than 35 percent per Expo TNP for the purpose of calculating the required number of affordable units.

6. **Adopt** the attached Findings.

VINCENT P. BERTONI, AICP
Director of Planning

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**ADVICE TO PUBLIC:** *The exact time this report will be considered during the meeting is uncertain since there may be several other items on the agenda. Written communications may be mailed to the *Commission Secretariat, Room 273, City Hall, 200 North Spring Street, Los Angeles, CA 90012* (Phone No. 213-978-1300). While all written communications are given to the Commission for consideration, the initial packets are sent to the week prior to the Commission's meeting date. If you challenge these agenda items in court, you may be limited to raising only those issues you or someone else raised at the public hearing agendized herein, or in written correspondence on these matters delivered to this agency at or prior to the public hearing. As a covered entity under Title II of the Americans with Disabilities Act, the City of Los Angeles does not discriminate on the basis of disability, and upon request, will provide reasonable accommodation to ensure equal access to these programs, services and activities. Sign language interpreters, assistive listening devices, or other auxiliary aids and/or other services may be provided upon request. To ensure availability of services, please make your request not later than three working days (72 hours) prior to the meeting by calling the Commission Secretariat at (213) 978-1300.

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# PROJECT ANALYSIS

## PROJECT SUMMARY

The proposed project is the construction of a seven-story, 79-foot tall mixed-use residential apartment building with 47 dwelling units (including 5 Very Low Income units). The project will be approximately 51,052 square feet in floor area including 2,627 square feet of restaurant space with a Floor Area Ratio ("FAR") of 4.4:1.

The primary pedestrian entrance is located along Venice Boulevard that will provide direct stairway access to the lobby, mail room, and recreation room. The project provides a restaurant at the corner with additional pedestrian entrances from Venice Boulevard and Cardiff Avenue and an upper mezzanine. The project includes 2 studio units, 23 one-bedroom units, 16 two-bedroom units, and 6 two-bedroom units with dens. Residential amenities are provided in the form of a courtyard on Level 2, a roof deck, and private balconies.

The project will provide 38 parking spaces in a partial at-grade and subterranean parking levels, with two driveway entrances that are both accessed from the rear alley. No curb cuts are proposed. The project will also provide 42 long-term and 7 short-term bicycle parking spaces.

The site is currently improved with a one-story commercial building which will demolished. No (0) protected trees will be removed from the subject site; two (2) non-protected street trees will remain along the public right-of-way and two (2) non-protected street trees will be removed. The project will also require a haul route for the grading and export of approximately 6,081 cubic yards of soil

## BACKGROUND

### Subject Property

The project site is located at the intersection of Venice Boulevard and Cardiff Avenue in the Palms – Mar Vista – Del Rey community Plan. The property is a relatively flat and rectangular site comprised of four (4) lots totaling approximately 12,787 square feet of lot area, with approximately 95 feet of frontage along the north side of Venice Boulevard, 114 feet along the east side of Cardiff Avenue, and a 10-foot wide alley to the rear. The site is currently improved with a one-story commercial building that will be demolished. The project site is located within 0.97 kilometers (0.61 miles) of the Newport – Inglewood Fault Zone, however it is not located within the Alquist-Priolo Fault Zone, Liquefaction Zone, Landslide Area, Methane Zone, or Very High Fire Severity Zone. The site is within a BOE Special Grading Area (BOE Basic Grid Map A-13372).

### Zoning and Land Use Designation

The project site is in the Palms – Mar Vista – Del Rey Community Plan, and is designated for Community Commercial land uses, with corresponding zones of CR, C2, C4, RAS3, and RAS4. The site is located within the Exposition Corridor Transit Neighborhood Plan Specific Plan (“Expo TNP”) Subarea 7, and is zoned MU(EC) which was established by the Expo TNP as a commercial zoning designation for Mixed Use: Commercial/Residential, adopted by resolution under Council File No. 18-0437 and is therefore a corresponding zone. The Expo TNP allows a base height of 68 feet, base FAR of 2:1, and unlimited density. For a project that utilizes the density bonus program, the Expo TNP sets the base residential density in the MU(EC) zone as one dwelling unit per 400 square feet for the purpose of calculating the required number of Restricted Affordable Units. Community Plan Map Footnote No. 1 restricts sites in the Low Residential, Low Medium Residential, Neighborhood Commercial, Community Commercial, Commercial Manufacturing, Limited Industrial, and Light Industrial land use designations to Height District No. 1, which does

not apply to the MU(EC) Zone. There is a 10-foot Building Line along Venice Boulevard established under Ordinance No. 63572; however it is superseded by the Expo TNP yard allowances as provided in Expo TNP Section 1.1.4.C and therefore does not apply.

Surrounding Uses

The subject site is in an urbanized area surrounded primarily by commercial and multi-family residential uses and some single-family dwellings. Across the alley to the north are multi-family residential buildings ranging from two to six stories in height and some single-family dwellings in the R3-1 zone. The abutting property to the east is a surface parking lot; properties further east and west of the site along Venice Boulevard are developed with one- and two-story commercial uses including but not limited to a café, print shop, museum, offices, restaurants, auto repair, restaurants, market, and laundromat. The central median along Venice Boulevard is zoned OS-1XL, and across the median to the south are one- and two-story commercial uses. Further south of Venice Boulevard is the city boundary for Culver City.

Streets and Circulation

Venice Boulevard, abutting the property to the south, is designated by the Mobility Plan as a Boulevard II, with a designated right-of-way width of 110 feet and roadway width of 80 feet, and is currently dedicated to a 146-foot right-of-way width and approximately 106 foot roadway width, with a central median, curb, gutter, sidewalk, and parkway.

Cardiff Avenue, abutting the property to the west, is designated by the Mobility Plan as a Local Street - Standard, with a designated right-of-way width of 60 feet and roadway width of 36 feet, and is currently dedicated to a 60-foot right-of-way width and approximately 30 foot roadway width, with a curb, gutter, and sidewalk.

Alley, to the north, is 10 feet in width.

Public Transit

The subject site is within a half-mile of the Culver City Station of the Los Angeles County Metropolitan Transportation Authority (“Metro”) Exposition (“E”) line, which constitutes as a Major Transit Stop. The site is also within 500 feet of bus stops served by the Metro 33 bus line.

Relevant Cases and Building Permits

Subject Site:

> Building Permit No. 22010-10000-01364: On May 16, 2022, a Building Permit application was submitted for a new 6-story 47-unit affordable housing mixed use apartment and restaurant to include 5 story Type III-A apartment over 1 story Type IA apartment over 1 level of subterranean parking. The permit application is pending and the permit was not issued at the time of preparing this report.

Surrounding Sites:

The following relevant cases were identified to be within 500 feet of the subject site:

> Case No. DIR-2017-5455-TOC: On July 10, 2018, the Director of Planning approved a Transit Oriented Communities (“TOC”) Affordable Housing Incentive Program Review, for a 6-story tall residential building comprised of 74 residential units, with TOC Additional Incentives for: 1) increased height to 66 feet, 2) reduced side yards to 6 feet 6 inches, and

3) reduced open space by 25 percent, for a project located at 3739-3759 South Cardiff Avenue. The Certificate of Occupancy was issued by the Department of Building and Safety under Building Permit No. 16010-10000-05912 on April 26, 2022.

**REQUESTED ACTIONS**

Pursuant to the Expo TNP, for projects in the MU(EC) zones, there is no minimum lot area per dwelling unit; however for the purposes of calculating the required number of Restricted Affordable Units within Density Bonus Projects, base residential densities in the MU(EC) zones are applied as one dwelling unit per 400 square feet, or approximately 32 dwelling units for the Project Site. New developments in the MU(EC) zone in the ECTNP that utilize the Density Bonus Affordable Housing Incentive Program contained in LAMC Section 12.22 A.25 and that seek incentives that facilitate a density increase of greater than 35 percent must provide Restricted Affordable Units pursuant to LAMC Section 12.24 U.26 (a)(2) and follow the review procedures in LAMC Section 12.24 U.26.

Density Bonus / Affordable Housing Incentives Program

In accordance with California State Law under Government Code Section 65915 (including Senate Bill 1818, and Assembly Bills 2280, 2222, and 2556), the applicant is proposing to utilize LAMC Section 12.22 A.25 (Affordable Housing Incentives – Density Bonus) to set aside a minimum of five (5) dwelling units for Very Low Income household occupancy for a period of 55 years. Because the applicant is providing 15 percent (5 units) of base dwelling units (32 units) to be affordable for Very Low Income household occupancy, the project is eligible for three (3) Density Bonus Incentives.

*Off-Menu Incentives*
As a result of setting aside 15 percent (5 dwelling units) of the base 32 dwelling units as Restricted Affordable Units for Very Low Income Households, the applicant requests three (3) Off-Menu Density Bonus Incentives, as follows:

a. A Floor Area Ratio of 4.4:1 in lieu of 2:1 otherwise permitted by Expo TNP Section 2.3.1 and Table F;

b. Non-Residential Use of 5 percent in lieu of the 20 percent otherwise required by Expo TNP Section 2.2.3 and Table E; and

c. Ground floor screening of 0 feet in lieu of 25 feet for a portion of the frontage for parking and loading areas along Cardiff Avenue otherwise required by Expo TNP Section 4.2.5.C.1.

*Waivers of Development Standards*
As mentioned above, a project that provides 15 percent of its base units for Very Low Income Households qualifies for three (3) Incentives, but may request other “waiver[s] or reduction[s] of development standards that will have the effect of physically precluding the construction of a development meeting the [affordable set-aside percentage] criteria of subdivision (b) at the densities or with the concessions or incentives permitted under [State Density Bonus Law]” (Government Code Section 65915(e)(1)), in conjunction with a Density Bonus Project. Given that the project is utilizing all three (3) Density Bonus Incentives, the applicant requests six (6) Waivers of Development Standards, as follows:

a. A height increase to 79 feet in lieu of the 68 feet otherwise allowed by Expo TNP Section 2.4.1 and Table G;

b. A 0-foot westerly side yard setback in lieu of the 5 feet otherwise required by Expo TNP Section 4.2.1.A.2;

c. A 0-foot easterly side yard setback in lieu of the 5 feet otherwise required by Expo TNP Section 4.2.1.A.2;

d. An elimination of loading space requirements of LAMC Section 12.21 C.6;

e. A reduction in required open space to 4,468 square feet of open space in lieu of 5,550 square feet otherwise required by LAMC Section 12.21 G; and

f. Non-Residential open space of 0 feet in lieu of 106 square feet of Non-Residential open space otherwise required by Expo TNP Section 2.5.1.B.

*Housing Replacement*

The Los Angeles Housing Department (LAHD) has determined, per the Housing Crisis Act of 2019 (SB 8) Determination, dated March 9, 2022, that the property has been used for commercial purposes, therefore the proposed housing development does not require the demolition of any prohibited types of housing; the provisions of SB 8 do not apply to commercial properties, therefore no SB 8 replacement affordable units are required.

Conditional Use

The City's Density Bonus Ordinance (Ordinance No. 179,581), codified in LAMC Section 12.22 A.25, permits a maximum density increase of up to 35 percent in exchange for setting aside 11 percent of the base density units for Very Low Income Households in accordance with the State Density Bonus Law (Government Code Section 65915). The State Density Bonus Law (Government Code Section 65915(n)) also allows a city to grant a density bonus greater than 35 percent for a development, if permitted by a local ordinance. The City adopted the Value Capture Ordinance (Ordinance No. 185,373), codified in LAMC Section 12.24 U.26, to permit a density increase greater than 35 percent with the approval of a Conditional Use. In exchange for the increased density, the Value Capture Ordinance requires projects to set aside one (1) additional percent of base density units above the 11 percent for Very Low Income Households for every additional 2.5 percent density increase above the 35 percent.

Below is a table showing the requisite percentage of affordable housing units for Very Low Income Households based on the percentage of density increase.

| Percentage of Base Density to be Restricted to Very Low Income Households | Percentage of Density Increase Granted |
|---|---|
| 11 | 35 |
| 12 | 37.5 |
| 13 | 40 |
| 14 | 42.5 |
| **15** | **45** |

Pursuant to the Expo TNP, for projects in the MU(EC) zones, there is no minimum lot area per dwelling unit; however for the purposes of calculating the required number of Restricted Affordable Units within Density Bonus Projects, base residential densities in the MU(EC) zones are applied as one dwelling unit per 400 square feet, or approximately 32 dwelling units for the subject property. The Density Bonus Ordinance allows a density bonus of up to 35 percent in

exchange for setting aside 11 percent of the 32 base density units for Very Low Income Households. With the Density Bonus Ordinance, the project would be permitted a total of 44 units on site in exchange for setting aside four (4) units for Very Low Income Households.

The applicant requests a Conditional Use for a density increase in excess of 35 percent pursuant to LAMC Section 12.24 U.26, to allow a 44 percent increase in density for a total of 47 dwelling units in lieu of 32 base density dwelling units as otherwise permitted by-right in the MU(EC) Zone. In accordance with LAMC Section 12.22 A.25(c)(7), in calculating Density Bonus and Restricted Affordable units any number resulting in a fraction shall be rounded up to the next whole number. As provided in the table above, the applicant is required to set aside 15 percent, or five (5) units, of the base 32 density units for Very Low Income Households in order to be granted a 45 percent density bonus. The project is requesting a 44 percent density increase and proposes a 15 percent affordable set-aside, which qualifies for a 45 percent density increase; both density increase calculations result in an affordability requirement of 5 Very Low Income Units. The applicant proposes to set aside 5 units for Very Low Income Households for a period of 55 years, which is 15 percent of the base 32 density units. As such, the project satisfies the minimum percentage of base density to be restricted to Very Low Income Households to be eligible for a 45 percent density increase.

CEQA

The City has determined based on the independent judgment of the decision-maker, after consideration of the whole of the administrative record, that the project is within the scope of the Exposition Corridor Transit Neighborhood Plan Program EIR No. ENV-2013-622-EIR, SCH. No. 2013031038 (“Program EIR”), pursuant to CEQA Guidelines Sections 15168 and 15162; the environmental effects of the Project were covered in the Program EIR and no new environmental effects not identified in the Program EIR will occur and no new mitigation is required; and the City has incorporated all feasible mitigation measures from the Program EIR on the Project. Additionally, California Senate Bill (SB) 743 added Public Resources Code (PRC) Section 21155.4, which establishes a statutory exemption from the California Environmental Quality Act (CEQA) for certain projects located within both transit priority areas (TPAs) and specific plan areas for which an environmental impact report (EIR) was certified. The project meets each of the requirements of the SB 743 exemption and the events specified in Section 21166 have not occurred, as set forth in the Technical Memorandum and Appendices prepared by Parker Environmental Consultants, LLC in May 2023 (see Exhibit D).

## ISSUES

Public Hearing

The public hearing was held on June 15, 2023 at approximately 1:00 p.m. Due to concerns over COVID-19, the Public Hearing was conducted in a virtual format. The public hearing was attended by the applicant’s representatives (Jonathan Yang, Kevin Tsai, Daniel Taban, Alex Irvine) and approximately ten (10) other members from the community. There were four (4) speakers who provided comments at the hearing.

Parking / Loading / Traffic

Staff received several comment letters and public comments at the hearing expressing concerns regarding the reduced parking, lack of loading space, and the impacts on street parking and circulation.

State law under Assembly Bill 2097 (“AB” 2097) and Government Code Section 65863.2(a) prohibits public agencies or cities from imposing a minimum automobile parking requirement on

most development projects located within a half-mile radius of a major transit stop[1]. Therefore, AB 2097 prohibits the city from imposing parking requirements. The project will provide 38 parking spaces in a partial at-grade and subterranean parking levels, with two driveway entrances that are both accessed from the rear alley. No curb cuts are proposed. The project will also provide 42 long-term and 7 short-term bicycle parking spaces, meeting LAMC Section 12.21 A.16 bicycle parking requirements. The applicant has requested a Waiver of Development Standard as allowed by LAMC 12.22 A.25, to eliminate the loading space requirements of LAMC Section 12.21 C.6 in order to accommodate more parking and commercial uses at the ground floor, so that additional units can be constructed. The Department of Transportation (LADOT) assessment letter dated August 8, 2022 and the Vehicle Miles Traveled (VMT) calculator indicated that the net increase of daily vehicle trips will be 183 which is under the threshold of 250 or more daily vehicles trips to require VMT analysis. Therefore, the project does not exceed the threshold criteria established by LADOT for preparing a traffic study and will not have any significant impacts related to traffic.

Urban Design Studio

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

*Pedestrian First Design*

- Consider providing more active uses or design treatments along Cardiff.
- Consider providing transparent or translucent partitions between the gym and lobby to increase spaciousness and opportunities for natural lighting.

*360 Degree Design*

- Ensure all balconies counting towards open space requirements meet minimum 6-foot dimension requirements as required by LAMC.
- Show how the mezzanine space above the restaurant will be accessed.

*Climate Adapted Design*

- Verify compliance with EV parking requirements, including rounding up per LA Green Building Code and accessible standard space.
- Consider using largest tree well sizes allowed (ie, Type 1C or any Type 1 wells) due to 15-foot wide sidewalks to allow larger-growing street trees per UFD.
- Provide a protection plan for existing street trees to be maintained to ensure they are adequately protected during construction.

*General Comments*

- Verify if 0-foot setback along easterly property line complies with LAFD access standards for Type III-A construction.
- Verify if roof deck requires 6-foot unobstructed access for LAFD access.
- Submit landscape plans per Landscape Plan Instructions.

[1] Pursuant to Assembly Bill (AB) 2097, the City of Los Angeles is prohibited from imposing or enforcing minimum parking requirements on any residential, commercial or other development project (excluding event centers, hotels and similar transient lodging) that are within a one-half mile radius of a Major Transit Stop. The Department of City Planning issued a memorandum on December 31, 2022 which serves as guidance for project applicants and staff on the implementation of AB 2097.

In response to UDS comments, the applicant provided updated plans with a materials sheet indicating that the building materials will include travertine tile and composite wood slats to enhance the building façade; an updated open space diagram demonstrating all balconies have the minimum 6-foot dimension to qualify as open space; an updated ground floor plan showing interior stairway access to the upper mezzanine level for the restaurant; and landscape plans showing tree planting and landscaping of open space areas. The project proposes 4 EV charging stations and 7 future EV charging spaces. With regards to fire access and exiting, the applicant responded that the project will be subject to standard Fire Department requirements for fire alarms for a Type III-A building.

**CONCLUSION**

Based on the information submitted to the record, and the surrounding uses and zones, staff recommends that the City Planning Commission approve the project, as recommended, subject to the Conditions of Approval. The project will redevelop an underutilized site with a new multi-family residential project resulting in a net increase of 47 dwelling units, including 5 Very Low Income units.

# CONDITIONS OF APPROVAL

**Density Bonus Conditions**

1. **Site Development.** Except as modified herein, the project shall be in substantial conformance with the plans and materials submitted by the Applicant, including the proposed building design elements and materials, stamped "Exhibit A," with a date of January 13, 2023, and attached to the subject case file. No change to the plans shall be made without prior review by the Department of City Planning, West/South/Coastal Project Planning Bureau, and written approval by the Director of Planning. Each change shall be identified and justified in writing. Minor deviations may be allowed in order to comply with the provisions of the LAMC or the project conditions.

2. **Residential Density**. The project shall be limited to a maximum density of 47 residential units including On-Site Restricted Affordable Units.

3. **On-Site Affordable Units.** Five (5) units shall be reserved for Very Low Income household occupancy, as defined by the California Government Code Section 65915 and by the Los Angeles Housing Department (LAHD). In the event the SB 8 Replacement Unit condition requires additional affordable units or more restrictive affordability levels, the most restrictive requirements shall prevail.

4. **SB 8 Replacement Units (California Government Code Section 66300 et seq.)** The project shall be required to comply with the Replacement Unit Determination (RUD) letter, dated March 9, 2022, to the satisfaction of LAHD. The most restrictive affordability levels shall be followed in the covenant. In the event the On-site Restricted Affordable Units condition requires additional affordable units or more restrictive affordability levels, the most restrictive requirements shall prevail.

5. **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.

6. **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 five (5) 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. Enforcement of the terms of said covenant shall be the responsibility of LAHD. The Applicant shall submit a copy of the recorded covenant to the Department of City Planning for inclusion in this file. The project shall comply with the Guidelines for the Affordable Housing Incentives Program adopted by the City Planning Commission and with any monitoring requirements established by the LAHD.

7. **Automobile Parking.** Pursuant to California Government Code Section 65915(p)(3) and AB 2097, the project shall be allowed to provide a minimum of zero parking spaces. The project is allowed to provide 38 parking spaces, as shown in Exhibit "A". No commercial parking spaces are required.

8. **Floor Area Ratio (FAR) (Incentive)**. The project total Floor Area shall be limited to 51,052 square feet or 4.4:1 FAR per Exhibit "A".

9. **Non-Residential Use (Incentive)**. The project shall provide a minimum 5 percent of Non-Residential Uses, in the form of a 2,627 square foot commercial space, as shown in Exhibit "A".

10. **Ground Floor Screening (Incentive)**. The Ground Floor Screening requirement of Expo TNP Section 4.2.5.C.1 shall not apply to the Cardiff Avenue frontage for a maximum of approximately 50 feet 8 inches of the parking area. The parking area shall be fully enclosed from view from the Cardiff Avenue street frontage, as provided in Exhibit "A".

11. **Height (Waiver)**. The project shall be limited to a maximum height of 79 feet per Exhibit "A".

12. **Side Setbacks (Waiver).** The project shall have minimum 0-foot easterly and westerly side yard setbacks, as shown in Exhibit "A".

13. **Loading Space (Waiver)**. The loading space requirements of LAMC Section 12.21 C.6 shall not apply.

14. **Open Space (Waiver)**. A minimum of 4,468 square feet of open space shall be permitted per Exhibit "A" in lieu of the 5,550 square feet otherwise required.

15. **Non-Residential Open Space (Waiver)**. The Non-Residential open space requirements of Expo TNP Section 2.5.1.B shall not apply.

16. **Bicycle Parking.** Bicycle parking shall be provided consistent with LAMC 12.21 A.16. The project shall provide a minimum of 42 long-term and 7 short-term bicycle parking spaces total, as shown in Exhibit "A".

17. **Exposition Corridor Transit Neighborhood Plan**. Prior to the issuance of a building permit, the applicant shall demonstrate compliance with the Exposition Corridor Transit Neighborhood Plan pursuant to Ordinance No. 186,402, including but not limited to:

    a. Venice Boulevard shall have a minimum streetwall height of 4 stories for at least 80 percent of the length of the lot line, as shown in Exhhibit "A". Portions of the upper floor(s) that are stepped back more than 5 feet from the ground floor facade shall not be counted toward the minimum streetwall requirement.

    b. Where Projects include new landscaping, at least 80% of the landscaped area shall be planted with drought tolerant shrubs and groundcover. If turf is installed, a water-conserving species appropriate for the climate in Los Angeles shall be selected per Expo TNP Section 4.2.4.C.1.

    c. Hardscape areas shall include permeable paving for at least 50% of the area, except where not feasible due to water table levels, contamination, or permeability of the soil per Expo TNP Section 4.2.4.C.2.

    d. The project shall provide transit benefits as set forth in Expo TNP Section 2.6.1.

**Conditional Use Conditions**

18. **Street Dedications and Improvements.**

    a. Dedication Required on Venice Boulevard (Boulevard II) – A 20-foot radius property line return or a 15-foot by 15-foot corner cut at the intersection with Cardiff Avenue.

b. Dedication Required on Cardiff Avenue (Local Street) – None.

c. Dedication Required on Alley (North of Venice Boulevard) - A 5-foot wide strip of land along the property frontage to complete a 10-foot half alley right-of-way.

d. Improvements Required on Venice Boulevard - Construct a new full-width concrete sidewalk abutting the property line. Construct ADA compliant access ramps at northeast and northwest corner at the intersection with Cardiff Avenue per BOE standards and per Special Order 01-1020. Remove and replace any broken, off-grade concrete curb, gutter and roadway pavement along the property frontage. These improvements shall suitably transition and constructed satisfactory to the City Engineer (B-permit Office).

e. Improvements Required on Cardiff Avenue – Construct suitable surfacing to join the existing improvements to complete an 18-foot wide half roadway, integral concrete curb, 2-foot gutter and a 12-foot wide concrete sidewalk with tree wells. Construct ADA compliant access ramp at northeast and northwest corner of Venice Boulevard and Cardiff Avenue intersection per BOE standards and per Special Order 01-1020. These improvements shall suitably transition and constructed satisfactory to the City Engineer (B-permit Office).

   Street trees exist along Cardiff Avenue and denial of their removal could impact the ability to widen the roadway. Should the Urban Forestry Division of the Bureau of Street Services deny the removal of street trees, improve Cardiff Avenue with the removal and replacement of concrete sidewalk at existing location. Construct new integral curb and 2-foot gutter and repair all broken, off-grade roadway pavement. Install tree wells and landscape the parkway including any necessary removal and reconstruction of the existing improvements all satisfactory to the City Engineer (B-Permit Office).

f. Improvements Required along Alley – Reconstruct the alley pavement along the property frontage including a 2-foot wide longitudinal concrete gutter. Reconstruct the alley intersection with Cardiff Avenue. These improvements shall suitably transition to join the existing improvements satisfactory to the City Engineer (B-Permit Office).

19. **Fire**. Submit plot plans for Fire Department approval and review prior to issuance of building permits.

20. **Mechanical Equipment.** All exterior mechanical equipment, including heating, ventilation and air conditioning (HVAC) equipment, satellite dishes, and cellular antennas, shall be screened from public view through the use of architectural elements such as parapets.

21. **Lighting.** All outdoor and parking lighting shall be shielded and down-cast within the site in a manner that prevents the illumination of adjacent public rights-of-way, adjacent properties, and the night sky (unless otherwise required by the Federal Aviation Administration (FAA) or for other public safety purposes).

22. **Lighting Design.** Areas where nighttime uses are located shall be maintained to provide sufficient illumination of the immediate environment so as to render objects or persons clearly visible for the safety of the public and emergency response personnel. All pedestrian walkways, storefront entrances, and vehicular access ways shall be illuminated with lighting fixtures. Lighting fixtures shall be harmonious with the building design. Wall mounted lighting

fixtures to accent and complement architectural details at night shall be installed on the building to provide illumination to pedestrians and motorists.

23. **Heat Island Effect.** To reduce the heat island effect, a minimum of 50 percent of the area of pathways, patios, driveways or other paved areas shall use materials with a minimum initial Solar Reflectance value of 0.35 in accordance with ASTM (American Society of Testing Materials) standards.

24. **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.

25. **Unbundled Parking.** Residential parking shall be unbundled from the cost of the rental units, with the exception of parking for Restricted Affordable Units.

26. **Landscape Plan.** The landscape plan shall indicate landscape points for the project equivalent to 10% more than otherwise required by LAMC 12.40 and Landscape Ordinance Guidelines “O”. All open areas not used for buildings, driveways, parking areas, recreational facilities or walks shall be attractively landscaped, including an automatic irrigation system, and maintained in accordance with a landscape plan prepared by a licensed landscape architect or licensed architect, and submitted for approval to the Department of City Planning.

27. **Soil Depths.** Shrubs, perennials, and groundcover shall require a minimum soil depth as follows:
    a. A minimum depth with a height ranging from 15 to 40 feet shall be 42 inches.
    b. A minimum depth with a height ranging from 1 to 15 feet shall be 24 to 36 inches.
    c. A minimum depth with a height of less than 1 foot shall be 18 inches.
    d. A minimum depth of an extensive green roof shall be 3 inches.

    Trees shall require a 42-inch minimum soil depth.

    Further, the minimum amount of soil volume for tree wells on the rooftop or any above grade open spaces shall be based on the size of the tree at maturity:
    e. 220 cubic feet for trees with a canopy diameter ranging from 15 to 19 feet.
    f. 400 cubic feet for trees with a canopy diameter ranging from 20 to 24 feet.
    g. 620 cubic feet for trees with a canopy diameter ranging from 25 to 29 feet.
    h. 900 cubic feet for trees with a canopy diameter ranging from 30 to 34 feet.

28. **Street Trees.**

    a. Street trees shall be provided to the satisfaction of the Urban Forestry Division. Per Exhibit “A”, two (2) street trees shall be maintained along Venice Boulevard, and three (3) new Street trees shall be provided along Cardiff Avenue.

    b. Project shall preserve all healthy mature street trees whenever possible. All feasible alternatives in project design should be considered and implemented to retain healthy mature street trees. A permit is required for the removal of any street tree and shall be replaced 2:1 as approved by the Board of Public Works and Urban Forestry Division.

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

29. **Stormwater/irrigation.** The project shall implement on-site stormwater infiltration as feasible based on the site soils conditions, the geotechnical recommendations, and the City of Los Angeles Department of Building and Safety Guidelines for Storm Water Infiltration. If on-site infiltration is deemed infeasible, the project shall analyze the potential for stormwater capture and reuse for irrigation purposes based on the City Low Impact Development (LID) guidelines.

30. **Solar and Electric Generator.** Generators used during the construction process shall be electric or solar powered. Solar generator and electric generator equipment shall be located as far away from sensitive uses as feasible.

31. **Solar-ready Buildings.** The Project shall comply with the Los Angeles Municipal Green Building Code, Section 99.05.211, to the satisfaction of the Department of Building and Safety.

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

**Administrative Conditions**

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

34. **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.

35. **Approval, Verification and Submittals.** Copies of any approvals, guarantees or verification of consultations, review of approval, plans, etc., as may be required by the subject conditions, shall be provided to the Department of City Planning prior to clearance of any building permits, for placement in the subject file.

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

37. **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.

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

39. **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.

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

Applicant shall do all of the following:

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

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

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

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

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

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

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

For purposes of this condition, the following definitions apply:

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

"Action" shall be defined to include suits, proceedings (including those held under alternative dispute resolution procedures), claims, or lawsuits. Actions includes actions, as defined herein, alleging failure to comply with 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. **Government Code Section 65915 and LAMC Section 12.22 A.25 state that the Commission shall approve a density bonus and requested incentive(s) unless the Commission finds that:**

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

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

   Based on the set-aside of 15 percent of base units for Very Low Income households, the applicant is entitled to three (3) Incentives under both the Government Code and LAMC. Therefore, the three (3) Off-Menu requests qualify as the proposed development's Incentives. The remaining requests must be processed as Waivers of Development Standards.

   ***FAR*:** The subject site is zoned MU(EC), which allows a base FAR of 2:1, as provided in Expo TNP Section 2.3.1 and Table F. The applicant has requested an FAR of 4.4:1 in lieu of the maximum 2:1 through an Off-Menu Density Bonus Incentive as allowed by LAMC 12.22 A.25, for a maximum floor area of 51,052 square feet. The additional floor area is requested to accommodate larger sized units, including two-bedroom units. The project includes 2 studio units, 23 one-bedroom units, 16 two-bedroom units, and 6 two-bedroom units with dens. The requested increase in FAR will allow approximately 27,490 square feet of additional floor area and will enable the construction of affordable units. As set forth on Sheets G001 and G200 of the project plans, the project's upper residential levels (Levels 3 through 7) would each have floor plates of 8,108 square feet with 8 units at each level. These larger floor plates would not be achievable under the 2:1 base FAR and enable the project to construct the unit mix above. Without the incentive to permit additional floor area, the project would need to remove the uppermost three (3) floors containing 24 units total, or the average unit size and bedroom count would have to be significantly smaller to construct the number of units that the requested density bonus allows. The ability to develop larger units will increase the revenues from the market-rate units, which will lower the marginal cost of developing the affordable units. The additional floor area will allow certain fixed costs involved in the construction of new residential units to be spread over more floor area thereby reducing the per square foot build cost of the development. The requested incentive will allow the developer to expand the building envelope so the additional units can be constructed, and the overall space dedicated to residential uses is increased. Therefore, the FAR incentive will result in identifiable and actual cost reductions to provide for affordable housing costs.

| FAR by-right | Buildable Lot Area (sf) | Base Floor Area (sf) |
|---|---|---|
| 2:1 | 11,781 | 11,781 x 2 = **23,562** |

| FAR Requested | Requested Floor Area (sf) | Additional Floor Area (sf) |
|---|---|---|
| 4.4:1 | 11,781 x 4.4 = 51,052 | 51,052 - 23,562 = **27,490** |

***Non-Residential Use***: Expo TNP Section 2.2.3 and Table E requires the project to provide a minimum 20 percent of Non-Residential Use at the subject site, which is defined as a use that does not contain dwelling units. The applicant has requested to provide 5 percent of the total FAR to a Non-Residential Use in the form of a 2,627 square foot restaurant, through an Off-Menu Density Bonus Incentive as allowed by LAMC 12.22 A.25. The proposed project is 51,052 square feet in floor area. Strict compliance with the minimum Non-Residential Use requirement would require an additional 15 percent of the total FAR, or 7,657 square feet, to be dedicated to a use that does not contain dwelling units. As shown on Sheet A202 through A207 of the project plans, the project provides a unit mix with unit sizes ranging from 498 square feet to 1,190 square feet. Without the requested incentive, the total unit count would be reduced by approximately 6 to 15 units. The ability to develop the additional units will increase the revenues from the market-rate units, which will lower the marginal cost of developing the affordable units. The additional floor area for residential uses will allow certain fixed costs involved in the construction of new residential units to be spread over more floor area thereby reducing the per square foot build cost of the development. Without the incentive to permit reduced Non-Residential Uses, the project may need to remove the seven (7) dwelling units currently proposed on Level 2. The requested incentive will allow the developer to expand the residential floor area so the additional dwelling units can be constructed, and the overall space dedicated to residential uses is increased. Therefore, the Non-Residential Use incentive will result in identifiable and actual cost reductions to provide for affordable housing costs.

***Ground Floor Screening***: Expo TNP Section 4.2.5.C.1 requires parking and loading areas to be buffered with habitable floor area with a minimum depth of 25 feet, between the parking or loading area and any public street. The applicant has requested to eliminate the ground floor screening requirement of the Expo TNP through an Off-Menu Incentive as allowed by LAMC 12.22 A.25. The project proposes a partial at-grade parking level with 13 parking spaces. The parking level is screened along the Venice Boulevard frontage with the lobby, restaurant, and recreation room, however approximately 50 feet 8 inches along the Cardiff Avenue frontage will not be screened with habitable uses. Strict compliance with the ground floor screening requirement would require additional habitable floor area that would then trigger additional parking to be accommodated in a second subterranean parking level. Moreover, strict compliance with the ground floor screening requirement would require the removal of 9 residential parking spaces from Cardiff Avenue, which may result in the loss of dwelling units. Therefore, the ground floor screening incentive will result in identifiable and actual cost reductions to provide for affordable housing costs.

**b. The Incentive will have specific adverse impact upon public health and safety or on any real property that is listed in the California Register of Historical Resources and for which there 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 the general plan land use designation shall not constitute a specific, adverse impact upon the public health or safety (Government Code Section 65915(d)(1)(B) and 65589.5(d)).**

There is no evidence in the record that the proposed density bonus incentive(s) will have a specific adverse impact. A "specific adverse impact" is defined as, "a significant, quantifiable, direct and unavoidable impact, based on objective, identified written public health or safety standards, policies, or conditions as they existed on the date the application was deemed complete" (LAMC Section 12.22.A.25(b)).

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. There is also no substantial evidence that the project's proposed incentives will have a specific adverse impact on public health and safety, or on property listed in the California Register of Historic Resources. Based on the above, there is no basis to deny the requested incentives.

**c. The incentives are contrary to state or federal laws.**

There is no evidence in the record that the proposed incentives are contrary to state or federal law.

Following is a delineation of the findings related to the request for three (3) Waivers of Development Standards, pursuant to Government Code Section 65915.

2. **Government Code Section 65915 and LAMC Section 12.22 A.25 state that the Commission shall approve a density bonus and requested Waiver of Development Standard(s) unless the Commission finds that:**

*a.* ***The waivers or reductions are contrary to state or federal laws.***

There is no evidence in the record that the proposed incentives are contrary to state or federal law.

A project that provides 15 percent of base units for Very Low Income Households qualifies for three (3) Incentives, and may request other "waiver[s] or reduction[s] of development standards that will have the effect of physically precluding the construction of a development meeting the [affordable set-aside percentage] criteria 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 requests for the following are recommended as Waivers of Development Standards. Without the below Waivers, the existing development standards would preclude development of the proposed density bonus units and project amenities:

***Height:*** The subject site is in Subarea 7 of the Expo TNP, which allows a base height of 68 feet, as provided in Expo TNP Section 2.4.1 and Table G. The applicant has requested an increase in height of 11 feet to allow for 79 feet, through a Waiver of Development Standards as allowed by LAMC 12.22 A.25. The request for an additional 11 feet is needed to construct the number of units that the requested density bonus allows. The limitation on the height would remove the uppermost story from the proposed building, resulting in a loss of eight (8) dwelling units on Level 7. This height limitation would have the effect of physically precluding construction of a development providing 47 dwelling units, of which 5 units will be set aside for Very Low Income households. As proposed, the additional height will allow for the construction of the

affordable residential units. The requested incentive will allow the project to expand the building envelope so that additional units can be constructed, provide for design efficiencies, and allow the overall space dedicated to residential uses to be increased.

***Side Setbacks:*** Expo TNP Section 4.2.1.A.2 requires side setbacks of at least 5 feet in depth for the first story used in whole or part for residential purposes, excluding residential common areas. The project has residential common areas on the ground floor, and dwelling units starting on Level 2. Therefore, the project would be required to provide 5-foot side yard setbacks along the easterly and westerly property lines. The applicant has requested to provide 0-foot side yards through Waivers of Development Standards as allowed by LAMC 12.22 A.25. The requests for the side yard reductions are needed to construct the number of units that the requested density bonus allows. Provision of 5-foot side yards along the easterly and westerly property lines along the approximately 114-foot 10-inch building length accounts for an additional building area of approximately 1,148 square feet per floor, totaling approximately 6,888 square feet across the upper six floors. As shown on Sheet A202 through A207 of the project plans, the project provides a unit mix with unit sizes ranging from 498 square feet to 1,190 square feet. Without the side yard waivers, the total unit count would be reduced by approximately 5 to 13 units. Additionally, one of the portions of the building that is proposed to be within the easterly side yard setback area contains the stairway for the building; moving this circulation core to observe a 5-foot side yard would require reconfiguration that could cause ripples through the building design and would physically preclude the construction of the development and the affordable units. Therefore, provision of the required 5-foot side yard setbacks would physically preclude construction of the project as proposed.

***Loading Space***: LAMC Section 12.21 C.6 requires that a loading space be provided and maintained for a building with a commercial use that is located on a C or M Zone abutting an alley. As a mixed-use building with a restaurant at the ground floor on a MU(EC) zoned lot adjacent to an alley, the project would be required to provide a loading space with a minimum height of 14 feet, be accessible through a usable door not less than 3 feet in width and not less than 6 feet 6 inches in height, with a minimum area of 400 square feet, and a minimum width of 20 feet as measured along the alley. The applicant has requested a Waiver of Development Standard as allowed by LAMC 12.22 A.25, to eliminate the loading space requirements of LAMC Section 12.21 C.6, and because providing a 400 square foot loading area would remove parking and commercial floor area necessary to construct the affordable units. The elimination of the loading space requirement will allow the developer to dedicate more parking spaces and commercial area at the ground floor, so that the additional units can be constructed and the overall space dedicated to residential uses is increased.

***Residential Open Space****:* LAMC Section 12.21 G requires 100 square feet of usable open space per dwelling unit with less than 3 habitable rooms, and 125 square feet of usable open space per dwelling unit with 3 habitable rooms. For the proposed project with 2 studio units, 23 one-bedroom units, 16 two-bedroom units, and 6 two-bedroom units with dens, a total of 5,550 square feet of open space would be required. Strict compliance with the open space requirements would have the effect of physically precluding construction of a development providing 47 dwelling units, of which 5 units will be set aside for Very Low Income households. The applicant has requested a 15 percent reduction to allow 4,718 square feet of open space through a Waiver of Development Standard as allowed by LAMC 12.22 A.25. Without the incentive to reduce the minimum usable open space required to 4,718 square feet, the project would need to provide an additional 832 square feet of common or private open space on-site. As shown on Sheet A202 through A207 of the project plans, the project provides a unit mix

with unit sizes ranging from 498 square feet to 1,190 square feet. Compliance with the minimum usable open space provision would require the removal of floor area that could otherwise be dedicated to the number, configuration, and livability of affordable housing units. Specifically, the project would not only need to comply with the total amount of usable open space requirements, but also the design, dimension, and area requirements set forth in LAMC Section 12.21 G. Common open space would need to be at least 15 feet in width on all sides, have a minimum area of 400 square feet, and be open to sky. The project would lose floor area of the development in order to meet all of these additional requirements for common open space.

***Non-Residential Open Space***: Expo TNP Section 2.5.1.B requires the project to provide a minimum of 1 square feet of usable open space for every 25 square feet of Non-Residential Uses. The applicant has requested to eliminate the Non-Residential open space requirement of the Expo TNP through a Waiver of Development Standard as allowed by LAMC 12.22 A.25. The project proposes a 2,627 square foot restaurant at the ground floor with a mezzanine on Level 2. Strict compliance with the Non-Residential open space requirement would require 105 square feet of open space for the restaurant, which must have a minimum area of 400 square feet and depth of 15 feet, be located next to the restaurant in order to be readily accessible to all employees and visitors, be open to sky with no structures projecting into it. As shown on Sheet A202 of the project plans, the upper mezzanine of the restaurant on Level 2 is adjacent to residential units. Therefore, compliance with the Non-Residential open space provision would require the removal of floor area that could otherwise be dedicated to the number, configuration, and livability of affordable housing units. The project would lose floor area of the development in order to meet all of these requirements for Non-Residential open space.

These waivers support the applicant's decision to set aside the specified number of dwelling units for Very Low or Low Income Households for 55 years.

*b.* ***The Waiver will have specific adverse impact upon public health and safety or on any real property that is listed in the California Register of Historical Resources and for which there 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 the general plan land use designation shall not constitute a specific, adverse impact upon the public health or safety.***

There is no evidence in the record that the proposed density bonus Waivers will have a specific adverse impact. A "specific adverse impact" is defined as, "a significant, quantifiable, direct and unavoidable impact, based on objective, identified written public health or safety standards, policies, or conditions as they existed on the date the application was deemed complete" (LAMC Section 12.22.A.25(b)).

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. There is also no substantial evidence that the project's proposed incentives will have a specific adverse impact on public health and safety, or on property listed in the California Register of Historic Resources. Based on the above, there is no basis to deny the requested incentives.

**CONDITIONAL USE FINDINGS**

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

Pursuant to the Expo TNP, for projects in the MU(EC) zones, there is no minimum lot area per dwelling unit; however for the purposes of calculating the required number of Restricted Affordable Units within Density Bonus Projects, base residential densities in the MU(EC) zones are applied as one dwelling unit per 400 square feet, or approximately 32 dwelling units for the subject property. The Density Bonus Ordinance allows a density bonus of up to 35 percent in exchange for setting aside 11 percent of the 32 base density units for Very Low Income Households. With the Density Bonus Ordinance, the project would be permitted a total of 44 units on site in exchange for setting aside four (4) units for Very Low Income Households. And with the approval of the density bonus Conditional Use Permit, the project will be permitted 47 units total.

The State Density Bonus Law (Government Code Section 65915(n)) also allows a city to grant a density bonus greater than 35 percent for a development, if permitted by a local ordinance. The City adopted the Value Capture Ordinance (Ordinance No. 185,373), codified in LAMC Section 12.24 U.26, to permit a density increase greater than 35 percent with the approval of a Conditional Use. In exchange for the increased density, the Value Capture Ordinance requires projects to set aside one (1) additional percent of base density units above the 11 percent for Very Low Income Households for every additional 2.5 percent density increase above the 35 percent. Below is a table showing the requisite percentage of affordable housing units for Very Low Income Households based on the percentage of density increase.

| Percentage of Base Density to be Restricted to Very Low Income Households | Percentage of Density Increase Granted |
|---|---|
| 11 | 35 |
| 12 | 37.5 |
| 13 | 40 |
| 14 | 42.5 |
| **15** | **45** |

The applicant requests a Conditional Use for a density increase in excess of 35 percent pursuant to LAMC Section 12.24 U.26, to allow a 44 percent increase in density for a total of 47 dwelling units in lieu of 32 base density dwelling units as otherwise permitted by-right in the MU(EC) Zone. In accordance with LAMC Section 12.22 A.25(c)(7), in calculating Density Bonus and Restricted Affordable units any number resulting in a fraction shall be rounded up to the next whole number. As provided in the table above, the applicant is required to set aside 15 percent, or five (5) units, of the base 32 density units for Very Low Income Households in order to be granted a 45 percent density bonus. The project is requesting a 44 percent density increase and proposes a 15 percent affordable set-aside, which qualifies for a 45 percent density increase; both density increase calculations result in an affordability requirement of 5 Very Low Income Units. The applicant proposes to set aside 5 units for Very Low Income Households for a period of 55 years, which is 15 percent of the base 32 density units. As such, the project satisfies the minimum percentage of base density to be restricted to Very Low Income Households to be eligible for a 45 percent density increase.

According to the 2021 Housing Element of the City of Los Angeles General Plan, 22 percent of total households in the City earn less than $25,000 a year and 42 percent of all households

make less than $50,000 a year; therefore, almost half of the City's residents are in the Very Low or Low Income Categories. The City has determined that the shortage of affordable housing is an ongoing crisis in Los Angeles. The increased intensity and density of the proposed development will be offset by the project's ability to provide the number of affordable units required by the City's Density Bonus policy. Therefore, the proposed project would provide a service that is essential and beneficial to the community, city and region.

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

The proposed project is the construction of a seven-story, 79-foot tall mixed-use residential apartment building with 47 dwelling units (including 5 Very Low Income units). The project will be approximately 51,052 square feet in floor area including 2,627 square feet of restaurant space with a Floor Area Ratio ("FAR") of 4.4:1. The project will provide 38 parking spaces in a partial at-grade and subterranean parking level. The site is currently improved with a one-story commercial building which will demolished. No (0) protected trees will be removed from the subject site; two (2) non-protected street trees will remain along the public right-of-way and two (2) non-protected street trees will be removed. The project will also require a haul route for the export of approximately 6,081 cubic yards of soil.

The subject site is in an urbanized area surrounded primarily by commercial and multi-family residential uses and some single-family dwellings. Across the alley to the north are multi-family residential buildings ranging from two to six stories in height and some single-family dwellings in the R3-1 zone. The abutting property to the east is a surface parking lot; properties further east and west of the site along Venice Boulevard are developed with one- and two-story commercial uses including but not limited to a café, print shop, museum, offices, restaurants, auto repair, restaurants, market, and laundromat. The central median along Venice Boulevard is zoned OS-1XL, and across the median to the south are one- and two-story commercial uses. Further south of Venice Boulevard is the city boundary for Culver City. The subject site is within a half-mile of the Culver City Station of the Los Angeles County Metropolitan Transportation Authority ("Metro") Exposition ("E") line, which constitutes as a Major Transit Stop. The site is also within 500 feet of bus stops served by the Metro 33 bus line.

The multi-family mixed-use development is permitted at this location on the subject site as an allowable use by the underlying MU(EC) zone which allows a base height of 68 feet, base FAR of 2:1, and unlimited density; however for the purposes of calculating the required number of Restricted Affordable Units within Density Bonus Projects, base residential densities in the MU(EC) zones are applied as one dwelling unit per 400 square feet. As provided under Finding Nos. 1 and 2, the project's use, FAR, height, and setbacks are allowed by the underlying zone in combination with Density Bonus law.

The primary pedestrian entrance is located along Venice Boulevard that will provide direct stairway access to the lobby, mail room, and recreation room. The project provides a restaurant at the corner with additional pedestrian entrances from Venice Boulevard and Cardiff Avenue. Residential amenities are provided in the form of a courtyard on Level 2, a roof deck, and private balconies.

Given the project site's proximity to public transit, the mixed use commercial corridor along Venice Boulevard, and the surrounding uses, the project's location, size, height, operations,

and other significant features will be compatible with and will not adversely affect adjacent properties, the surrounding neighborhood, or the public health, welfare, and safety.

The subject site is zoned MU(EC), which allows a base FAR of 2:1, as provided in Expo TNP Section 2.3.1 and Table F. The applicant has requested an FAR of 4.4:1 in lieu of the maximum 2:1 through an Off-Menu Density Bonus Incentive as allowed by LAMC 12.22 A.25, for a maximum floor area of 51,052 square feet. While the size of the project is larger than the existing multi-family buildings on Cardiff Avenue, the increase in FAR is consistent with the Density Bonus Ordinance.

The subject site is in Subarea 7 of the Expo TNP, which allows a base height of 68 feet, as provided in Expo TNP Section 2.4.1 and Table G. The applicant has requested an increase in height of 11 feet to allow for 79 feet, through a Waiver of Development Standards as allowed by LAMC 12.22 A.25. The project is not subject to the transitional height requirements of Expo TNP Section 2.4.2 as the site is not adjacent to an R2 or more restrictive residential zone. While the height of the project is taller than the existing multi-family buildings and commercial uses immediately adjacent to the site, the increase in height is granted through the Density Bonus Ordinance. In addition, the project height will be compatible with surrounding properties that are developed or proposed with multi-family buildings up to six stories tall.

State law under Assembly Bill 2097 (“AB” 2097) and Government Code Section 65863.2(a) prohibits public agencies or cities from imposing a minimum automobile parking requirement on most development projects located within a half-mile radius of a major transit stop[2]. Therefore, AB 2097 prohibits the city from imposing parking requirements. The project will provide 38 parking spaces in a partial at-grade and subterranean parking levels, with two driveway entrances that are both accessed from the rear alley. No curb cuts are proposed. The project will also provide 42 long-term and 7 short-term bicycle parking spaces, meeting LAMC Section 12.21 A.16 bicycle parking requirements. The applicant has requested a Waiver of Development Standard as allowed by LAMC 12.22 A.25, to eliminate the loading space requirements of LAMC Section 12.21 C.6. The Department of Transportation (LADOT) assessment letter dated August 8, 2022 and the Vehicle Miles Traveled (VMT) calculator indicated that the net increase of daily vehicle trips will be 183 which is under the threshold of 250 or more daily vehicles trips to require VMT analysis. Therefore, the project does not exceed the threshold criteria established by LADOT for preparing a traffic study and will not have any significant impacts related to traffic.

Expo TNP Section 2.2.3 and Table E requires the project to provide a minimum 20 percent of Non-Residential Use at the subject site, which is defined as a use that does not contain dwelling units. The applicant has requested to provide 5 percent of the total FAR to a Non-Residential Use in the form of a 2,627 square foot restaurant, through an Off-Menu Density Bonus Incentive as allowed by LAMC 12.22 A.25. The multi-family mixed-use development is permitted at this location on the subject site as an allowable use by the underlying MU(EC) zone.

Expo TNP Section 4.2.5.C.1 requires parking and loading areas to be buffered with habitable floor area with a minimum depth of 25 feet, between the parking or loading area and any public street. The applicant has requested to eliminate the ground floor screening requirement

[2] Pursuant to Assembly Bill (AB) 2097, the City of Los Angeles is prohibited from imposing or enforcing minimum parking requirements on any residential, commercial or other development project (excluding event centers, hotels and similar transient lodging) that are within a one-half mile radius of a Major Transit Stop. The Department of City Planning issued a memorandum on December 31, 2022 which serves as guidance for project applicants and staff on the implementation of AB 2097.

of the Expo TNP through an Off-Menu Incentive as allowed by LAMC 12.22 A.25. The project proposes a partial at-grade parking level with 13 parking spaces. The parking level is screened along the Venice Boulevard frontage with the lobby, restaurant, and recreation room, however approximately 50 feet 8 inches along the Cardiff Avenue frontage will not be screened with habitable uses. The parking façade along Cardiff Avenue will be enclosed with travertine tiles so that parking will not be visible from the street, as shown in Exhibit "A".

The applicant has requested to provide 0-foot side yards through Waivers of Development Standards as allowed by LAMC 12.22 A.25. The proposed 0-foot westerly side yard is consistent with code yard requirements for a mixed-use building in a commercial zone on a corner lot in accordance with LAMC Section 12.22 A.18(c)(3). The project will be subject to standard Fire Department requirements for fire alarms for a Type III-A building with regards to fire exiting requirements for the proposed 0-foot easterly side yard. The project provides a 5-foot front yard setback along Venice Boulevard, which is consistent with the front yard allowances of the Expo TNP Section 4.2.1.A.1 and Table K; as provided in Expo TNP Section 1.1.4.C, the Expo TNP yard allowances prevail and supersede over the 10-foot Building Line otherwise required on Venice Boulevard.

The applicant has requested a 15 percent reduction to allow 4,718 square feet of open space through a Waiver of Development Standard as allowed by LAMC 12.22 A.25. A total of 3,718 square feet of common open space will be provided, including a 1,110 square foot recreation room, 1,858 square foot courtyard with spa and pool, 750 square foot roof top deck. The project provides 15 balconies to serve as private open space for individual units, totaling 750 square feet of private open space. The project incorporates landscaping within the front setback along Venice Boulevard, as well as within the courtyard and rooftop deck. No (0) protected trees will be removed from the subject site; two (2) non-protected street trees will remain along the public right-of-way and two (2) non-protected street trees will be removed. The project will provide a total of 17 trees, including three (3) new street trees and 14 new trees on the courtyard; street tree spacing and selection is subject to further review by the Urban Forestry Division of the Department of Public Works, as provided in Exhibit "A".

Trash storage is located within the parking garage and accessed from the alley to ensure it will not be visible from the street or affect circulation for surrounding properties.

Therefore, as described above, the project will provide amenities and features that will enhance the surrounding neighborhood rather than further degrade or adversely affect other properties.

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

The Los Angeles General Plan sets forth goals, objectives and programs that guide both Citywide and community specific land use policies. The General Plan is comprised of a range of State-mandated elements, including, Land Use, Transportation, Noise, Safety, Housing and Conservation. The City's Land Use Element is divided into 35 community plans that establish parameters for land use decisions within those sub-areas of the City.

The General Plan is a long-range document determining how a community will grow, reflecting community priorities and values while shaping the future. The project substantially conforms with the following purposes and objectives of the General Plan Elements: Framework Element, Land Use Element (Palms – Mar Vista – Del Rey Community Plan), Housing Element, and Mobility Element.

<u>Framework Element</u>

The Framework Element is a strategy for long-term growth which sets a citywide context to guide the update of the Community Plan and Citywide Elements. The primary objectives of the policies in the Framework Element's Land Use Chapter are to support the viability of the City's residential neighborhoods and commercial districts, and when growth occurs, to encourage sustainable growth in a number of higher-intensity commercial and mixed-use districts, centers and boulevards and industrial districts particularly in proximity to transportation corridors and transit stations.

The Community Plan Map designates the site for Community Commercial land uses, with corresponding zones of CR, C2, C4, RAS3, and RAS4. The site is zoned MU(EC) which was established by the Expo TNP as a commercial zoning designation for Mixed Use: Commercial/Residential, adopted by resolution under Council File No. 18-0437 and is therefore a corresponding zone.

The General Plan Framework identifies Venice Boulevard as a Mixed Use Boulevard. Per the Framework's Long Range Land Use Diagram for the West/Coastal Los Angeles area, a "Mixed Use Boulevard" is identified as "connect[ing] the city's neighborhood districts and community, regional and Downtown centers. Mixed Use development is encouraged along these boulevards, with the scale, density and height of development compatible with the surrounding areas. Generally, different types of Mixed Use Boulevards will fall within a range of floor area ratios from 1.5:1 up to 4.0:1 and be generally characterized by 1- to 2-story commercial structures, up to 3- to 6-story mixed use buildings between centers and higher buildings within centers. Mixed Use Boulevards are served by a variety of transportation facilities"

Therefore, as a 7-story residential development with a maximum 4.4:1 FAR as allowed by Density Bonus, the proposed project is consistent with the General Plan Framework.

Land Use Element – Palms – Mar Vista – Del Rey Community Plan

The project site is in the Palms – Mar Vista – Del Rey Community Plan, and is designated for Community Commercial land uses, with corresponding zones of CR, C2, C4, RAS3, and RAS4. The site is zoned MU(EC) which was established by the Expo TNP as a commercial zoning designation for Mixed Use: Commercial/Residential, adopted by resolution under Council File No. 18-0437 and is therefore a corresponding zone.

Consistent with the Community Plan, the proposed 47-unit mixed-use residential development, which includes five (5) Very Low Income units, adds new multi-family housing and much needed affordable housing to Los Angeles's housing supply, in a neighborhood that is conveniently located to a variety of destinations, community services and amenities, and multi-modal transportation options.

The proposed project aligns with the intent of the Palms – Mar Vista – Del Rey Community Plan including the following:

Goal 1: A safe, secure and high-quality residential environment for all community residents.
Policy 1-1.1: Provide for adequate multi-family residential development.
Policy 1-2.1: Locate higher residential densities near commercial centers and major bus routes where public service facilities and infrastructure will support this development.
Objective 1-4: To promote the adequacy and affordability of multiple-family housing and increase its accessibility to more segments of the population.

Policy 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.

The proposed project meets the above goal, policies, and objective by providing multi-family dwelling units in a new, safe, and secure building. The proposed project is located within a neighborhood designated for Community Commercial Land Uses, which includes multiple-family residential uses, and is well served by facilities and necessary infrastructure. The site is within 500 feet of bus stops served by the Metro 33 bus line, and is also within a half-mile of the Culver City Station of the Los Angeles County Metropolitan Transportation Authority ("Metro") Exposition ("E") line, which encourages alternative modes of transportation. Planting new street trees will help achieve the City's goals for high-quality pedestrian access for a safe and comfortable walking environment. The five (5) affordable units will ensure that the proposed project is accessible to lower-income segments of the population.

Housing Element 2021 - 2029

The proposed project also conforms with the applicable policies of the Housing Element, including:

Goal 1: A City where housing production results in an ample supply of housing to create more equitable and affordable options that meet existing and projected needs.
Objective 1.2: Facilitate the production of housing, especially projects that include Affordable Housing and/or meet Citywide Housing Priorities.
Policy 1.2.1: Expand rental and for-sale housing for people of all income levels. Prioritize housing developments that result in a net gain of Affordable Housing and serve those with the greatest needs.
Policy 1.3.1: Prioritize housing capacity, resources, policies and incentives to include Affordable Housing in residential development, particularly near transit, jobs, and in Higher Opportunity Areas.
Goal 3: A City in which housing creates healthy, livable, sustainable, and resilient communities that improve the lives of all Angelenos.
Objective 3.2: Promote environmentally sustainable buildings and land use patterns that support a mix of uses, housing for various income levels and provide access to jobs, amenities, services and transportation options.
Policy 3.1.5: Develop and implement environmentally sustainable urban design standards and pedestrian centered improvements in development of a project and within the public and private realm such as shade trees, parkways and comfortable sidewalks.
Policy 3.2.2: Promote new multi-family housing, particularly Affordable and mixed-income housing, in areas near transit, jobs and Higher Opportunity Areas, in order to facilitate a better jobs-housing balance, help shorten commutes, and reduce greenhouse gas emissions.

The proposed project will result in a net increase of 47 new residential units to the City's housing stock and conforms with the applicable provisions of the Housing Element. The site is also identified in the Housing Element Inventory of Sites (Zoning Information "ZI" File No. 2512). The applicant has requested deviations from code requirements under the Density Bonus program for increased FAR, reduced Non-Residential Use, increased height, reduced side yard setbacks, elimination of loading space and ground floor screening requirements, and reduced open space and Non-Residential open space requirements, thereby allowing the creation of affordable units. Pursuant to Density Bonus requirements, 15 percent (5 units) of the base dwelling units (32 units), will be set aside for Very Low Income units. Additionally, this mixed-income development is in close proximity to public transit options, and a variety of retail, commercial, recreational, and employment opportunities. Locating new housing in this

portion of the City will allow residents to have better access to employment centers and places of interest in area. Planting new street trees will help achieve the City's goals for environmentally sustainable urban design standards and pedestrian-oriented improvements.

*Mobility Plan 2035*

The proposed project also conforms with the following additional policies of the Mobility Plan, including:

Policy 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

Policy 3.1: Access for All: Recognize all modes of travel, including pedestrian, bicycle, transit, and vehicular modes - including goods movement – as integral components of the City's transportation system.

Policy 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, and other neighborhood services.

The project utilizes Density Bonus incentives for the construction of a mixed-use residential mixed-income development that provides housing opportunities in proximity to public transit along Venice Boulevard corridor, encouraging multi-modal transportation and decreasing vehicle miles traveled in the neighborhood. The site is located along a portion of Venice Boulevard that is designated by the Mobility Plan as a Boulevard II. The project will also provide 42 long-term and 7 short-term bicycle parking spaces, meeting LAMC Section 12.21 A.16 bicycle parking requirements. Planting new street trees will help achieve the City's goals for pedestrian-oriented improvements.

Exposition Corridor Transit Neighborhood Plan

The Exposition Corridor Transit Neighborhood Plan ("Expo TNP") was adopted by the Los Angeles City Council and became effective on December 26, 2019 under Ordinance No. 186,402. The subject site is located within Subarea 7 of the Expo TNP, which contains additional development standards and environmental standards subject to review through Administrative Clearance. The project is subject to administrative review for compliance with the Expo TNP, which is currently pending. Therefore, as conditioned herein and required by Expo TNP Section 1.3.3.B, the project will be subject to an administrative review and clearance process for Expo TNP compliance prior to the issuance of building permits.

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

The City's Housing Element for 2021-2029 was adopted by the City Council on November 24, 2021. The Housing Element is the City's blueprint for meeting housing and growth challenges. It identifies the City's housing conditions and needs, reiterates goals, objectives, and policies that are the foundation of the City's housing and growth strategy, and provides the array of programs the City has committed to implement to create sustainable, mixed-income neighborhoods across the City. The site is also identified in the Housing Element Inventory of Sites (Zoning Information "ZI" File No. 2512).

As provided under Finding No. 5, the proposed Project would be in conformance with the following goals of the Housing Element as described below:

Goal 1: A City where housing production results in an ample supply of housing to create more equitable and affordable options that meet existing and projected needs.
Objective 1.2: Facilitate the production of housing, especially projects that include Affordable Housing and/or meet Citywide Housing Priorities.
Policy 1.2.1: Expand rental and for-sale housing for people of all income levels. Prioritize housing developments that result in a net gain of Affordable Housing and serve those with the greatest needs.
Policy 1.3.1: Prioritize housing capacity, resources, policies and incentives to include Affordable Housing in residential development, particularly near transit, jobs, and in Higher Opportunity Areas.

In granting a Conditional Use for a 44 percent density increase, affordable housing is required beyond the minimum percentage required per the State Density Bonus Law and the City's Density Bonus Ordinance. This ensures that the project provides a proportional amount of affordable housing units compared to the density increase it is seeking. In this case, the project is required to set aside 15 percent (5 units) of the base dwelling units (32 units) for Very Low Income Households in exchange for the 44 percent density increase requested. The project is requesting a 44 percent density increase and proposes a 15 percent affordable set-aside, which qualifies for a 45 percent density increase; both density increase calculations result in an affordability requirement of 5 Very Low Income Units. The project proposes to set aside five (5) units for Very Low Income Households, thereby complying with the requisite percentage of affordable housing units for the 44 percent density increase.

The site is currently improved with a two-story single-family dwelling and triplex; all existing structures will be demolished. The Los Angeles Housing Department (LAHD) has determined, per the Housing Crisis Act of 2019 (SB 8) Determination, dated March 9, 2022, that the property has been used for commercial purposes, therefore the proposed housing development does not require the demolition of any prohibited types of housing; the provisions of SB 8 do not apply to commercial properties, therefore no SB 8 replacement affordable units are required. By redeveloping the subject site for the Project, 47 new dwelling units will be made available in the community. The Project will offer studio, one-bedroom, and two-bedroom apartment types in various sizes. Therefore, the project is in conformance with the affordable housing provisions of the Housing Element.

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

**A. 11% Very Low Income Units for a 35% density increase; or**
**B. 20% Low Income Units for a 35% density increase; or**
**C. 40% Moderate Income Units for a 35% density increase in for-sale projects.**

**The project may then be granted additional density increases beyond 35% by providing additional affordable housing units in the following manner:**

**D. For every additional 1% set aside of Very Low Income Units, the project is granted an additional 2.5% density increase; or**
**E. For every additional 1% set aside of Low Income Units, the project is granted an additional 1.5% density increase; or**
**F. For every additional 1% set aside of Moderate Income Units in for-sale projects, the project is granted an additional 1% density increase; or**
**G. In calculating the density increase and Restricted Affordable Units, each component of any density calculation, including base density and bonus density,**

**resulting in fractional units shall be separately rounded up to the next whole number.**

Pursuant to the Expo TNP, for projects in the MU(EC) zones, there is no minimum lot area per dwelling unit; however for the purposes of calculating the required number of Restricted Affordable Units within Density Bonus Projects, base residential densities in the MU(EC) zones are applied as one dwelling unit per 400 square feet, or approximately 32 dwelling units for the subject property. The Density Bonus Ordinance allows a density bonus of up to 35 percent in exchange for setting aside 11 percent of the 32 base density units for Very Low Income Households. With the Density Bonus Ordinance, the project would be permitted a total of 44 units on site in exchange for setting aside four (4) units for Very Low Income Households.

The project is permitted additional density increase beyond 35 percent by setting aside one (1) additional percent of base density units above the 11 percent for Very Low Income Households for every additional 2.5 percent density increase above the 35 percent. Below is a table showing the requisite percentage of affordable housing units for Very Low Income Households based on the percentage of density increase.

| Percentage of Base Density to be Restricted to Very Low Income Households | Percentage of Density Increase Granted |
|---|---|
| 11 | 35 |
| 12 | 37.5 |
| 13 | 40 |
| 14 | 42.5 |
| **15** | **45** |

The applicant requests a Conditional Use for a density increase in excess of 35 percent pursuant to LAMC Section 12.24 U.26, to allow a 44 percent increase in density for a total of 47 dwelling units in lieu of 32 base density dwelling units as otherwise permitted by-right in the MU(EC) Zone. In accordance with LAMC Section 12.22 A.25(c)(7), in calculating Density Bonus and Restricted Affordable units any number resulting in a fraction shall be rounded up to the next whole number. As provided in the table above, the applicant is required to set aside 15 percent, or five (5) units, of the base 32 density units for Very Low Income Households in order to be granted a 45 percent density bonus. The project is requesting a 44 percent density increase and proposes a 15 percent affordable set-aside, which qualifies for a 45 percent density increase; both density increase calculations result in an affordability requirement of 5 Very Low Income Units. The applicant proposes to set aside 5 units for Very Low Income Households for a period of 55 years, which is 15 percent of the base 32 density units. As such, the project satisfies the minimum percentage of base density to be restricted to Very Low Income Households to be eligible for a 45 percent density increase.

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

The Los Angeles Housing Department (LAHD) has determined, per the Housing Crisis Act of 2019 (SB 8) Determination, dated March 9, 2022, that the property has been used for commercial purposes, therefore the proposed housing development does not require the demolition of any prohibited types of housing; the provisions of SB 8 do not apply to commercial properties, therefore no SB 8 replacement affordable units are required.

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

The applicant proposes to set aside a total of five (5) units for Restricted Affordable Units. Per the Conditions of Approval, the applicant is required to execute a covenant to the satisfaction of LAHD to make five (5) Restricted Affordable Units available to Very Low Income Households for rental as determined to be affordable to such households by LAHD for a period of 55 years. The applicant is required to present a copy of the recorded covenant to the Department of City Planning and the proposed project shall comply with any monitoring requirements established by LAHD. Therefore, as conditioned, the project satisfies this finding in regards to subjected restricted affordable units to recorded affordability per LAHD, and is subject to fees as set forth in Section 19.14 of the LAMC.

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

The City Planning Commission approved the Affordable Housing Incentives Guidelines (CPC-2005-1101-CA) on June 9, 2005. The Guidelines were subsequently approved by City Council (CF 05-1345) on February 20, 2008, as a component of the City of Los Angeles Density Bonus Ordinance. The Guidelines describe the density bonus provisions and qualifying criteria, incentives available, design standards, and the procedures through which projects may apply for a density bonus and incentives. LAHD utilizes these Guidelines in the preparation of Housing Covenants for Affordable Housing Projects. On April 9, 2010, the City Council adopted updates to the City's Density Bonus Ordinance (CF 05-1345-S1, Ordinance No. 181,142). However, at that time, the Affordable Housing Incentives Guidelines were not updated to reflect changes to the City's Density Bonus Ordinance or more recent changes in State Density Bonus Law located in the Government Code. Therefore, where there is a conflict between the Guidelines and current laws, the current law prevails. Additionally, many of the policies and standards contained in the Guidelines, including design and location of affordable units to be comparable to the market-rate units, equal distribution of amenities, monitoring requirements, and affordability levels, are covered by the State Density Bonus Laws.

The project requests a 44 percent density increase above the 32 base density units to permit a total of 47 dwelling units. The project will set aside five (5) units for Very Low Income Households. As such, the project is consistent with the State Density Bonus Law and the local Density Bonus Ordinance, which the Affordable Housing Incentives Guidelines implement. Therefore, the project complies with the City Planning Commission's Affordable Housing Incentives Guidelines.

## CEQA FINDINGS

The proposed project is the construction of a seven-story, 79-foot tall mixed-use residential apartment building with 47 dwelling units (including 5 Very Low Income units). The project will be approximately 51,052 square feet in floor area including 2,627 square feet of restaurant space with a Floor Area Ratio ("FAR") of 4.4:1. The project will provide 38 parking spaces in a partial at-grade and subterranean parking level. The site is currently improved with a one-story commercial building which will demolished. No (0) protected trees will be removed from the subject site; two (2) non-protected street trees will remain along the public right-of-way and two (2) non-protected street trees will be removed. The project will also require a haul route for the export of approximately 6,081 cubic yards of soil.

The City has determined based on the independent judgment of the decision-maker, after consideration of the whole of the administrative record, that the project is within the scope of the Exposition Corridor Transit Neighborhood Plan Program EIR No. ENV-2013-622-EIR, SCH. No. 2013031038 ("Program EIR"), pursuant to CEQA Guidelines Sections 15168 and 15162; the environmental effects of the Project were covered in the Program EIR and no new environmental effects not identified in the Program EIR will occur and no new mitigation is required; and the City has incorporated all feasible mitigation measures from the Program EIR on the Project. Additionally, California Senate Bill (SB) 743 added Public Resources Code (PRC) Section 21155.4, which establishes a statutory exemption from the California Environmental Quality Act (CEQA) for certain projects located within both transit priority areas (TPAs) and specific plan areas for which an environmental impact report (EIR) was certified. The project meets each of the requirements of the SB 743 exemption and the events specified in Section 21166 have not occurred, as set forth in the Technical Memorandum and Appendices prepared by Parker Environmental Consultants, LLC in May 2023.

After review of the Program EIR in light of the subject project description, it is determined that the project scope is not expected to result in new or different significant impacts requiring any new or modified mitigation measures. The project is not expected to result in any changes to the environment that are different in kind of nature from those identified in the Program EIR.

The proposed project is consistent with the Community Plan and all applicable development and environmental standards in the Expo TNP, and is consistent with the development potential that was previously assessed in the Program EIR, in combination with State Density Bonus Law. The administrative record does not identify any new, significant effect or mitigation measures or project revisions to reduce an effect to insignificance. No new measures or revisions are required. Rather, the administrative record clarifies and amplifies the environmental record, and documents the technical studies for the subject project to confirm that the project will not result in any new significant effects that would require mitigation measures. Additional technical studies have been provided as follows:

- Air Quality Modeling and Greenhouse Gas Emissions Worksheets, prepared by Parker Environmental Consultants, dated February 2023, determined that the Bundy Block Project would result in less than significant impacts related to air quality during both construction and operation. The project would therefore not result in new or increased significant impacts beyond those already identified in the Certified EIR.
- A Geotechnical Investigation Report, prepared by GeoCon West, Inc., dated February 7, 2022, indicated that the site can be developed as proposed. A Soils Report Approval Letter, issued by the Department of Building and Safety on December 28, 2022 (Log No. 124182) details conditions of approval that must be followed.
- A Phase I Environmental Site Assessment, prepared by GEM Group, Inc., dated November 23, 2021, did not identify any Recognized Environmental Conditions (RECs), for the subject site and recommends no further investigation.
- Noise Modeling and Calculations Worksheets, prepared by Parker Environmental Consultants, dated August 2022, analyzed on-site construction noise, off-site construction noise and haul route, on-site operational noise, and off-site operational noise, groundborne vibration, airport noise, and sensitive receptors.
- A Trip Generation & VMT Screening Assessment, prepared by KOA Corporation, dated July 19, 2022, indicated that the project is estimated to add 183 net daily vehicle trips, which does not exceed the threshold of 250 net daily vehicle trips to require VMT analysis. The analysis was reviewed by the Department of Transportation (LADOT) which confirmed its findings in a memorandum dated August 8, 2022.
- A Tree Report, prepared by The Tree Resource, dated September 1, 2022, indicated that there are no (0) trees on the project site; there are four (4) trees along the public right-of-

way, however none of the trees are considered protected by the City of Los Angeles' Protected Tree and Shrub Ordinance No. 186,873. Two (2) non-protected street trees will remain along the public right-of-way on Venice Boulevard and two (2) non-protected street trees will be removed from Cardiff Avenue. The analysis was reviewed by the Urban Forestry Division on April 18, 2023.

# PUBLIC HEARING AND COMMUNICATIONS

## PUBLIC HEARING

The public hearing was held on June 15, 2023 at approximately 1:00 p.m. Due to concerns over COVID-19, the Public Hearing was conducted in a virtual format. The hearing was conducted by the Hearing Officer, Connie Chauv, on behalf of the City Planning Commission in taking testimony for Case No. CPC-2022-7639-DB-CU-HCA and ENV-2022-7640-EAF. All interested parties were invited to attend the public hearing at which they could listen, ask questions, or present testimony regarding the project. The purpose of the hearing was to obtain testimony from affected and/or interested parties regarding this application. Interested parties are also invited to submit written comments regarding the request prior to the hearing. The environmental analysis was among the matters to be considered at the hearing. The hearing notice was mailed on May 16, 2023, published in the newspaper on May 22, 2023, and was posted on-site on June 2, 2023, in accordance with LAMC noticing requirements. The courtesy notice was mailed on August 3, 2023, and was posted on-site on August 10, 2023, in accordance with LAMC noticing requirements.

The public hearing was attended by the applicant's representatives (Jonathan Yang, Kevin Tsai, Daniel Taban, Alex Irvine) and approximately ten (10) other members from the community. There were four (4) speakers who provided comments at the hearing.

Applicant Presentation. The applicant's representative described the site location, project description, requested entitlements, and community outreach. Specifically, the applicant noted the following:

- The project seeks to activate the street with more housing and mix of uses.
- The project is a similar scale to the building to the north.
- The project is within one-half mile of the Metro stop.
- The project is designed for the highest best use of the site and will enhance the commercial corner.
- The project is not displacing residential units and will provide 5 Very Low Income units.
- The project provides economic opportunity by integrating retail and residential, and will generate jobs during construction and operation.
- The project proposes a driveway along the alley on the north side, so all vehicles will come in from the alley.
- The project provides 24 direct access parking spaces and 5 EV charging spaces. All parking is located at the rear so it is away from pedestrian visibility.
- All units will have access to natural light. Street facing units have balconies, and interior units have access to common open space.
- The project will provide a mix of studios, one-bedrooms, and two-bedrooms.
- Common open space has amenities for residents and have been carefully thought out for most attractive green space with trees, groundcover
- Building facades are articulated with windows, composite. The ground floor along Venice is activated with landscaping and clear glass. The Cardiff elevation has similar articulation. Project has 360 design with no back of house
- The project was presented to the Palms Neighborhood Council in December 2022 and received positive feedback. They have been responding and communicating as they continue to reach out
- The project will remove trees on Cardiff due to alley dedication and BOE condition to widen Cardiff by 3 feet to complete 18-foot half roadway width

Public Comments:

- There are already issues with parking on Cardiff. This is a heavily trafficked corridor with a thousand people living on the block. Building construction across the street took away 4 parking spaces for move-in and move-out. Concerned about so few parking spaces for residential units. Will parking be provided for the shops, employees, staff, or visitors?
- The applicant should mitigate dust and debris from construction and hauling large amounts of dirt. Some neighbors have chronic conditions like disabilities or lung conditions. Will they install dual paned windows into their units?
- There are concerns about construction hours and noise. How can neighbors contact someone if hours are abused or not followed? How long will construction take?
- The applicant should be aware of drastic changes along the corridor with the restructuring of Venice Boulevard, resumption of commuter lanes, transformation to dedicated bike and bus lanes. Concerned that trucks cannot traverse Venice Boulevard before the lane reductions. The applicant should consider increasing incentives for alternative transportation, bike racks, bike lockers, transit passes to residents, because they are requesting so many exemptions from Expo TNP.
- There should be transparency on who is getting low income units. Will the applicant partner with a third party to ensure appropriate people are getting them? What does Very Low Income mean?
- The applicant should be aware of Culver City plans to develop the lot next-door for unhoused individuals. There are issues with homeless nearby. Should plan accordingly for new construction and for residents.

Applicant's Response to Public Comments and Staff Questions:

- The project will follow LAMC construction hours but construction wouldn't occur during the entirety of those hours. Contact information will be posted on the site during construction with an LA City Hotline to report any violations to LADBS.
- The project will take standard approaches for dust, like spreading down dirt during excavation to limit any unpleasantries.
- The project will provide 38 parking spaces (24 are direct access, 4 are EV). Project is fully compliant with state law AB 2097 which has 0 parking requirements for project within half mile of major transit stop. Providing less parking will naturally encourage them to use alternative means like bicycles, rideshare, trains, buses. They support collaborating with neighbors on preferred parking strategy. The bike room is designated for up to 42 bike spaces.
- The affordable housing units will be open to all members of the community. The applicant will work with LAHD to allocate that. Very Low Income is 30-50% Area Median Income.
- The applicant is aware of the project by Culver City on adjacent parking lot for homeless shelter and are monitoring that. Recommends reaching out to City Councilmember to discuss directly.
- The applicant is aware of restriping of Venice Boulevard.
- The project will comply with all BOE dedication and improvement requirements along both street frontages and the alley. Street tree removals were included in Tree Report which were submitted to Urban Forestry which they reviewed and stamped.
- The technical memorandum for environmental review includes studies showing no impacts. The project will comply with Expo TNP EIR requirements.
- The applicant requested an incentive for Non-Residential Use to 5 percent because having to provide 20 percent would require non-residential space go up to 2nd and 3rd floors which would result in project that is not financially feasible. 2nd floor office is hard in this market.
- The applicant requested an incentive for ground floor screening because compliance with 25 foot screening would require removal of parking and areas for operation/equipment. It

costs $40,000 per parking space. The incentive results in identifiable actual cost reductions that would prohibit affordable housing units.

- The applicant requested a waiver from the base height of 68 feet for additional 11 feet which is in line with Density Bonus to provide more space for residential units and affordable housing.
- The applicant requested a waiver from loading because it would physically preclude development to be built at this density. Allocating building to loading will remove parking that is necessary for affordable units. The applicant is not proposing any loading space.
- The applicant requested a waiver from residential open space to allow more building area for construction of the project and for residential units to be of sufficient size, configuration, and quality. Denial would shrink the building area for residential including affordable housing.
- The applicant requested a waiver from non-residential open space which is required to be open to sky. Compliance would require non-residential open space to be outside on the ground level, reducing the building envelope at that level and levels above, resulting in loss of residential units and a stack of units for floors 2 through 7.
- The applicant requests support going to City Planning Commission hearing, and they will remain available for questions that may come up post-hearing.

**WRITTEN CORRESPONDENCE**

Planning Staff has received five (5) written correspondences on the case, including one (1) letter of support, and three (3) letters in opposition from neighbors. Their comments are included in Exhibit E and summarized as follows:

- The project is in a great location for housing, will bring new homes and badly needed affordable housing, and is good for Los Angeles.
- There are already parking challenges in the area. Adding more residential units and commercial businesses without assigned parking will increase congestion and parking issues. The city needs to address how parking will be handled before the project is approved.
- There are no plans to mitigate dust/debris during construction or dust control plan. Neighbors have chronic lung conditions, auto immune diseases, cancer, and need clean air to be medically stable.
- The project does not seem as though it qualifies for no parking under AB 2097 since it will only have 2.35% Very Low Income units and will have 47 units.
- There is a shortage of street parking. Homeless live in motorhomes/vans parked on the street. Workers from Downtown Culver use street parking. The new ‘Frame’ building complex was built and removed 3 parking spaces for a loading zone.
- There should be no waiver permitted for a loading zone for the commercial business or for tenant move ins/outs. Moving trucks will not fit to drive down to the subterranean garage, will not be able to load/unload on Venice Boulevard, and cannot take up metered parking on Cardiff Avenue.
- The 5-foot sidewalk extension request should be denied as it will eliminate street space. With new changes on Venice Boulevard, it has become harder to see around parked cars on Venice, and making the street corner smaller will cause car accidents. They shouldn’t eliminate metered parking spaces.
- Many people that live and work in Palms are being priced out by continuing to build luxury housing, which causes further congestion, construction, noises, traffic delays, and less parking.
- The project will block natural light, airflow, and view of the hills for neighbors.
- They are not providing enough proportionate housing for low to middle class earners.

- There are already too many of these projects in the works. Every corner of Venice will be a giant luxury building.
- There is a homeless shelter proposed to be built on the parking lot next door. The applicant shouldn't be able to shut down the construction of the homeless shelter.

# EXHIBIT A

# PROJECT PLANS

# CPC-2022-7639-DB-CU-HCA

# 9431 VENICE BLVD.


9431 VENICE BLVD,
LOS ANGELES, CA 90232

KEVIN TSAI ARCHITECTURE

834 S. BROADWAY, LOS ANGELES CA 90014
T.310.486.9328 WWW.KEVIN-TSAI.COM

## PROJECT ADDRESS AND LEGAL DESCRIPTION

ADDRESS: 9431 W. VENICE BLVD.
ZONING: MU(EC)
LOT AREA: 12,787 S.F.
APN: 4313019047
TRACT: TR 2444
BLOCK: 8
LOTS: 16-17-18-19
ARB:
MAP SHEET: 120B165
TOC: Tier 3

## PROJECT ARCHITECT

KEVIN TSAI ARCHITECTURE
KUO-HUEI-TSAI: C-33710, 310.486.9328 / KT@KEVIN-TSAI.COM
834 S. BROADWAY, SUITE 1206, LOS ANGELES CA 90014
WWW.KEVIN-TSAI.COM

## LANDSCAPE ARCHITECT

TGP INC. LANDSCAPE ARCHITECTURE
NANDA, ASLA 818.396.7698 / NANDAR@TGPINC.NET
WWW.TGPINC.NET

## PROJECT OWNER

VENICE CARDIFF LLC
C/O PAUL HENDIFER 310.963.4720 / 213.745.5191
23717 HAWTHORNE BLVD, SUITE 300, TORRANCE, CA 90505

## SCOPE OF WORK

PROPOSED MIXED USE, RESTAURANT SPACE 2,627 S.F. AND NEW 47 DWELLING UNITS WITH 5 "VLI" APARTMENTS "R-2". WITH ROOF DECK; OVER FIVE STORY TYPE " IIIA " RESIDENTIAL; OVER ONE TYPE "IA" PODIUM AND SUBTERRANEAN PARKING, "S-2". FULLY SPRINKLERED IN ACCORDANCE WITH NFPA 13

## FUNDING NOTE

1. THIS PROJECT IS 100% PRIVATELY FUNDED. THIS PROJECT IS NOT A PUBLIC HOUSING FACILITY OWNED AND/OR OPERATED BY, FOR OR ON BEHALF OF A PUBLIC ENTITY. THIS PROJECT DOES NOT RECEIVE TAX CREDIT FROM STATE OR FEDERAL. THIS PROJECT IS NOT A TCAC FACILITY OR A SOCIAL SERVICE CENTER.

## APPLICABLE CODES

- 2020 LOS ANGELES MUNICIPAL CODE
- 2019 CALIFORNIA BUILDING STANDARDS ADMINISTRATIVE CODE, PART 1, TITLE 24 C.C.R.
- 2020 LOS ANGELES BUILDING CODE (2019 CALIFORNIA BUILDING CODE VOLUMES 1 & 2, PART 2, TITLE 24 C.C.R. W/CITY OF LOS ANGELES AMENDMENTS)
- 2019 CALIFORNIA ELECTRICAL CODE, PART 3, TITLE 24 C.C.R.
- 2019 CALIFORNIA MECHANICAL CODE, PART 4, TITLE 24 C.C.R.
- 2019 CALIFORNIA PLUMBING CODE, PART 5, TITLE 24 C.C.R.
- 2019 CALIFORNIA ENERGY CODE, PART 6, TITLE 24 C.C.R.
- 2019 CALIFORNIA HISTORICAL BUILDING CODE, PART 8, TITLE 24 C.C.R.
- 2020 LOS ANGELES FIRE CODE (2019 CALIFORNIA FIRE CODE PART 9, TITLE 24 C.C.R. W/CITY OF LOS ANGELES AMENDMENTS)
- 2020 LOS ANGELES GREEN BUILDING CODE (2019 CALIFORNIA GREEN BUILDING CODE, PART 11, TITLE 24 C.C.R. W/CITY OF LOS ANGELES AMENDMENTS)
- 2019 CALIFORNIA REFERENCED STANDARDS, PART 12, TITLE 24 C.C.R.
- 2010 AMERICAN WITH DISABILITIES ACT (ADA) STANDARDS
- 2019 NFPA 13 - INSTALLATION OF FIRE SPRINKLERS

## F.A.R. CALCULATION

| | FAR RATIO | BUILDABLE AREA (PER ALTA SURVEY) | FAR AREA |
|---|---|---|---|
| BASE MU (EC) | 2 (TNP TABLE "F") | 11,781 SF | 23,562 SF |
| PROPOSED | 51,052 SF / 11,781 SF = 4.3 :1 (OFF-MENU INCENTIVE) | | |

## DENSITY CALCULATION *(PER LAMC 12.10 C4)*

| | |
|---|---|
| RATIO | 1/400 *(EXPO TNP 2.2.2 & TABLE C)* |
| BASE | 32 RENTABLE UNITS *12,787 (LOT AREA*) / 400 = 31.96 = 32* |
| DENSITY BONUS | 47 RENTABLE UNITS *32 (BASE) X 45% BONUS = 46.4 = 47* |
| AFFORDABLE HOUSING (VLI) | 5 VLI UNITS *32 (DU @ DENSITY BONUS) X 15% VLI = 4.8 = 5 (PER LAMC 12.22 A25)* |
| PROPOSED | 47 RENTABLE UNITS *(PER LAMC 12.22 A25 DENSITY BONUS)* |

** REFER TO SURVEY FOR LOT INFORMATION*

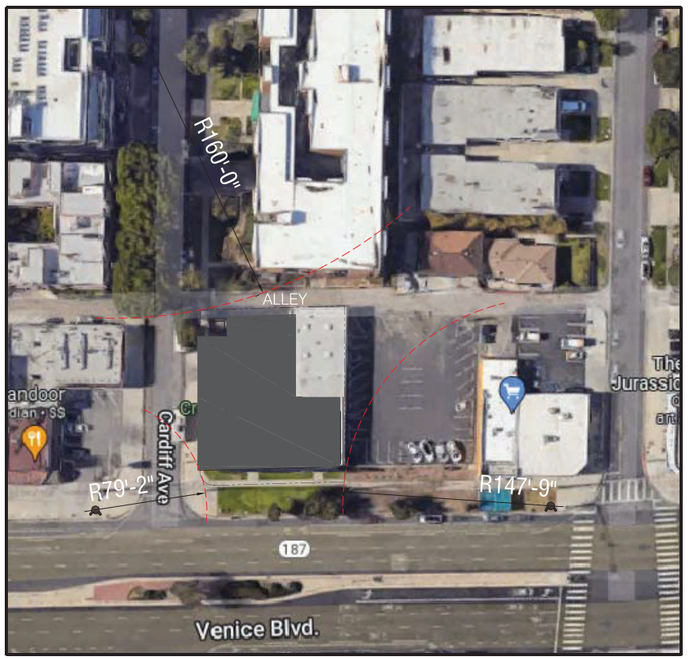
## SETBACKS

| | EXPO TNP | PROPOSED |
|---|---|---|
| FRONT (VENICE) | 0 - 5'-0" *(4.2.1 & TABLE K - ACTIVE STREET)* | 5'-0" |
| REAR (ALLEY) | 5'-0" *(4.2.3)* | 0'-0" (WAIVER REQUEST) |
| SIDE 1 (CARDIFF) | N/A @ NON-RESIDENTIAL 5'-0" @ RESIDENTIAL *(4.2.2)* | 0'-0" (OFF MENU INCENTIVE) |
| SIDE 2 | N/A @ NON-RESIDENTIAL 5'-0" @ RESIDENTIAL *(4.2.2)* | 0'-0" (WAIVER REQUEST) |

## BUILDING HEIGHT

| | |
|---|---|
| BASE BLDG HEIGHT ( ZONING PER TABLE G) | 68'-0" * - PROPOSED HEIGHT IS 79'-0" |
| MAX. BLDG HEIGHT (CBC BUILDING CODE) | 85'-0" @ TYPE IIIA |
| ACTIVE FLOOR AREA REQUIREMENT : MIN. HT | 15'-0" HT. MIN. FL-TO-STRUCTURAL CLG @ ACTIVE STREET AREA *PER EXPO TNP 4.2.2. B & 3* |
| | |
| MIN. STREET WALL HT. | 4 STORIES @ STREETWALL *(PER EXPO TNP 4.2.1.B & TABLE L)* |
| PROPOSED STORIES | 7 STORIES *2 STORY TYPE IA & 5 STORIES @ TYPE IIIA* |

* 12.22A g. (3) - REQUESTS FOR WAIVER OR MODIFICATION OF ANY DEVELOPMENT STANDARD(S) NOT ON THE MENU.




VICINITY MAP — SCALE NTS — 02

NORTH

## OPEN SPACE CALCULATION

REQUIRED TOTAL OPEN SPACE

| UNIT TYPE | UNIT COUNT | OPEN SPACE RATIO | OPEN SPACE REQUIRED |
|---|---|---|---|
| < 3 H.R.* | 25 UNITS | 100 SF / UNIT | 2,500 SF |
| = 3 H.R.* | 16 UNITS | 125 SF / UNIT | 2,000 SF |
| > 3 H.R.* | 6 UNITS | 175 SF / UNIT | 1,050 SF |
| TOTAL | 47 UNITS | - | 5,550 SF |
| NON-RESIDENTIAL OPEN SPACE 2,627 / 25 | | | 106 SF (TNP 2.5.1 B.) *** |

STATE OPEN SPACE REDUCTION: 20%

REQUIRED OPEN SPACE: 5,550 x 20% 4,440 S.F.

* SEE "DWELLING UNIT MATRIX" FOR UNIT TYPE BREAKDOWN

** SEE OPEN SPACE DIAGRAMS & CALCULATIONS G200

*** SEE WAIVER REQUEST LIST #7 ON G001

PRIVATE OPEN SPACE ATTRIBUTABLE TO TOTAL OPEN SPACE

| UNITS WITH PRIVATE BALCONY | MAX. OPEN SPACE RATIO | ATTRIBUTABLE OPEN SPACE |
|---|---|---|
| 15 DWELLING UNITS | 50 SF / UNIT | 750 SF |

** SEE OPEN SPACE DIAGRAMS & CALCULATIONS G200

PROVIDED COMMON OPEN SPACE

| LOCATION | OPEN SPACE PROVIDED |
|---|---|
| OPEN COURTYARD (SPA & POOL) | 1,858 SF |
| RECREATION ROOM* (LOBBY & 2ND FLOOR) | 1,110*SF (495 LOBBY + 653 2ND FLR) |
| ROOF DECK | 750 SF |
| TOTAL | 3,718 SF |

* PER 12.21G.2(a)(4)(i), RECREATION ROOMS MAY QUALIFY AS COMMON OPEN SPACE, BUT SHALL NOT QUALIFY FOR MORE THAN 25% OF TOTAL REQUIRED OPEN SPACE. (4,440 SF TOTAL REQUIRED OPEN SPACE) (0.25) = 1,110 SF MAXIMUM RECREATION ROOM CREDIT TOWARDS COMMON OPEN SPACE

TOTAL PROVIDED OPEN SPACE - SEE G003 - G004

| LOCATION | OPEN SPACE PROVIDED |
|---|---|
| COMMON OPEN SPACE | 3,718 SF |
| PRIVATE BALCONIES | 750 SF |
| TOTAL | 4,468 SF > 4440 SF |

## UNIT MIX

| LEVEL | STUDIO | 1 BD-RM | 2 BD-RM | 2 BD+DEN | TOTAL D.U. |
|---|---|---|---|---|---|
| 1st FLOOR LEVEL | - | - | - | - | - |
| 2nd FLOOR LEVEL | 2 | 3 | 1 | 1 | 7 |
| 3rd FLOOR LEVEL | - | 4 | 3 | 1 | 8 |
| 4th FLOOR LEVEL | - | 4 | 3 | 1 | 8 |
| 5th FLOOR LEVEL | - | 4 | 3 | 1 | 8 |
| 6th FLOOR LEVEL | - | 4 | 3 | 1 | 8 |
| 7th FLOOR LEVEL | - | 4 | 3 | 1 | 8 |
| TOTAL UNITS | 2 | 23 | 16 | 6 | 47 |

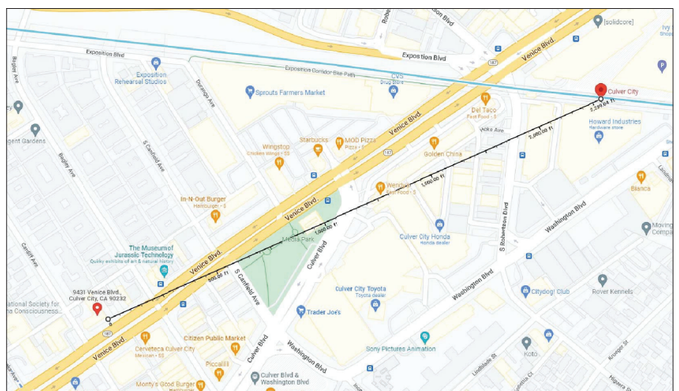
## GRADE PLANE CALCULATION

| LOCATION | 5'-0" BLDG OFFSET (PER LAMC/ ZONING) | PROPERTY LINE/ 6'-0" OFFSET (PER CBC) |
|---|---|---|
| NW CORNER | 105.84 | 105.84 |
| SW CORNER | 105.72 | 105.72 |
| NE CORNER | 106.18 | 106.18 |
| SE CORNER | 106.10 | 106.10 |
| GRADE PLANE | 105.72 LOW POINT | 105.96 AVG |

** REFER TO G100 SITE PLAN AND G101 SURVEY FOR LOT INFORMATION*

## BUILDING COVERAGE CALCULATION

8,940 SF / 12,787 SF = 70 %




DISTANCE TO CULVER CITY EXPO LIGHT RAIL STOP. 0.43 MILES

DISTANCE TO MAJOR TRANSIT STOP — SCALE NTS — 01

## RESIDENTIAL PARKING

BASE REQUIRED RESIDENTIAL VEHICULAR PARKING PER LAMC

| UNIT TYPE | COUNT | # OF HABITABLE | PARKING RATIO | REQUIRED |
|---|---|---|---|---|
| STUDIO | 2 | LESS THAN THREE | ½ PER UNIT * | 1 |
| ONE BEDRM. | 23 | LESS THAN THREE | ½ PER UNIT * | 12 |
| TWO BEDRM. | 16 | THREE | ½ PER UNIT * | 8 |
| TWO BEDRM. + DEN | 6 | MORE THAN THREE | ½ PER UNIT * | 3 |
| BASE REQ'D RESI | - | - | - | 24 |
| PROVIDED | - | - | - | 38 |

* PURSUANT TO LAMC 12.22.A.25, AB2345 (GOVERNMENT CODE SECTION 65915) IF A PROJECT CONTAINS AT LEAST 11% VLI, THE PROJECT IS ELIGIBLE FOR A PARKING RATIO OF 0.5 SPACES PER UNIT, REGARDLESS OF THE NUMBER OF BEDROOMS PER UNIT.

## REQUIRED ACCESSIBLE PARKING

| PARKING CATEGORY | PROVIDED PARKING | PARKING RATIO | REQ. ACCESSIBLE |
|---|---|---|---|
| RESIDENTIAL ASSIGNED | 38 | 2% OF ASSIGNED | 2 (1 VAN +1 STANDARD) |

* ONE ACCESSIBLE SPACE TO BE VAN ACCESSIBLE PER CBC SEC. 1109A.8,6

** COMMERCIAL VAN ACCESSIBLE PARKING SHALL HAVE THE LANDING ON RIGHT SIDE

## REQUIRED ELECTRIC VEHICLE PARKING

| TOTAL NO. OF PARKING | DAY ONE READY "EVCS" (CHARGING STATION) | REQUIRED "EVS" (FUTURE CHARGING SPACE) |
|---|---|---|
| 38 | 10% = 4 (3 + 1 VAN*) | 20% = 7 STALLS (MIN. 9' WIDE) |

* ONE EVCS SPACE SHALL BE PROVIDED AN 8 FOOT WIDE ACCESS AISLE. SEE A200-A201

## COMMERCIAL PARKING

BASE REQUIRED VEHICULAR PARKING PER LAMC SECTION 12.21A.4(c)

| USE | RATIO | AREA | REQUIRED | PROVIDED | LOADING | PROVIDED |
|---|---|---|---|---|---|---|
| RESTAURANT SPACE | 1/ 100 | 2,627 SF | 27 | 0 * | 1 | 0 ** |

* NO NON-RESIDENTIAL PARKING REQUIRED PURSUANT TO AB2097. AB 2097 PROHIBITS A PUBLIC AGENCY FROM IMPOSING OR ENFORCING ANY MINIMUM AUTOMOBILE PARKING REQUIREMENT ON ANY RESIDENTIAL, COMMERCIAL, OR OTHER DEVELOPMENT PROJECT THAT IS WITHIN ONE-HALF MILE OF A MAJOR TRANSIT STOP

** SEE WAIVER REQUEST FOR NO LOADING SPACE BELOW. #5

## BICYCLE PARKING

| RESIDENTIAL BICYCLE STALLS | | | LOCATION |
|---|---|---|---|
| LONG TERM | 1 STALL /UNIT 1-25 | 25 | |
| | 1 STALL /1.5 UNIT 26-100 | 15 | |
| | | 40 | 40 PROVIDED P1 LEVEL |
| SHORT TERM | 1 STALL/10 UNITS = 5 REQ'D | 5 | 5 PROVIDED 1ST FLOOR |
| REQUIRED RESTAURANT BICYCLE STALLS | | | |
| LONG TERM | 1 STALL /2000 SF | 2 MIN. | 1ST FLOOR |
| SHORT TERM | 1 STALL /2000 SF | 2 MIN. | 1ST FLOOR |
| TOTAL LONG TERM | | 42 | PROVIDED P1 LEVEL |
| TOTAL SHORT TERM | | 7 | PROVIDED @ 1ST FLOOR F.Y. |

* LONG TERM STALLS PROVIDED AT LEVEL 1
** 7 SHORT TERM STALLS PROVIDED AT BUILDING ENTRANCE

## RECYCLING AREA - PER LAMC SEC. 12.21.19.c.2.ii

| | |
|---|---|
| REQUIRED AREA | 60 S.F. (FOR 21-50 DWELLING UNITS) |
| PROVIDED | 60 S.F. |

## PROJECT REQUEST

1. PURSUANT TO LOS ANGELES MUNICIPAL CODE (LAMC) SECTION 12.24 U.26, A CONDITIONAL USE TO INCREASE THE DENSITY GREATER THAN THE MAXIMUM PERMITTED IN SECTION 12.22 A 25, THE APPLICANT SEEKS A DENSITY BONUS INCREASE OF 45 PERCENT OVER THE ENTIRE PROJECT SITE IN ORDER TO PERMIT 47 DWELLING UNITS IN LIEU OF 32 DWELLING UNITS.

2. PURSUANT TO LAMC SECTION 12.22.A.25.G.3, THE APPLICANT REQUESTS DENSITY BONUS COMPLIANCE REVIEW WITH THE FOLLOWING OFF-MENU INCENTIVES AND WAIVER OF DEVELOPMENT STANDARDS:

a. PURSUANT TO LAMC SECTION 12.22.A.25.G.3, AN OFF-MENU INCENTIVE FOR AN INCREASE OF FLOOR AREA RATIO TO 4.4:1 IN LIEU OF 2:1 PERMITTED BY EXPO TRANSIT NEIGHBORHOOD PLAN (TNP) SECTION P 2.3.1 AND TABLE F.
b. PURSUANT TO LAMC SECTION 12.22.A.25.G.3, AN OFF-MENU INCENTIVE TO PROVIDE 5% NON-RESIDENTIAL FLOOR AREA IN LIEU OF THE 20% MINIMUM NON-RESIDENTIAL REQUIREMENT REQUIRED IN EXPO TNP 2.2.3.
c. PURSUANT TO LAMC SECTION 12.22.A.25.G.3, AN OFF-MENU INCENTIVE TO REMOVE THE GROUND FLOOR SCREENING REQUIRED IN EXPO TNP SECTION 4.2.5.C.
d. PURSUANT TO LAMC SECTION 12.22.A.25.G.3, A WAIVER OF DEVELOPMENT STANDARD FOR A REDUCTION IN SIDE YARDS (CARDIFF AVE AND EASTERLY YARD) SETBACKS TO 0 FEET IN LIEU OF 5 FEET AND REAR YARD SETBACK TO 0 FEET IN LIEU OF 5 FEET OTHERWISE REQUIRED BY EXPO TNP.
e. PURSUANT TO LOS ANGELES MUNICIPAL CODE LAMC SECTION 12.22.A.25.G.3, A WAIVER OF DEVELOPMENT STANDARD TO WAIVE THE LOADING SPACE REQUIREMENT OTHERWISE REQUIRED IN LAMC SECTION 12.21.A.6
f. PURSUANT TO LAMC SECTION 12.22.A.25.G.3, A WAIVER OF DEVELOPMENT STANDARD FOR AN OPEN SPACE REDUCTION TO 4,440 SQUARE FEET IN LIEU OF FROM 5,550 SQUARE FEET REQUIRED IN LAMC SECTION 12,21,G,
g. PURSUANT TO LAMC SECTION 12.22.A.25.G.3, A WAIVER OF DEVELOPMENT STANDARD FOR A HEIGHT INCREASE OF 11 FT. TO 79 FT. IN LIUE OF THE 68 FT. PERMITTED IN EXPO TNP 2.4.2.A, SUBAREA 7.
h. PURSUANT TO LAMC SECTION 12.22.A.25.G.3 WAIVER OF DEVELOPMENT STANDARD TO WAIVE THE REQUIREMENT FOR NON-RESIDENTIAL OPEN SPACE IN EXPO TNP 2.5.1.B.

## PROPOSED PROJECT FLOOR AREA

| LEVEL | PARKING S-2 [NOT FAR] | MECHANICAL S-2 [NOT FAR] | STORAGE S-2 [NOT FAR] | RETAIL | AREA OF STAIRS | F.A.R. AREA | GROSS AREA |
|---|---|---|---|---|---|---|---|
| PARKING 1 | 10,980 SF | 1,368 SF | - | - | 343 SF | - | 12,691 SF |
| 1st FLOOR | 5,442 SF | 519 SF | 467 SF | 1,968 SF | 523 SF | 3,608 SF | 12,527 SF |
| 2nd FLOOR | - | - | - | 659 SF | 468 SF | 6,904 SF | 8,031 SF |
| 3rd FLOOR | - | - | - | - | 468 SF | 8,108 SF | 8,576 SF |
| 4th FLOOR | - | - | - | - | 468 SF | 8,108 SF | 8,576 SF |
| 5th FLOOR | - | - | - | - | 468 SF | 8,108 SF | 8,576 SF |
| 6th FLOOR | - | - | - | - | 468 SF | 8,108 SF | 8,576 SF |
| 7th FLOOR | - | - | - | - | 468 SF | 8,108 SF | 8,576 SF |
| TOTAL | 16,422 SF | 1,887 SF | 467 SF | 2,627 SF | 3,674 SF | 51,052 SF | 76,129 SF |

NON-RESIDENTIAL USE: 2,627 SF APPROX. 5.14% OF TOTAL

## DRAWING INDEX:

ARCHITECTURAL:


G000 COVER SHEET
G001 PROJECT INFORMATION AND CODE ANALYSIS
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L2 GROUND LEVEL LANDSCAPE PLAN
L3 LEVEL 2 LANDSCAPE PLAN
L4 ROOF DECK LANDSCAPE PLAN
L5 PLANT IMAGES
L6 PLANT IMAGES
L7 PLANT IMAGES



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LICENSED ARCHITECT — KUO-HUEI TSAI — No. C-33710 — 05/31/23 RENEWAL DATE — STATE OF CALIFORNIA

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| # | DATE | ISSUE DESCRIPTION |
|---|---|---|
| 01 | 11/01/2023 | FEASIBILITY STUDY |

D R A F T
NOT FOR CONSTRUCTION

PROJECT TITLE:

# VENICE RESIDENCE

9431 VENICE BLVD.
LOS ANGELES, CA 90232

PIC/PM: XX
DRAWN BY: STAFF
JOB NO: 21-12

DRAWING TITLE:
PROJECT INFO AND CODE ANALYSIS

SHEET:

# G001

**APPENDIX D**
ENVIRONMENTAL STANDARDS

**OVERVIEW**

As described in **Section 5** of this Specific Plan, these environmental standards are included to implement the Mitigation & Monitoring Program included as part of the Exposition Corridor Transit Neighborhood Plan (Specific Plan) Environmental Impact Report (Case No. ENV-2013-622-EIR; SCH# 2013031038), certified by the City Council on July 3, 2019 (ECTNP EIR). As described in this **Appendix D**, some mitigation measures were implemented through regulations in this Specific Plan. Projects located within the Specific Plan boundaries, regardless of whether it is located within a Specific Plan Subarea or subject to "D" zones, are required to comply with these environmental standards.
Any other discretionary project within the Specific Plan boundaries that seeks to rely on the Exposition Corridor Transit Neighborhood Plan (Specific Plan) EIR for its CEQA clearance (including through tiering, preparing an addendum, supplemental EIR or a statutory infill exemption), may incorporate or impose the following environmental standards on the project.
Compliance may be achieved through a covenant, conditions, plan notations, or other means determined reasonably effective by the Director of Planning or the decision-maker.

**MITIGATION MEASURES**

*Aesthetics*

- **Mitigation Measure (Glare):** In accordance with the Urban Design Standards of this Specific Plan: Visible exterior surfaces of the proposed structure, fencing, recreational equipment, or outdoor art installations shall be constructed of materials such as, but not limited to, high-performance and/or non-reflective tinted glass (without mirror like tints or films), pre-cast concrete, fabricated wall surfaces, composite materials, wood, coated metal, and stone to minimize glare and reflected heat.

*Air Quality*

- **Mitigation Measure (Location of Ventilation Equipment):** In accordance with the Urban Design Standards of this Specific Plan: For Projects located within 500 feet of a freeway and containing Sensitive Land Uses, locate air intakes for ventilation equipment as far from freeway sources as possible.
- **Mitigation Measure (Window Operability Adjacent to Freeways):** In accordance with the Urban Design Standards of this Specific Plan: Where a property containing a Sensitive Land Use abuts a freeway right-of-way, no operable windows, balconies, or patios are allowed on the side of the building that faces the freeway.
- **Mitigation Measure (Landscape Buffer Adjacent to Freeways):** In accordance with the Urban Design Standards of this Specific Plan: Projects containing a Sensitive Land Use abutting a freeway right-of-way shall provide a 10-foot wide density landscaped buffer from the Project's property line along the freeway.
- **Mitigation Measure (Air Quality Best Practices):** Projects shall ensure all contractors include the best management practices provided in the bulleted list below in contract specifications:
  - Use properly tuned and maintained equipment.
  - Use diesel-fueled construction equipment to be retrofitted with after treatment products (e.g., engine catalysts) to the extent they are readily available and feasible.
  - Use heavy duty diesel-fueled equipment that uses low $NO_x$ diesel fuel to the extent it is readily available and feasible.
  - Use construction equipment that uses low polluting fuels (i.e., compressed natural gas, liquid petroleum gas, and unleaded gasoline) to the extent available and feasible.
  - Maintain construction equipment in good operating condition to minimize air pollutants.
  - Project applicants shall ensure that all construction equipment meets or exceeds equivalent emissions performance to that of U.S. Environmental Protection Agency (USEPA) Tier 4 standards for non-road engines. In the event that Tier 4 engines are not available for any off-road equipment larger than 100 horsepower, that equipment shall be equipped with a Tier 3 engine, or arrangements shall be made with retrofit controls to reduce exhaust emissions of nitrogen oxides and diesel particulate matter to no more than Tier 3 levels unless certified by engine manufacturers or the on-site air quality construction mitigation manager that the use of such devices is not practical for specific engine types. For purposes of this condition, the use of such devices is "not practical" for the following, as well as other, reasons:
    - There is no available retrofit control device that has been verified by either the CARB or USEPA to control the engine in question to Tier 3;
    - The construction equipment is intended to be on site for five days or less; or
    - Relief may be granted from this requirement if a good faith effort has been made to comply with this requirement and that compliance is not practical.
  - The use of a retrofit control device may be terminated immediately, provided that a replacement for the equipment item in question meeting the required controls occurs within ten days of termination of the use, if the equipment would be needed to continue working at this site for more than 10 days after the use of the retrofit control device is terminated, if one of the following conditions exists:
    - The use of the retrofit control device is excessively reducing the normal availability of the construction equipment due to increased down time for maintenance, and/or reduced power output due to excessive increase in back pressure;
    - The retrofit control device is causing or is reasonably expected to cause engine damage;
    - The retrofit control device is causing or is reasonably expected to cause a substantial risk to workers or the public; or
    - Any other seriously detrimental cause which has the approval of the project manager prior to implementation of the termination.
  - Construction contractors shall use electricity from power poles rather than temporary gasoline or diesel power generators, as feasible.
  - Use building materials, paints, sealants, mechanical equipment, and other materials that yield low air pollutants and are nontoxic.

  Construction contractors shall utilize super-compliant architectural coatings as defined by the South Coast Air Quality Management District [Volatile Organic Compound standard of less than ten grams per liter].
  - Construction contractors shall utilize materials that do not require painting, as feasible.
  - Construction contractors shall use pre-painted construction materials, as feasible.

*Cultural Resources*

- **Mitigation Measure (Archaeology):** A qualified archaeologist is required to monitor excavation and grading activities in soils that have not been previously disturbed, to identify, record, and evaluate the significance of any archaeological resources or tribal cultural resources during construction. All cultural resources, including archeological and tribal cultural resources, identified on a site must be assessed and treated in a manner determined appropriate by a qualified archeologist in consultation with the City's Office of Historic Resources. A report shall be prepared according to current professional standards that describes the resource, how it was assessed, and disposition.
- **Mitigation Measure (Paleontology):** A qualified paleontologist is required to monitor excavation and grading activities in soils that have not been previously disturbed. All paleontological resources identified on a project site must be assessed and treated in a manner determined by a qualified paleontologist in consultation with the City's Office of Historic Resources. A report shall be prepared according to current professional standards that describes the resource, how it was assessed, and disposition. Any reports and surveys shall be submitted to the City's Office of Historic Resources and the Natural History Museum of Los Angeles County.

*Hydrology and Water Quality*

- **Mitigation Measure (Flood Plains):** In accordance with the Urban Design Standards of this Specific Plan: Buildings within a 100-year floodplain shall be designed and constructed a minimum of 1 foot above the 100-year flood water surface elevation to ensure the protection of structures from all flooding events.

*Noise and Vibration*

- **Mitigation Measure (Construction Noise and Vibration):**
  - **Haul Routes.** Construction haul truck and materials delivery traffic shall avoid residential areas wherever feasible. If no alternatives are available, truck traffic shall be routed on streets with the fewest residences.
  - **Construction Staging Areas.** The construction contractor shall locate construction staging areas away from Sensitive Land Uses.
  - **Construction Noise Barriers.** When construction activities are located within 500 feet of Sensitive Land Uses, noise barriers (e.g., temporary walls or piles of excavated material) shall be constructed between activities and Sensitive Land Uses.
  - **Vibrations.** The construction contractor shall manage construction phasing (scheduling demolition, earthmoving, and ground-impacting operations so as not to occur in the same time period), use low-impact construction technologies, and shall avoid the use of vibrating equipment where possible to avoid construction vibration impacts.
  - **Pile Driving Use and Location.** Impact pile drivers shall be avoided where possible near Sensitive Land Uses. Drilled piles or the use of a sonic vibratory pile driver are quieter alternatives that shall be utilized where geological conditions permit their use. Noise shrouds shall be used when necessary to reduce noise of pile drilling/driving.
  - **Pile Driving Control Measures:** The construction contractor shall utilize alternatives to impact pile drivers, such as sonic pile drivers or caisson drills. If geotechnical limitations require the use of pile driving, control measures shall be used to reduce vibration levels. These measures may include, but are not limited to:
    - Predrilled holes;
    - Cast-in-place or auger cast piles;
    - Pile cushioning (i.e., a resilient material placed between the driving hammer and the pile);
    - Jetting (i.e., pumping a mixture of air and water through high-pressure nozzles to erode the soil adjacent to the pile); and
    - Non-displacement piles (i.e., piles that achieve capacity from the end bearing rather than the pile shaft).
  - Construction equipment shall be equipped with mufflers that comply with manufacturers' requirements.
  - The construction contractor shall use on-site electrical sources to power equipment rather than diesel generators where feasible.
  - **Noise Control Measures.** For development within M1(EC), MU(EC), HR1(EC), MU(EC), or MM1(EC) zones (Subareas 1-10) with a direct line-of-sight to adjacent residential and other Sensitive Land Uses, include the following best management practices printed on plans:
    - Industrial activity yards that include the operation of heavy equipment shall be shielded by sound barriers that block line-of-sight to Sensitive Land Uses.
    - Mechanical equipment (e.g., HVAC Systems) shall be enclosed with sound buffering materials.
    - Truck loading/unloading activity shall be prohibited between the hours of 10 p.m. and 7 a.m. when located within 200 feet of a residential land use.

*Utilities and Service Systems – Water Supply*

- **Mitigation Measure (Plumbing):**
  - Residential shower stalls shall have no more than one showerhead per stall, with a maximum flow rate per City Ordinance.
  - Toilets shall have a flush volume no more than 1.0 gallon of water per flush.
  - All urinals shall be waterless.
  - With the exception of those governed by City Ordinance No. 181480, all faucets shall be limited to a flow of 1.5 gallons per minute.
  - Residential clothes washers shall be high-efficiency and have a water factor of 5.0 or less. Commercial clothes washers shall be high-efficiency and have a water factor of 7.5 or less.
  - Domestic water heaters shall be located in close proximity to the point(s) of use, and all water heaters should be tankless and on-demand, where possible.
  - Cooling towers shall have conductivity controllers or pH conductivity controllers.
  - All residential units shall be either individually metered or sub-metered such that each unit is billed individually for its water use.

*Transportation*

- **Mitigation Measure (Traffic Calming):** In areas where implementation of a Project could result in diversion of traffic to adjacent residential streets, LADOT shall monitor traffic on identified residential streets, upon request submitted through the Council Office, to determine if traffic diversion occurs. If traffic on residential streets is found to be significantly impacted in accordance with current LADOT guidelines, LADOT shall work with the project applicant and neighborhood residents to survey and monitor the residential street segment(s) before and after project occupancy to assess the need for appropriate traffic calming measures. These measures may include, but are not be limited to, the following:
  - Traffic circles
  - Speed humps
  - Roadway narrowing effects (e.g., raised medians, traffic chokers etc.)
  - Landscaping features
  - Roadway striping changes
  - Stop signs
- **Mitigation Measure (Neighborhood Improvements):** In addition to the aforementioned traffic calming measures, neighborhood improvements may be used to offset effects of additional traffic. These may include, but are not limited to, measures such as street trees, sidewalks, landscaping, neighborhood identification features, and pedestrian amenities. It shall be the project applicant's responsibility to implement any approved measures through the Bureau of Engineering's permit process.
- **Mitigation Measure (Transportation Improvements):** The following mitigations shall be made to the satisfaction of LADOT. Intersection numbers are as identified in the Environmental Impact Report.
  - *Centinela Ave. & Exposition Blvd. (Intersection 6).* Signalize the intersection.
  - *Stewart St. & Olympic Blvd. (Intersection 9).* Restripe the northbound and southbound approaches. The northbound restriping would add one northbound left-turn lane. This would result in a northbound approach of one right-turn lane, two through lanes, and two left-turn lanes. The southbound restriping would add one southbound left-turn lane and change one through lane and the right-turn lane into a shared through/right lane. This would result in a southbound approach of one shared through/right lane, one through lane, and two left-turn lanes.
  - *Barrington Ave. & Pico Blvd. (Intersection 27).* Restripe the existing northbound curb lane to provide one through lane and one right-turn lane. This improvement would require the removal of one on-street parking space.
  - *Barrington Ave. & Gateway Blvd. (Intersection 28).* Restripe the existing northbound shared through/right turn lane to provide one through lane and one right turn lane. This improvement would require the removal of four on-street parking spaces.
  - *Sepulveda Blvd. & Exposition Blvd. (Intersection 43).* Restripe the existing eastbound shared left/through/right lane to provide one shared through/left-turn lane and one right-turn lane.
  - *Sepulveda Blvd. & Palms Blvd. (Intersection 46).* Restripe one existing northbound shared through/right turn lane to provide one through lane and one right-turn lane. This improvement would require the removal of two on-street parking spaces.
  - *Sepulveda Blvd. & Palms Blvd. (Intersection 46).* Restripe one existing northbound shared through/right turn lane to provide one through lane and one right turn lane. This improvement would require the removal of two on-street parking spaces.
  - *Military Ave. & National Blvd. (Intersection 47).* Restripe one existing southbound shared through/right-turn lane to provide one shared through/left-turn lane and one right-turn lane. This improvement would require the removal of four on-street parking spaces.
  - *Overland Ave. & National Blvd. / I-10 Westbound On- and Off-Ramp (Intersection 53).* Restripe the existing eastbound shared through/left-turn lane to a shared left/through/right-turn lane.
  - *La Cienega Blvd. & Venice Blvd. (Intersection 76).* Remove the median to provide a second westbound left-turn lane.
  - *Sepulveda Blvd. & Venice Blvd. (Intersection 84).* Remove the medians on Venice Blvd. and restripe both the eastbound and westbound approaches to add one left-turn lane to each approach.
  - *Stewart St. & Olympic Blvd. (Intersection 1).* Modify the existing signal phasing to change eastbound left-turn signal phasing from permitted to protected and change westbound left-turn signal phasing from protected/permitted to protected.
  - *Barrington Ave. & Mississippi Ave. (Intersection 25).* Restripe the existing eastbound shared left/through/right lane to provide one shared through/left-turn lane and one right-turn lane. This improvement would require the removal of two on-street parking spaces.
  - *Arterial Monitoring Station #79 (Venice Blvd. and Centinela Ave.).* Restripe one existing northbound shared through/right-turn lane to provide one through lane and one right turn lane and restripe one existing shared through/right turn lane to provide one through lane and one right turn lane. This improvement would require the removal of four on-street parking spaces on Venice Blvd. and the relocation of the bus stop on Centinela Ave. from the south side to the north side of the intersection.

**REGULATORY COMPLIANCE**

In addition to the Mitigation Measures described above, projects shall adhere to any applicable Regulatory Compliance Measures required by law, including those listed below. Applicants are responsible for identifying and complying with all applicable regulations during construction and operation of their project. Applicable Regulatory Compliance Measures shall be printed on plans and included within contract specifications or agreements with contractors and subcontractors, as applicable. Please note that requirements are determined on a case-by-case basis, and these are an example of the most often required Regulatory Compliance Measures.

*Air Quality*

- **Regulatory Compliance Measure (Idling):** In accordance with Sections 2485 in Title 13 of the California Code of Regulations, the idling of all diesel fueled commercial vehicles (weighing over 10,000 pounds) during construction shall be limited to five minutes at any location.

*Cultural Resources*

- **Regulatory Compliance Measure (Archaeological):** If archaeological resources or tribal resources are discovered during excavation, grading, or construction activities, (in either a previously disturbed or undisturbed area), the City Department of Building and Safety shall be notified immediately, and all work shall cease in the area of the find until a qualified archaeologist has evaluated the find in accordance with federal, State, and local guidelines, including those set forth in California Public Resources Code Section 21083.2. Personnel of the proposed Project shall not collect or move any archaeological resources, tribal cultural resources, or associated materials. Construction activity may continue unimpeded on other portions of the Project site as approved by the retained archeologist in consultation with the City's Office of Historic Resources. The found deposits shall be treated in accordance with federal, State, and local guidelines, including those set forth in California Public Resources Code Section 21083.2. Halted construction activities on the project site may commence once the identified resources are properly assessed and processed by a qualified paleontologist.

*Energy*

- **Regulatory Compliance Measure (Green Building Code):** The Project shall implement all applicable mandatory measures within the LA Green Building Code that would have the effect of reducing the Project's energy use.

*Noise and Vibration*

- **Regulatory Compliance Measure (Parking Structure Floor and Ramp Treatment):** In accordance with the Urban Design Standards of this Specific Plan: Parking structures located within 200 feet of any Residential Use shall be constructed with a solid wall abutting the residences and utilize textured surfaces on garage floors and ramps to minimize the squeal.

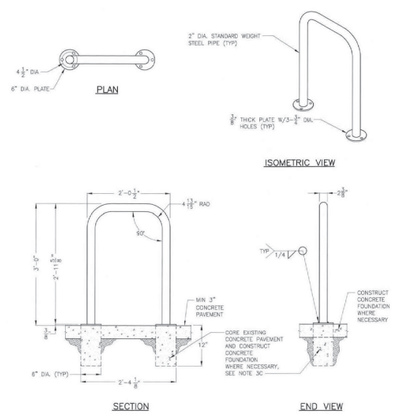
*Utilities and Service Systems – Water Supply*

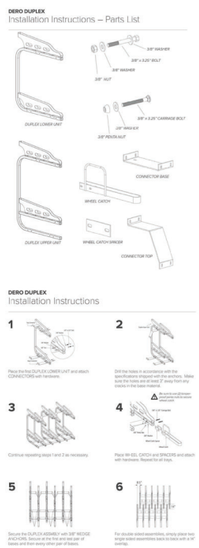
- **Regulatory Compliance Measure (Landscape):** The Project shall comply with Ordinance No. 170,978 (Water Management Ordinance), which imposes numerous water conservation measures in landscape, installation, and maintenance (e.g., use drip irrigation and soak hoses in lieu of sprinklers to lower the amount of water lost to evaporation and overspray, set automatic sprinkler systems to irrigate during the early morning or evening hours to minimize water loss due to evaporation, and water less in the cooler months and during the rainy season).

*Transportation*

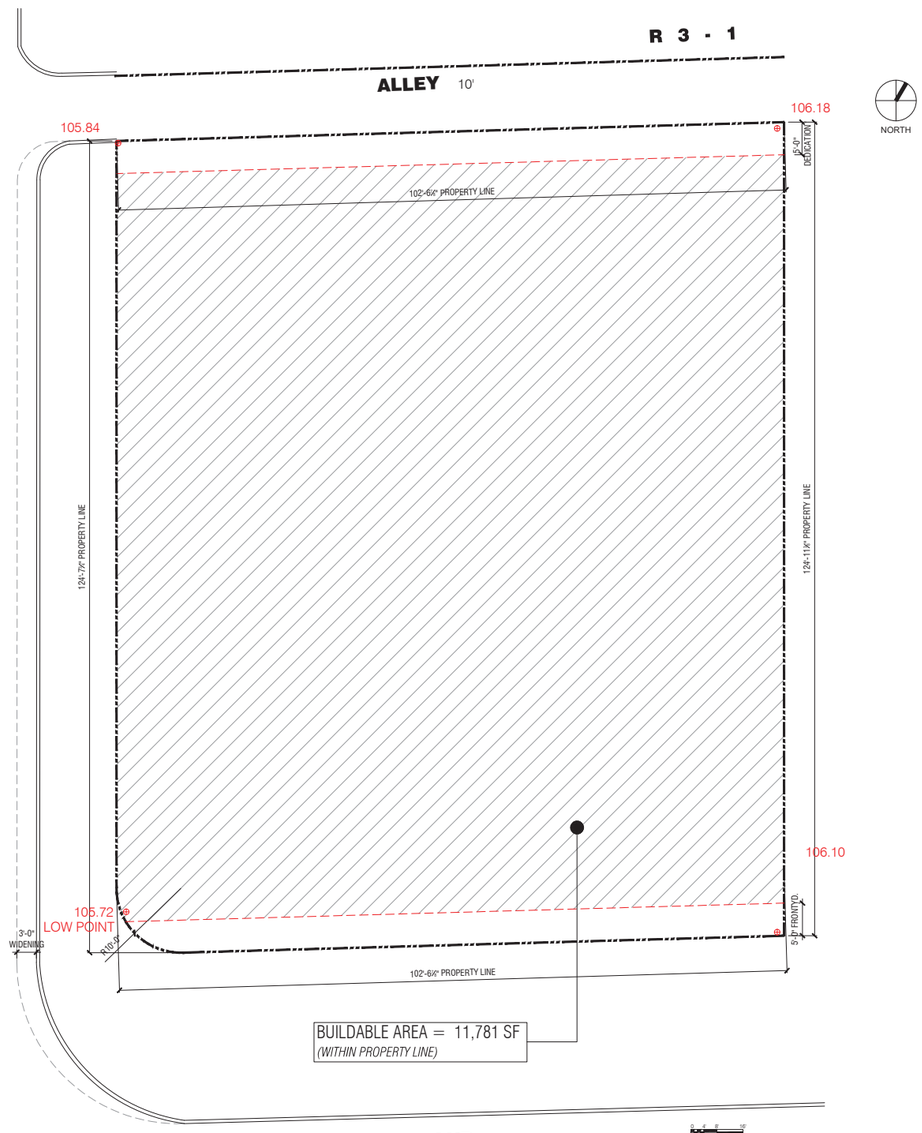
- **Regulatory Compliance Measure (West Los Angeles Transportation Fee):** Prior to issuance of a Building Permit, the applicant shall pay a transportation impact fee to the City, based on the requirements of the West Los Angeles Transportation Improvement and Mitigation Specific Plan (WLA TIMP). This requirement applies only to Projects falling within the boundaries of WLA TIMP.
- **Regulatory Compliance Measure (Worksite Traffic Control Plan):** Projects that require a worksite traffic control plan per current LADOT guidelines shall submit to LADOT for review and approval a plan that mitigates the impact of traffic disruption and ensures the safety of all users of the affected roadway. The plan shall address construction duration and activities and include measures, such as operating a temporary traffic signal, using flagmen adjacent to construction activities, or providing a dedicated pedestrian walkway, as appropriate.

APPENDIX "D" ENVIRONMENTAL STANDARD — SCALE 1/8" = 1'-0" — 03




BICYLE PARKING — SCALE 1/8" = 1'-0" — 02




BUILDABLE AREA DIAGRAM — SCALE 1/8" = 1'-0" — 01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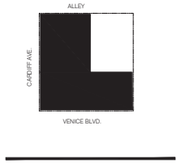
KEY PLAN:





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| 01 | 11/01/2023 | FEASIBILITY STUDY |

DRAFT
NOT FOR CONSTRUCTION

PROJECT TITLE:
VENICE RESIDENCE

9431 VENICE BLVD.
LOS ANGELES, CA 90232

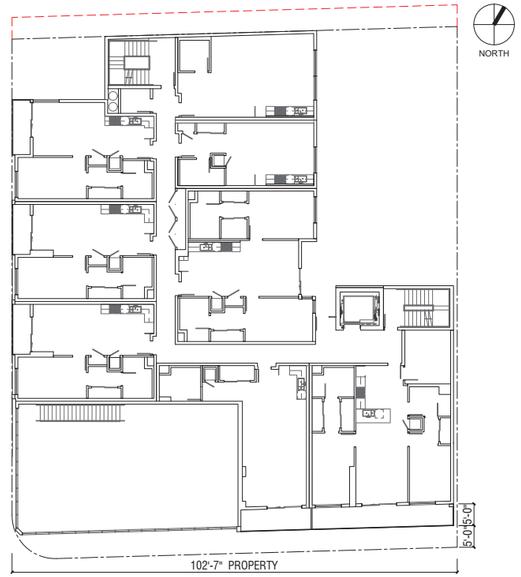
| | |
|---|---|
| PIC/PM: | XX |
| DRAWN BY: | STAFF |
| JOB NO: | 21-12 |

DRAWING TITLE:
BUILDABLE AREA DIAGRAM

SHEET:
G002

## VENICE ELEV.- STREET WALL

SCALE 1/16" = 1'-0" | 04



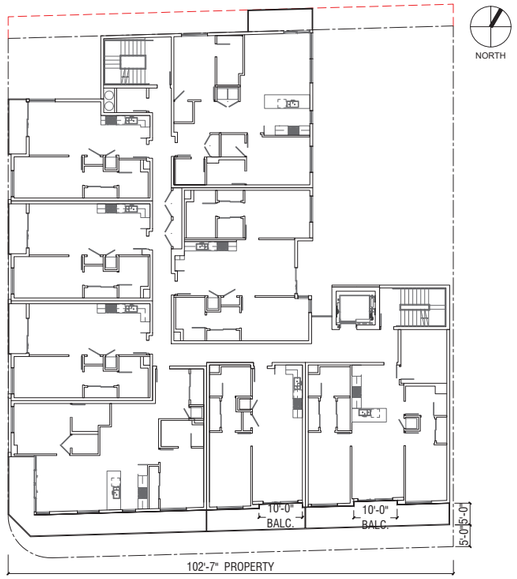

EXPO TNP 4.2.1.B.1 STREET WALL CALC.

LOT LINE LENGTH: 102'-7"

FACADE LENGHT AT 10': 100%

## 2ND FLOOR - STREET WALL

SCALE 1/32" = 1'-0" | 02



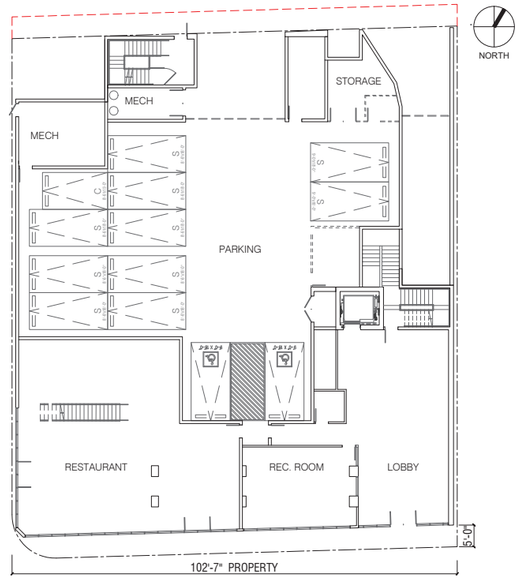

EXPO TNP 4.2.1.B.1 STREET WALL CALC.

LOT LINE LENGTH: 102'-7"

80% OF FACADE LENGHT: 102'-7" x80% = 82'
FACADE OVER 10': (2) 10' BALC.= 20'
FACADE LENGHT AT 10': 82'-7" > 82'

## 3RD-4TH FLOOR - STREET WALL

SCALE 1/16" = 1'-0" | 03




EXPO TNP 4.2.1.B.1 STREET WALL CALC.

LOT LINE LENGTH: 102'-7"

FACADE LENGHT AT 5': 100%

## 1ST FLOOR - STREET WALL

SCALE 1/32" = 1'-0" | 01

VENICE STREET WALL 4.2.1.B.1

B. STREETWALL. FOR PROJECTS WITH FACADES ALONG STREETS IDENTIFIED IN TABLE L, THE PROJECT'S SUBJECT FACADE SHALL ADHERE TO THE INDICATED MINIMUM STREETWALL HEIGHT FOR AT LEAST 80% OF THE LENGTH OF THE LOT LINE.
1. CALCULATION. PORTIONS OF THE UPPER FLOOR(S) THAT ARE STEPPED BACK MORE THAN 5 FEET FROM THE GROUND FLOOR FACADE SHALL NOT BE COUNTED TOWARD THE MINIMUM STREETWALL REQUIREMENT.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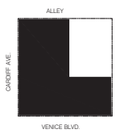
KEY PLAN:





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9431 VENICE BLVD.
LOS ANGELES, CA 90232

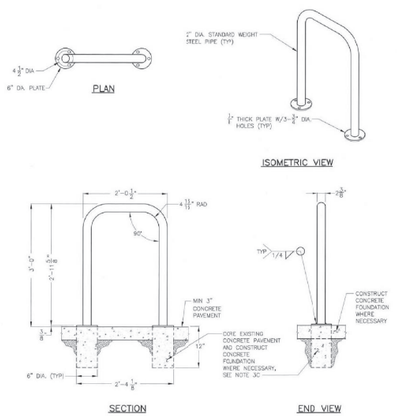
PIC/PM: XX
DRAWN BY: STAFF
JOB NO: 21-12

DRAWING TITLE:

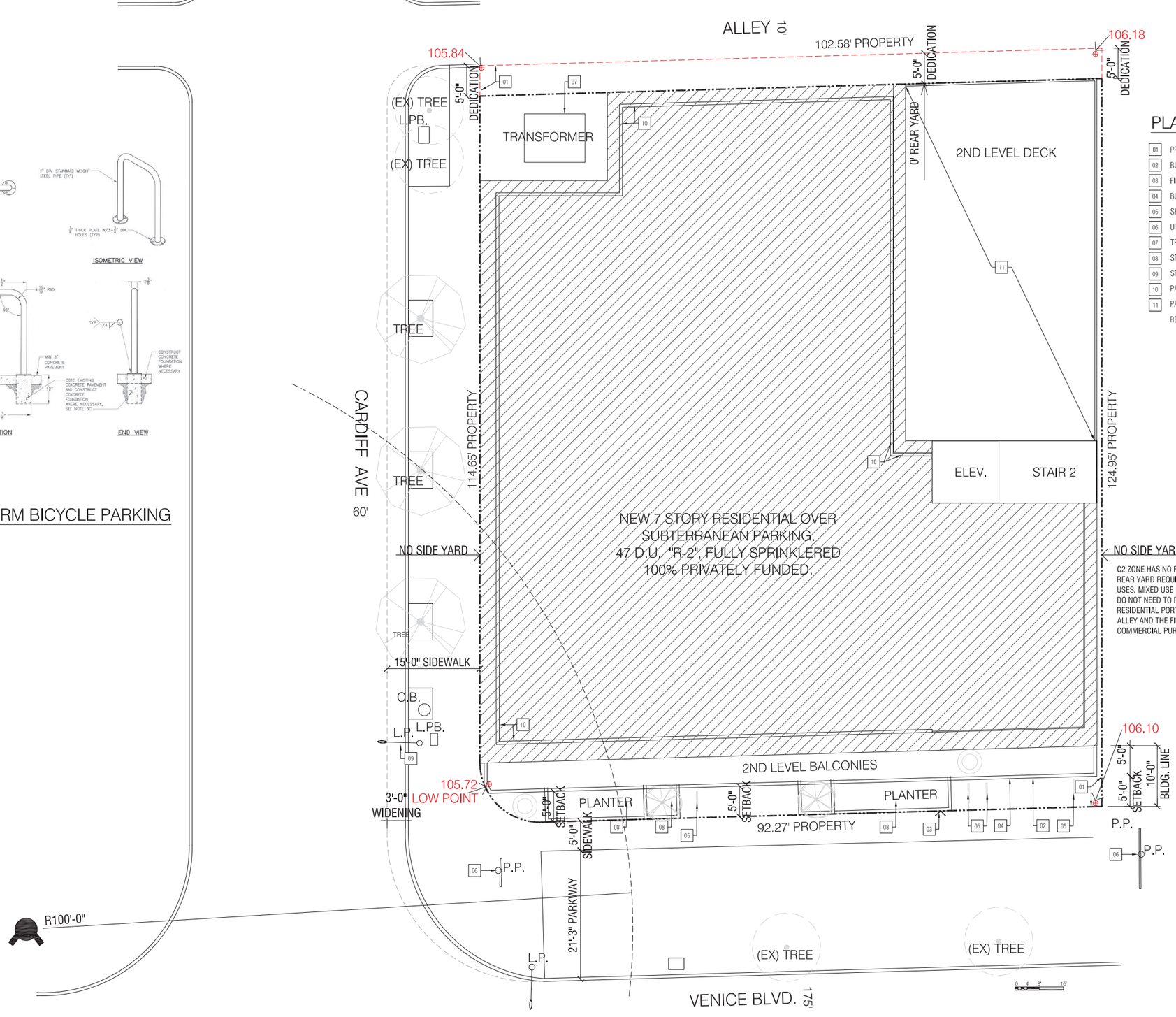
## STREET WALL CALCULATION

SHEET:

# G003




SHORT TERM BICYCLE PARKING




C2 ZONE HAS NO FRONT YARD, NO SIDE AND NO REAR YARD REQUIREMENTS FOR COMMERCIAL USES. MIXED USE PROJECTS ON C2 ZONED LOTS DO NOT NEED TO PROVIDE SETBACKS IF THE RESIDENTIAL PORTIONS ABUT A STREET OR ALLEY AND THE FIRST FLOOR IS USED FOR COMMERCIAL PURPOSES.

## PLAN KEYNOTES

| | |
|---|---|
| 01 | PROPERTY LINE |
| 02 | BUILDING ADDRESS PER LAFC 505.1 |
| 03 | FIRE DEPT POC. PER LAFC 912.2.1 |
| 04 | BUILDING INTERCOM |
| 05 | SHORT TERM BICYCLE PARKING - SEE DETAILS ON G100 |
| 06 | UTILITY POLE TO REMAIN |
| 07 | TRANSFORMER PAD - BY DWP |
| 08 | STREET PLANTER - REFER TO LANDSCAPE |
| 09 | STREET LIGHT POLE |
| 10 | PARAPET WALL 42" HIGH MIN. |
| 11 | PAVER SYSTEM WITH 25% OR MORE MATERIAL WITH SOLAR REFLECTANCE OF 0.30 - REFER TO LANDSCAPE |

NORTH

SITE PLAN — SCALE 1/8" = 1'-0" — 01

K T A

Kevin Tsai Architecture

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

LICENSED ARCHITECT
KUO-HUEI TSAI
No. C-33710
05/31/23
RENEWAL DATE
STATE OF CALIFORNIA

architects stamp

consultant

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

| # | DATE | ISSUE DESCRIPTION |
|---|---|---|
| 01 | 11/01/2023 | FEASIBILITY STUDY |

D R A F T
NOT FOR CONSTRUCTION

PROJECT TITLE:
VENICE RESIDENCE

9431 VENICE BLVD.
LOS ANGELES, CA 90232

| | |
|---|---|
| PIC/PM: | XX |
| DRAWN BY: | STAFF |
| JOB NO: | 21-12 |

DRAWING TITLE:
SITE PLAN

SHEET:
G100

# Design Survey



GRAPHIC SCALE

10 0 5 10 20 40

( IN FEET )
1 inch = 10 ft.

**Date of Plan:**
MARCH 2, 2022

**Date of Field Survey:**
FEBRUARY 15, 2022

**Site Address:**
9431 VENICE BOULEVARD, LOS ANGELES, CA 90034

**Assessor's Parcel Number (APN):**
4313-019-047

**Basis of Bearings:**
THE BEARING OF N32°40'00"W ALONG THE CENTERLINE OF CARDIFF AVENUE (FORMERLY WELSH AVENUE) AS SHOWN ON TRACT NO. 2444, M.B. 24, PGS. 5-7 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER, WAS USED AS THE BASIS OF BEARINGS FOR THIS SURVEY.

**Boundary and Easements:**
ESTABLISHED PER PTR LEGAL DESCRIPTION AND EXCEPTIONS, ADJUSTED TO FOUND CENTERLINE, TRACT AND PRIVATE SURVEYOR MONUMENTS, USING STANDARD SURVEYING PROCEDURES.

FOR ADDITIONAL BOUNDARY DETERMINATION INFORMATION REFER TO CORNER RECORD PREPARED AND FILED BY US.

**Bench Mark:**
THE ELEVATION OF 105.470 ON BENCH MARK NO. 13-02781 (PBM DISC "STMPD 13-02781;1979" 1FT E/O E CURB CARDIFF AVE; 35FT N/O BCR VENICE BLVD; N END CB) NAVD 1988 DATUM. 2000 ADJUSTMENT, AS SHOWN IN CITY OF LOS ANGELES NAVIGATE L.A. DATABASE WAS USED AS ELEVATION DATUM FOR THIS SURVEY.

IT IS THE RESPONSIBILITY OF THE CONSTRUCTION SURVEYOR AND/OR CONTRACTOR TO VERIFY AND CONFIRM AN ELEVATION DATUM THAT IS CONSISTENT WITH THE ELEVATIONS SHOWN ON THIS SURVEY BEFORE ANY CONSTRUCTION STAKING IS PERFORMED. THIS BENCH MARK SHALL BE USED FOR REFERENCE ONLY.

**Preliminary Title Report (PTR):**
PTR PREPARED BY STEWART TITLE GUARANTY COMPANY, ORDER NO.: 2100011518, DATED OCTOBER 4, 2021 WAS USED AS A BASIS FOR TITLE REFERENCE FOR THIS SURVEY.

**Legal Description Per PTR:**
THE LAND REFERRED TO HEREIN IS SITUATED IN THE STATE OF CALIFORNIA, COUNTY OF LOS ANGELES, CITY OF LOS ANGELES AND DESCRIBED AS FOLLOWS:

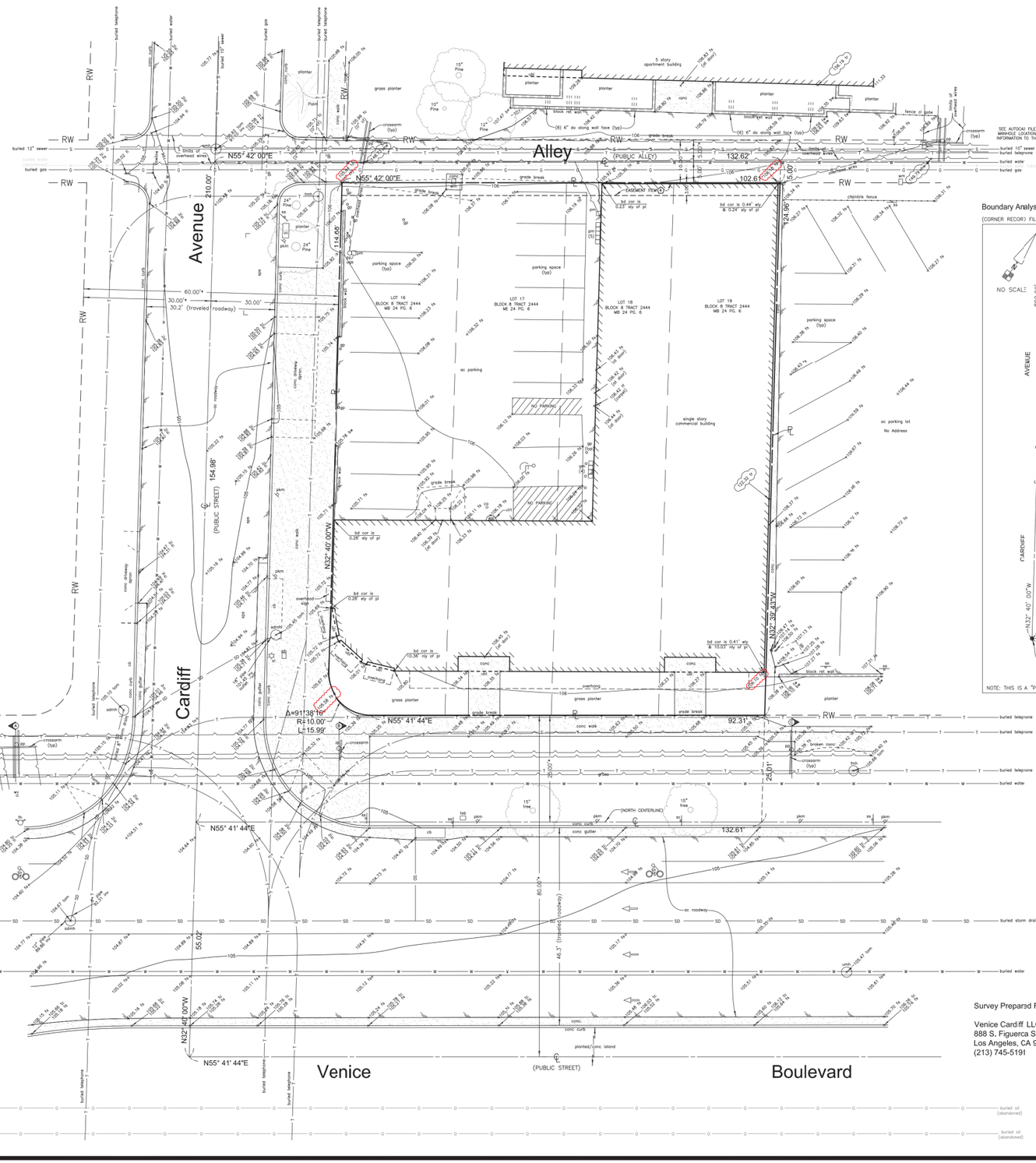
LOT(S) 16, 17, 18 AND 19 IN BLOCK B OF TRACT NO. 2444, IN THE CITY OF LOS ANGELES, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 24 PAGE(S) 6 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

**Easements per PTR:**
4. EASEMENT AND RIGHTS INCIDENTAL THERETO FOR ELECTRIC LINES, AS SET FORTH IN A DOCUMENT RECORDED IN BOOK 5841 PAGE 199 OF DEEDS.

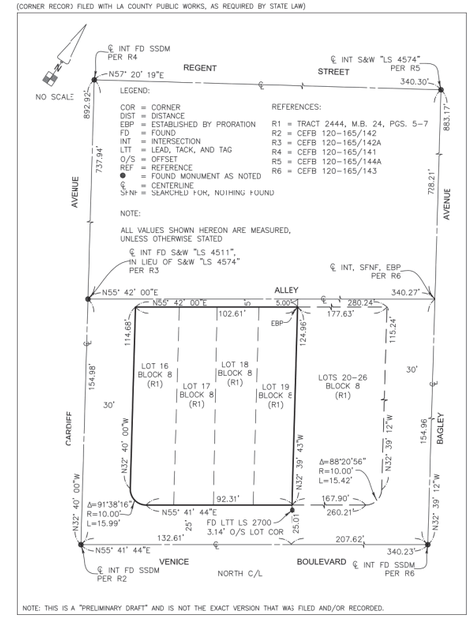
**Area:**
12,794 SQUARE FEET, 0.29 ACRES – GROSS

**Utilities:**
IF UNDERGROUND PUBLIC UTILITIES, OTHER SUBSTRUCTURES OR ZONE, SETBACK AND STREET WIDENING DATA ARE SHOWN HEREON, IT IS FOR INFORMATION ONLY, HAVING BEEN OBTAINED FROM THE BEST AVAILABLE SOURCES BUT FROM OTHERS NOT CONNECTED WITH THIS COMPANY. THEREFORE, NO GUARANTEE IS MADE AS TO THE ACCURACY OR COMPLETENESS OF SAID INFORMATION. IT IS ADVISED TO CALL UNDERGROUND SERVICE ALERT, (800) 227-2600, BEFORE DIGGING ON THIS SITE.

BURIED UTILITIES SHOWN HEREON ARE PER CULVER CITY SUBSTRUCTURE MAP 5752, SEWER WYE MAP 120B165 AND DRAINAGE MAP 534. INDIVIDUAL UTILITY COMPANIES HAVE NOT BEEN CONTACTED AS PART OF THIS SURVEY. BURIED UTILITIES THAT MAY EXIST ON-SITE HAVE NOT BEEN DETERMINED AS PART OF THIS SURVEY. BURIED UTILITY LOCATING COMPANY HAS NOT BEEN HIRED TO FIND OR TRACE BURIED UTILITIES WITHIN OR ADJOINING SUBJECT PROPERTY.




**Boundary Analysis:**
(CORNER RECORD) FILED WITH LA COUNTY PUBLIC WORKS, AS REQUIRED BY STATE LAW)




NOTE: THIS IS A "PRELIMINARY DRAFT" AND IS NOT THE EXACT VERSION THAT WAS FILED AND/OR RECORDED.

**Legend:**

| | |
|---|---|
| ac = asphalt concrete | tmh = telephone manhole |
| bd = building | tom = top of manhole |
| bw = bottom wall | tr = top of roof |
| cb = catch basin | tsb = traffic signal box |
| cf = curb face | tw = top of wall |
| cl = chainlink | typ = typical |
| co = clean out | ubl = upper building line |
| conc = concrete | uc = utility closet |
| cor = corner | wm = water meter |
| do = drain outlet | wsl = water supply line |
| ff = finish floor | wv = water valve |
| fl = flowline | nly = northerly |
| fs = finish surface | sly = southerly |
| gb = grade break | wly = westerly |
| gp = guard post | ely = easterly |
| gw = guy wire | ℄ = property line |
| inv = invert | ℄ = centerline |
| ohw = overhead wire | RW = right of way |
| pl = property line | S = buried sewer |
| pkm = parking meter | W = buried water |
| pm = power meter | G = buried gas |
| pp = power pole | SD = buried storm drain |
| ret = retaining | T = buried telephone/communication |
| sdmh = storm drain manhole | O = buried oil |
| sl = street light | = overhead wires |
| slb = street light box | = existing paint mark (indicating buried gas) |
| smh = sewer manhole | = refers to driving lane and direction of traffic |
| sps = street parking space | = right-of-way width per LA County Tax Assessor's Map |
| ss = street sign | = section of overhead utilities shown on sheet 2 |
| tc = top of curb | |
| tg = top of grate | |

Survey Preparsd For:

Venice Cardiff LLC
888 S. Figueroa Street, Suite 1900
Los Angeles, CA 90017
(213) 745-5191

Survey Prepared By:

Hahn and Associates, Inc.
28368 Constellation Road, Suite 300
Santa Clarita, CA 91355
(661) 775-9500

HAHN AND ASSOCIATES INC

LICENSED LAND SURVEYOR BRANDON M. HAHN NO. LS 7562 STATE OF CALIFORNIA

DATE OF SIGNATURE: MARCH 2, 2022

HAHN JOB NO.: 8151-22-8

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

LICENSED ARCHITECT KUO-HUEI TSAI No. C-33710 05/31/23 RENEWAL DATE STATE OF CALIFORNIA

architects stamp

consultant

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| # | DATE | ISSUE DESCRIPTION |
|---|---|---|
| 01 | 11/01/2023 | FEASIBILITY STUDY |

DRAFT
NOT FOR CONSTRUCTION

PROJECT TITLE:
VENICE RESIDENCE

9431 VENICE BLVD.
LOS ANGELES, CA 90232

PIC/PM: XX
DRAWN BY: STAFF
JOB NO: 21-12

DRAWING TITLE:
TOPO SURVEY

SHEET:
G101

# ALTA/NSPS LAND TITLE SURVEY

9431 VENICE BLVD.,
LOS ANGELES, CA 90034

## STATEMENT OF POSSIBLE ENCROACHMENTS:

NOTE: THE FOLLOWING IS A LISTING OF OBSERVED IMPROVEMENTS THAT CROSS PROPERTY LINES, STATEMENT OF OWNERSHIP OR POSSESSION IS NEITHER IMPLIED NOR THE INTENT OF THIS LISTING.

(A) — OVERHANG LIES 3.0' SOUTHWEST OF THE PROPERTY LINE.

(B) — BUILDING LIES 2.9' OVER SCHEDULE "B" ITEM 4.

## SURVEYOR'S CERTIFICATE:

TO: SNDT EQUITY, LLC, AND STEWART TITLE GUARANTY COMPANY

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2021 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 2, 3, 4, 7(A), 7(B1), 7(C), 8, 9, 13, 14, 16 AND 19 OF TABLE A THEREOF.

MAP PLOT 11/8/2021.

JEFFERY L. MAYS L.S. NO. 6379
EXP: 12/31/22

PROFESSIONAL LAND SURVEYOR — JEFFERY L. MAYS — No. 6379 — STATE OF CALIFORNIA

## LEGEND:

| | |
|---|---|
| BFD | – BACKFLOW DEVICE |
| CEFB | – CITY ENGINEER FIELD BOOK |
| C.L. | – CENTER LINE |
| D/W | – DRIVEWAY |
| DIST | – DISTANCE |
| E. | – EAST |
| EM | – ELECTRIC METER |
| F. | – ESTABLISHED |
| FD. | – FOUND |
| GA | – GUY ANCHOR |
| GP | – GUARD POST |
| INST | – INSTRUMENT |
| L/A | – LANDSCAPED AREA |
| LADWP | – LOS ANGELES DEPARTMENT WATER AND POWER |
| LT&T | – LEAD TACK & TAG |
| N. | – NORTH |
| NE. | – NORTHEAST |
| NO | – NUMBER |
| NW. | – NORTHWEST |
| P.L. | – PROPERTY LINE |
| PP | – POWER POLE |
| PS | – PARKING SPACES |
| (R1) | – RECORD PER PER TRACT NO. 2444, M.B. 24/6 |
| REC | – RECORD |
| S. | – SOUTH |
| SE. | – SOUTHEAST |
| SF | – SQUARE FEET |
| S&W | – SPIKE & WASHER |
| SW. | – SOUTHWEST |
| TYP | – TYPICAL |
| W. | – WEST |
| W/ | – WITH |

## ITEMS CORRESPONDING TO SCHEDULE "B":

BY: STEWART TITLE GUARANTY COMPANY
525 NORTH BRAND BLVD.
GLENDALE, CA 91203

COMMITMENT NO.: 21000111518
TITLE OFFICER: JIMMY MORADA
DATED: OCTOBER 04, 2021

THE FOLLOWING ITEMS WERE FOUND IN SAID COMMITMENT AND ARE REFERENCED ON THIS MAP. COVENANTS AND AGREEMENTS LISTED HEREON CONTAIN NUMEROUS ITEMS THAT AFFECT THE SUBJECT PROPERTY, CONTENTS SHOULD BE REVIEWED TO DISCERN SPECIFICS

(1) — WATER RIGHTS, CLAIMS OR TITLE TO WATER, WHETHER OR NOT DISCLOSED BY THE PUBLIC RECORDS. THE EXTENT TO WHICH THIS ITEM AFFECTS THE SUBJECT PROPERTY CAN NOT BE DETERMINED FROM THE TITLE REPORT OR DOCUMENTS PROVIDED AND IS NOT PLOTTED HEREON.

(2) — OWNERSHIP OF, OR RIGHTS TO, MINERALS OR OTHER SUBSTANCES, SUBSURFACE AND SURFACE, OF WHATSOEVER KIND, INCLUDING, BUT NOT LIMITED TO COAL, ORES, METALS, LIGNITE, OIL, GAS, GEOTHERMAL RESOURCES, BRINE, URANIUM, CLAY, ROCK, SAND AND GRAVEL IN, ON, UNDER AND THAT MAY BE PRODUCED FROM THE LAND, TOGETHER WITH ALL RIGHTS, PRIVILEGES, AND IMMUNITIES RELATING THERETO, WHETHER THE OWNERSHIP OR RIGHTS ARISE BY LEASE, GRANT, EXCEPTION, CONVEYANCE, RESERVATION OR OTHERWISE, AND WHETHER OR NOT APPEARING IN THE PUBLIC RECORDS OR LISTED IN SCHEDULE B. STEWART TITLE GUARANTY COMPANY AND ITS ISSUING AGENT MAKE NO REPRESENTATION AS TO THE PRESENT OWNERSHIP OF ANY SUCH INTERESTS. THERE MAY BE LEASES, GRANTS, EXCEPTIONS, OR RESERVATIONS OF INTERESTS THAT ARE NOT LISTED. **THIS ITEM AFFECTS THE SUBJECT PROPERTY BUT IS BLANKET IN NATURE AND IS NOT PLOTTED HEREON.**

(3) — EASEMENT AND RIGHTS INCIDENTAL THERETO FOR PIPES OR LATERALS FOR THE PURPOSE OF EXTENDING PIPELINES SYSTEM OR FOR SUPPLYING WATER TO SAID LAND, AS SET FORTH IN A DOCUMENT RECORDED IN BOOK 5760 PAGE 3 OF DEEDS.

A QUITCLAIM DEED EXECUTED BY THE CITY OF LOS ANGELES, A MUNICIPAL CORPORATION TO THE RESPECTIVE OWNERS OF RECORD RECORDED MAY 16, 1980 AS INSTRUMENT NO. 80-493211, OF OFFICIAL RECORDS. **THIS ITEM AFFECTS THE SUBJECT PROPERTY BUT THE EXACT LOCATION CAN NOT BE DETERMINED FROM RECORD AND IS NOT PLOTTED HEREON.**

(4) — EASEMENT AND RIGHTS INCIDENTAL THERETO FOR ELECTRIC LINES, AS SET FORTH IN A DOCUMENT RECORDED IN BOOK 5841 PAGE 199 OF DEEDS. **THIS ITEM AFFECTS THE SUBJECT PROPERTY AND IS PLOTTED HEREON.**

(5) — MATTERS CONTAINED IN AN INSTRUMENT ENTITLED COVENANT AND AGREEMENT WHICH INCLUDES A COVENANT THAT REQUIRES THE LAND TO BE HELD AS ONE PARCEL AND PROHIBITS ANY PORTION FROM BEING SOLD SEPARATELY, AS RECORDED OCTOBER 23, 1978 AS INSTRUMENT NO. 78-1177031OF OFFICIAL RECORDS. **THIS ITEM AFFECTS THE SUBJECT PROPERTY BUT IS BLANKET IN NATURE AND IS NOT PLOTTED HEREON.**

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

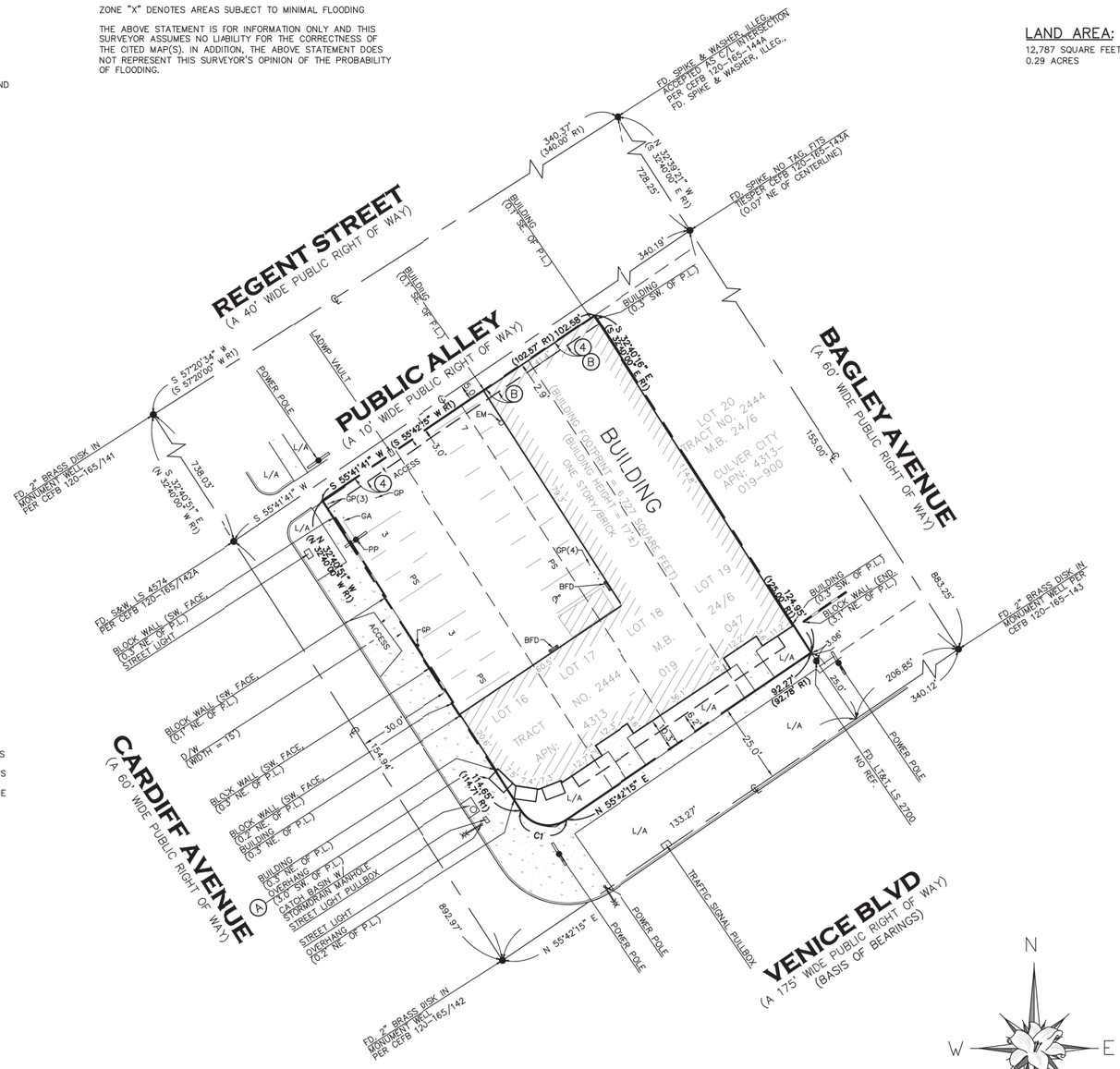
## FLOOD NOTE:

ZONE – "X" PER FEDERAL EMERGENCY MANAGEMENT AGENCY MAP NO. 06037C 1595 G EFFECTIVE DATE 12/21/2018.

ZONE "X" DENOTES AREAS SUBJECT TO MINIMAL FLOODING

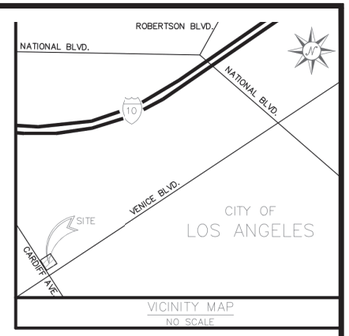
THE ABOVE STATEMENT IS FOR INFORMATION ONLY AND THIS SURVEYOR ASSUMES NO LIABILITY FOR THE CORRECTNESS OF THE CITED MAP(S). IN ADDITION, THE ABOVE STATEMENT DOES NOT REPRESENT THIS SURVEYOR'S OPINION OF THE PROBABILITY OF FLOODING.

| CURVE | RADIUS | ARC LENGTH | CHORD LENGTH | CHORD BEARING | DELTA ANGLE |
|---|---|---|---|---|---|
| C1 | 10.00' | 15.99' | 14.34' | N 78°29'18" W | 91°36'54" |




## LAND AREA:

12,787 SQUARE FEET
0.29 ACRES




VICINITY MAP
NO SCALE

## BASIS OF BEARINGS:

THE BEARING OF N 55°42'15" E ALONG THE CENTERLINE OF VENICE BLVD. PER TRACT NO. 2444, M.B. 24/6, IN THE CITY OF LOS ANGELES, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, WAS USED AS THE BASIS OF BEARINGS FOR THIS SURVEY.

## TYPICAL LINE TYPES

- CENTER LINE
- EASEMENTS
- OVERHANG
- LOT/PARCEL LINES
- BOUNDARY LINE
- BLOCK WALLS
- GENERAL
- CHAIN LINK FENCE/GATE
- WOOD FENCE/GATE/GUARD RAILS
- WROUGHT IRON FENCE/GATE
- BUILDING LINE
- CONCRETE CURB
- CONCRETE CURB W/ GUTTER

## PARKING SPACE TABLE

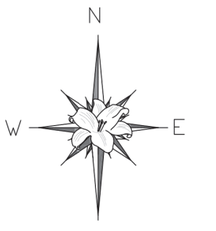
| TYPE OF SPACE | TOTAL EXISTING |
|---|---|
| STANDARD | 13 |
| HANDICAP | 1 |
| TOTAL | 14 |

## LEGAL DESCRIPTION:

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

LOT(S) 16, 17, 18 AND 19 IN BLOCK 8 OF TRACT NO. 2444, IN THE CITY OF LOS ANGELES, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 24 PAGE(S) 6 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

APN: 4313-019-047




20' 0' 20' 40'

SCALE: 1" = 20'

## NOTE:

THERE WERE NO MONUMENTS FOUND OR SET AT THE PROPERTY LINE CORNERS UNLESS OTHERWISE NOTED.

THE INFORMATION, COURSES AND DISTANCES SHOWN ON THIS SURVEY PRINT ARE TRUE AND CORRECT. THIS SURVEY ACCURATELY REPRESENTS THE BOUNDARIES AND AREA OF THE PREMISES DENOTED ON THE TITLE ORDER REFERENCED HEREON AND IS THE SAME PROPERTY AS DESCRIBED THEREIN.

AT THE TIME OF SURVEY, NO EVIDENCE OF RECENT EARTH MOVING WORK, BUILDING CONSTRUCTION OR ADDITIONS WERE OBSERVED UNLESS OTHERWISE NOTED HEREON.

NO RECENT CHANGES IN STREET RIGHTS-OF-WAY WERE OBSERVED AT THE TIME OF THE SURVEY UNLESS OTHERWISE NOTED HEREON.

THIS SURVEY HAS BEEN PREPARED FOR TITLE INSURANCE PURPOSES ONLY. THIS SURVEY DOES NOT CONTAIN SUFFICIENT DETAIL FOR DESIGN PURPOSES. THE BOUNDARY DATA AND TITLE MATTERS AS SHOWN HEREON HAVE BEEN DEVELOPED FROM THE REFERENCED TITLE REPORT ONLY.

UNLESS THIS PLAN HAS THE SEAL AND SIGNATURE OF THE SURVEYOR RESPONSIBLE FOR ITS PREPARATION, THIS IS NOT AN AUTHENTIC COPY OF THE ORIGINAL SURVEY AND SHALL NOT BE DEEMED RELIABLE.

JRN CIVIL ENGINEERS ASSUMES NO LIABILITY FOR THE ACCURACY OR COMPLETENESS OF ANY THIRD PARTY INFORMATION REFERENCED OR REPRESENTED HEREON. ANY OF SAID INFORMATION SHOWN HEREON HAS BEEN PROVIDED FOR INFORMATIONAL PURPOSES ONLY.

AS OUTLINED IN SECTION 8770.6 OF THE BUSINESS AND PROFESSIONS CODE OF THE STATE OF CALIFORNIA "THE USE OF THE WORD 'CERTIFY' OR 'CERTIFICATION' BY A LICENSED LAND SURVEYOR OR REGISTERED CIVIL ENGINEER IN THE PRACTICE OF PROFESSIONAL ENGINEERING OR LAND SURVEYING OR THE PREPARATION OF MAPS, PLATS, REPORTS, DESCRIPTIONS OR OTHER SURVEYING DOCUMENTS ONLY CONSTITUTES AN EXPRESSION OF PROFESSIONAL OPINION REGARDING THOSE FACTS OR FINDINGS WHICH ARE THE SUBJECT OF THE CERTIFICATION, AND DOES NOT CONSTITUTE A WARRANTY OR GUARANTEE, EITHER EXPRESSED OR IMPLIED."


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


LICENSED ARCHITECT — KUO-HUEI TSAI — No. C-33710 — 08/31/23 RENEWAL DATE — STATE OF CALIFORNIA

architects stamp

consultant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| # | DATE | ISSUE DESCRIPTION |
|---|---|---|
| 01 | 11/01.2023 | FEASIBILITY STUDY |

DRAFT
NOT FOR CONSTRUCTION

PROJECT TITLE:
VENICE RESIDENCE

9431 VENICE BLVD.
LOS ANGELES, CA 90232

| | |
|---|---|
| PIC/PM: | XX |
| DRAWN BY: | STAFF |
| JOB NO: | 21-12 |

DRAWING TITLE:
ALTA SURVEY

SHEET:
G102

# ALTA/NSPS LAND TITLE SURVEY

9431 VENICE BLVD.,
LOS ANGELES, CA 90034

## STATEMENT OF POSSIBLE ENCROACHMENTS:

NOTE: THE FOLLOWING IS A LISTING OF OBSERVED IMPROVEMENTS THAT CROSS PROPERTY LINES, STATEMENT OF OWNERSHIP OR POSSESSION IS NEITHER IMPLIED NOR THE INTENT OF THIS LISTING.

(A)— OVERHANG LIES 3.0' SOUTHWEST OF THE PROPERTY LINE.

(B)— BUILDING LIES 2.9' OVER SCHEDULE "B" ITEM 4.

## SURVEYOR'S CERTIFICATE:

TO: SNDT EQUITY, LLC, AND STEWART TITLE GUARANTY COMPANY

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2021 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 2, 3, 4, 7(A), 7(B1), 7(C), 8, 9, 13, 14, 16 AND 19 OF TABLE A THEREOF.

MAP PLOT 11/8/2021.

JEFFERY L. MAYS L.S. NO. 6379
EXP: 12/31/22

PROFESSIONAL LAND SURVEYOR
JEFFERY L. MAYS
No. 6379
STATE OF CALIFORNIA

## LEGEND:

| | | |
|---|---|---|
| BFD | – | BACKFLOW DEVICE |
| CEFB | – | CITY ENGINEER FIELD BOOK |
| C.L. | – | CENTER LINE |
| D/W | – | DRIVEWAY |
| DIST | – | DISTANCE |
| E. | – | EAST |
| EM | – | ELECTRIC METER |
| F. | – | ESTABLISHED |
| FD. | – | FOUND |
| GA | – | GUY ANCHOR |
| GP | – | GUARD POST |
| INST | – | INSTRUMENT |
| L/A | – | LANDSCAPED AREA |
| LADWP | – | LOS ANGELES DEPARTMENT WATER AND POWER |
| LT&T | – | LEAD TACK & TAG |
| N. | – | NORTH |
| NE. | – | NORTHEAST |
| NO | – | NUMBER |
| NW. | – | NORTHWEST |
| P.L. | – | PROPERTY LINE |
| PP | – | POWER POLE |
| PS | – | PARKING SPACES |
| (R1) | – | RECORD PER PER TRACT NO. 2444, M.B. 24/6 |
| REC | – | RECORD |
| S. | – | SOUTH |
| SE. | – | SOUTHEAST |
| SF | – | SQUARE FEET |
| S&W | – | SPIKE & WASHER |
| SW. | – | SOUTHWEST |
| TYP | – | TYPICAL |
| W. | – | WEST |
| W/ | – | WITH |

## ITEMS CORRESPONDING TO SCHEDULE "B":

BY: STEWART TITLE GUARANTY COMPANY
525 NORTH BRAND BLVD.
GLENDALE, CA 91203

COMMITMENT NO.: 21000111518
TITLE OFFICER: JIMMY MORADA
DATED: OCTOBER 04, 2021

THE FOLLOWING ITEMS WERE FOUND IN SAID COMMITMENT AND ARE REFERENCED ON THIS MAP. COVENANTS AND AGREEMENTS LISTED HEREON CONTAIN NUMEROUS ITEMS THAT AFFECT THE SUBJECT PROPERTY, CONTENTS SHOULD BE REVIEWED TO DISCERN SPECIFICS

(1)— WATER RIGHTS, CLAIMS OR TITLE TO WATER, WHETHER OR NOT DISCLOSED BY THE PUBLIC RECORDS. THE EXTENT TO WHICH THIS ITEM AFFECTS THE SUBJECT PROPERTY CAN NOT BE DETERMINED FROM THE TITLE REPORT OR DOCUMENTS PROVIDED AND IS NOT PLOTTED HEREON.

(2)— OWNERSHIP OF, OR RIGHTS TO, MINERALS OR OTHER SUBSTANCES, SUBSURFACE AND SURFACE, OF WHATSOEVER KIND, INCLUDING, BUT NOT LIMITED TO COAL, ORES, METALS, LIGNITE, OIL, GAS, GEOTHERMAL RESOURCES, BRINE, URANIUM, CLAY, ROCK, SAND AND GRAVEL IN, ON, UNDER AND THAT MAY BE PRODUCED FROM THE LAND, TOGETHER WITH ALL RIGHTS, PRIVILEGES, AND IMMUNITIES RELATING THERETO, WHETHER THE OWNERSHIP OR RIGHTS ARISE BY LEASE, GRANT, EXCEPTION, CONVEYANCE, RESERVATION OR OTHERWISE, AND WHETHER OR NOT APPEARING IN THE PUBLIC RECORDS OR LISTED IN SCHEDULE B. STEWART TITLE GUARANTY COMPANY AND ITS ISSUING AGENT MAKE NO REPRESENTATION AS TO THE PRESENT OWNERSHIP OF ANY SUCH INTERESTS. THERE MAY BE LEASES, GRANTS, EXCEPTIONS, OR RESERVATIONS OF INTERESTS THAT ARE NOT LISTED. **THIS ITEM AFFECTS THE SUBJECT PROPERTY BUT IS BLANKET IN NATURE AND IS NOT PLOTTED HEREON.**

(3)— EASEMENT AND RIGHTS INCIDENTAL THERETO FOR PIPES OR LATERALS FOR THE PURPOSE OF EXTENDING PIPELINES SYSTEM OR FOR SUPPLYING WATER TO SAID LAND, AS SET FORTH IN A DOCUMENT RECORDED IN BOOK 5760 PAGE 3 OF DEEDS.

A QUITCLAIM DEED EXECUTED BY THE CITY OF LOS ANGELES, A MUNICIPAL CORPORATION TO THE RESPECTIVE OWNERS OF RECORD RECORDED MAY 16, 1980 AS INSTRUMENT NO. 80-493211, OF OFFICIAL RECORDS. **THIS ITEM AFFECTS THE SUBJECT PROPERTY BUT THE EXACT LOCATION CAN NOT BE DETERMINED FROM RECORD AND IS NOT PLOTTED HEREON.**

(4)— EASEMENT AND RIGHTS INCIDENTAL THERETO FOR ELECTRIC LINES, AS SET FORTH IN A DOCUMENT RECORDED IN BOOK 5841 PAGE 199 OF DEEDS. **THIS ITEM AFFECTS THE SUBJECT PROPERTY AND IS PLOTTED HEREON.**

(5)— MATTERS CONTAINED IN AN INSTRUMENT ENTITLED COVENANT AND AGREEMENT WHICH INCLUDES A COVENANT THAT REQUIRES THE LAND TO BE HELD AS ONE PARCEL AND PROHIBITS ANY PORTION FROM BEING SOLD SEPARATELY, AS RECORDED OCTOBER 23, 1978 AS INSTRUMENT NO. 78-1177031 OF OFFICIAL RECORDS. **THIS ITEM AFFECTS THE SUBJECT PROPERTY BUT IS BLANKET IN NATURE AND IS NOT PLOTTED HEREON.**

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

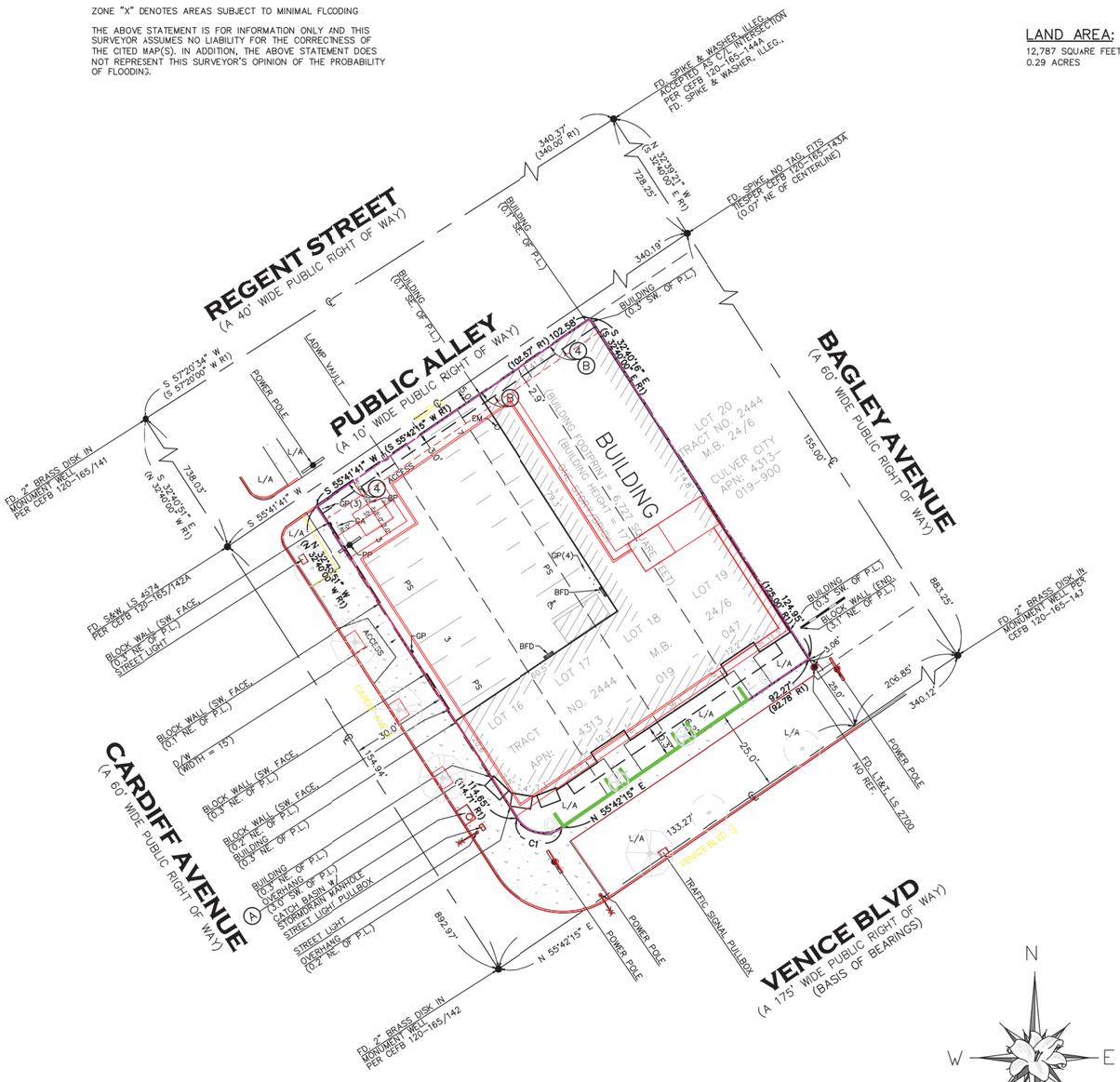
## FLOOD NOTE:

ZONE – "X" PER FEDERAL EMERGENCY MANAGEMENT AGENCY MAP NO. 06037C 1595 G EFFECTIVE DATE 12/21/2018.

ZONE "X" DENOTES AREAS SUBJECT TO MINIMAL FLOODING

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

| CURVE | RADIUS | ARC LENGTH | CHORD LENGTH | CHORD BEARING | DELTA ANGLE |
|---|---|---|---|---|---|
| C1 | 10.00' | 15.99' | 14.34' | N 78°29'18" W | 91°36'54" |




## LEGAL DESCRIPTION:

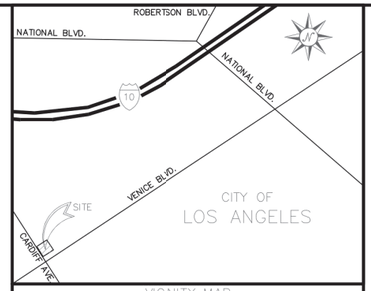
THE LAND REFERRED TO HEREIN IS SITUATED IN THE STATE OF CALIFORNIA, COUNTY OF LOS ANGELES, CITY OF LOS ANGELES AND DESCRIBED AS FOLLOWS:

LOT(S) 16, 17, 18 AND 19 IN BLOCK 8 OF TRACT NO. 2444, IN THE CITY OF LOS ANGELES, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 24 PAGE(S) 6 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

APN: 4313-019-047

## LAND AREA:

12,787 SQUARE FEET
0.29 ACRES




VICINITY MAP
NO SCALE

## BASIS OF BEARINGS:

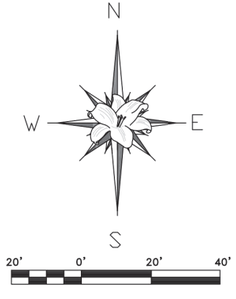
THE BEARING OF N 55°42'15" E ALONG THE CENTERLINE OF VENICE BLVD. PER TRACT NO. 2444, M.B. 24/6, IN THE CITY OF LOS ANGELES, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, WAS USED AS THE BASIS OF BEARINGS FOR THIS SURVEY.

### TYPICAL LINE TYPES

- CENTER LINE
- EASEMENTS
- OVERHANG
- LOT/PARCEL LINES
- BOUNDARY LINE
- BLOCK WALLS
- GENERAL
- CHAIN LINK FENCE/GATE
- WOOD FENCE/GATE/GUARD RAILS
- WROUGHT IRON FENCE/GATE
- BUILDING LINE
- CONCRETE CURB
- CONCRETE CURB W/ GUTTER

### PARKING SPACE TABLE

| TYPE OF SPACE | TOTAL EXISTING |
|---|---|
| STANDARD | 3 |
| HANDICAP | 1 |
| TOTAL | 4 |




## NOTE:

THERE WERE NO MONUMENTS FOUND OR SET AT THE PROPERTY LINE CORNERS UNLESS OTHERWISE NCTED.

THE INFORMATION, COURSES AND DISTANCES SHOWN ON THIS SURVEY PRINT ARE TRUE AND CORRECT. THIS SURVEY ACCURATELY REPRESENTS THE BOUNDARIES AND AREA OF THE PREMISES DENOTED ON THE TITLE ORDER REFERENCED HEREON AND IS THE SAME PROPERTY AS DESCRIBED THEREIN.

AT THE TIME OF SURVEY, NO EVIDENCE OF RECENT EARTH MOVING WORK, BUILDING CONSTRUCTION OR ADDITIONS WERE OBSERVED UNLESS OTHERWISE NOTED HEREON.

NO RECENT CHANGES IN STREET RIGHTS-OF-WAY WERE OBSERVED AT THE TIME OF THE SURVEY UNLESS OTHERWISE NOTED HEREON.

THIS SURVEY HAS BEEN PREPARED FOR TITLE INSURANCE PURPOSES ONLY. THIS SURVEY DOES NOT CONTAIN SUFFICIENT DETAIL FOR DESIGN PURPOSES. THE BOUNDARY DATA AND TITLE MATTERS AS SHOWN HEREON HAVE BEEN DEVELOPED FROM THE REFERENCED TITLE REPORT ONLY.

UNLESS THIS PLAN HAS THE SEAL AND SIGNATURE OF THE SURVEYOR RESPONSIBLE FOR ITS PREPARATION, THIS IS NOT AN AUTHENTIC COPY OF THE ORIGINAL SURVEY AND SHALL NOT BE DEEMED RELIABLE.

JRN CIVIL ENGINEERS ASSUMES NO LIABILITY FOR THE ACCURACY OR COMPLETENESS OF ANY THIRD PARTY NFORMATION REFERENCED OR REPRESENTED HEREON. ANY OF SAID INFORMATION SHOWN HEREON HAS BEEN PROVIDED FOR INFORMATIONAL PURPOSES ONLY.

AS OUTLINED N SECTION 8770.6 OF THE BUSINESS AND PROFESSIONS CODE OF THE STATE OF CALIFORNIA "THE USE OF THE WORD 'CERTIFY' OR 'CERTIFICATION' BY A LICENSED LAND SURVEYOR OR REGISTERED CIVIL ENGINEER IN THE PRACTICE OF PROFESSIONAL ENGINEERING OR LAND SURVEYING OR THE PREPARATION OF MAPS, PLATS, REPORTS, DESCRIPTIONS OR OTHER SURVEYING DOCUMENTS ONLY CONSTITUTES AN EXPRESSION OF PROFESSIONAL OPINION REGARDING THOSE FACTS OR FINDINGS WHICH ARE THE SUBJECT OF THE CERTIFICATION, AND DOES NOT CONSTITUTE A WARRANTY OR GUARANTEE, EITHER EXPRESSED OR IMPLIED."

REVISIONS

JRN CIVIL ENGINEERS
232 AVENIDA FABRICANTE, STE. 107
SAN CLEMENTE, CALIFORNIA 92672
PHONE (949) 248-4685
FAX (949) 248-4687
PROJECT COORDINATOR: CHRIS FREY (CFREY@JRNCIVIL.COM)

ALTA/NSPS LAND TITLE SURVEY

ADDRESS: 9431 VENICE BLVD., LOS ANGELES, CA 90034

CLIENT: JADE ENTERPRISES, LLC

SCALE: 1" = 20'
DATE: 11/8/2021
DRAWN BY: CJF
CHKD. BY: JRN

SHEET 1 OF 1
FILE NO. 20695

## OPEN SPACE CALCULATION

REQUIRED TOTAL OPEN SPACE

| UNIT TYPE | UNIT COUNT | OPEN SPACE RATIO | OPEN SPACE REQUIRED |
|---|---|---|---|
| < 3 H.R.* | 25 UNITS | 100 SF / UNIT | 2,500 SF |
| = 3 H.R.* | 16 UNITS | 125 SF / UNIT | 2,000 SF |
| > 3 H.R.* | 6 UNITS | 175 SF / UNIT | 1,050 SF |
| TOTAL | 47 UNITS | - | 5,550 SF |
| NON-RESIDENTIAL OPEN SPACE 2,627 / 25 | | | 106 SF (TNP 2.5.1 B.) *** |
| STATE OPEN SPACE REDUCTION: 20% | | | |
| REQUIRED OPEN SPACE: 5,550 x 20% | | | 4,440 S.F. |

* SEE "DWELLING UNIT MATRIX" FOR UNIT TYPE BREAKDOWN

** SEE OPEN SPACE DIAGRAMS & CALCULATIONS G200

*** SEE WAIVER REQUEST LIST #7 ON G001

PRIVATE OPEN SPACE ATTRIBUTABLE TO TOTAL OPEN SPACE

| UNITS WITH PRIVATE BALCONY | MAX. OPEN SPACE RATIO | ATTRIBUTABLE OPEN SPACE |
|---|---|---|
| 15 DWELLING UNITS | 50 SF / UNIT | 750 SF |

** SEE OPEN SPACE DIAGRAMS & CALCULATIONS G200

PROVIDED COMMON OPEN SPACE

| LOCATION | OPEN SPACE PROVIDED |
|---|---|
| OPEN COURTYARD (SPA & POOL) | 1,858 SF |
| RECREATION ROOM* (LOBBY & 2ND FLOOR) | 1,110*SF (495 LOBBY + 653 2ND FLR) |
| ROOF DECK | 750 SF |
| TOTAL | 3,718 SF |

* PER 12.21G.2(a)(4)(i), RECREATION ROOMS MAY QUALIFY AS COMMON OPEN SPACE, BUT SHALL NOT QUALIFY FOR MORE THAN 25% OF TOTAL REQUIRED OPEN SPACE. (4,440 SF TOTAL REQUIRED OPEN SPACE) (0.25) = 1,110 SF MAXIMUM RECREATION ROOM CREDIT TOWARDS COMMON OPEN SPACE

TOTAL PROVIDED OPEN SPACE - SEE G003 - G004

| LOCATION | OPEN SPACE PROVIDED |
|---|---|
| COMMON OPEN SPACE | 3,718 SF |
| PRIVATE BALCONIES | 750 SF |
| TOTAL | 4,468 SF > 4440 SF |

## PROPOSED PROJECT FLOOR AREA

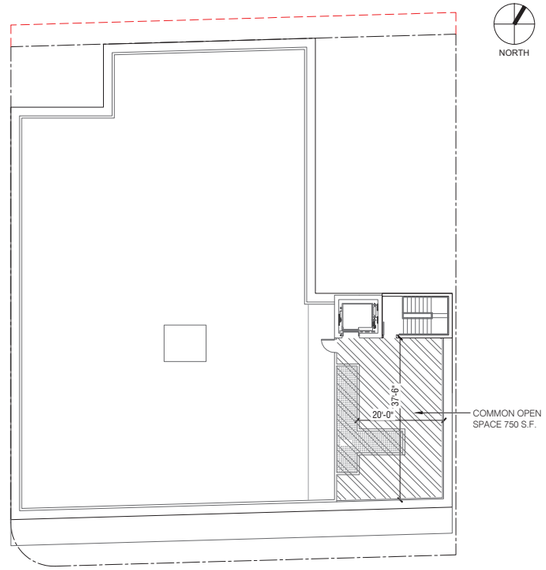
| LEVEL | PARKING S-2 [NOT FAR] | MECHANICAL S-2 [NOT FAR] | STORAGE S-2 [NOT FAR] | RETAIL | AREA OF STAIRS | F.A.R. AREA | GROSS AREA |
|---|---|---|---|---|---|---|---|
| PARKING 1 | 10,980 SF | 1,368 SF | - | - | 343 SF | - | 12,691 SF |
| 1st FLOOR | 5,442 SF | 519 SF | 467 SF | 1,968 SF | 523 SF | 3,608 SF | 12,527 SF |
| 2nd FLOOR | - | - | - | 659 SF | 468 SF | 6,904 SF | 8,031 SF |
| 3rd FLOOR | - | - | - | - | 468 SF | 8,108 SF | 8,576 SF |
| 4th FLOOR | - | - | - | - | 468 SF | 8,108 SF | 8,576 SF |
| 5th FLOOR | - | - | - | - | 468 SF | 8,108 SF | 8,576 SF |
| 6th FLOOR | - | - | - | - | 468 SF | 8,108 SF | 8,576 SF |
| 7th FLOOR | - | - | - | - | 468 SF | 8,108 SF | 8,576 SF |
| TOTAL | 16,422 SF | 1,887 SF | 467 SF | 2,627 SF | 3,674 SF | 51,052 SF | 76,129 SF |
| NON-RESIDENTIAL USE: 2,627 SF APPROX. 5.14% OF TOTAL | | | | | | | |

**LEGEND:**

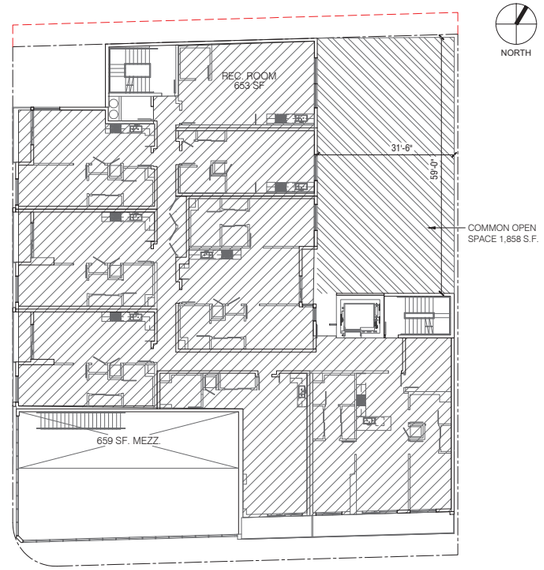
INCLUDED FAR

EXCLUDED FAR

OPEN SPACE

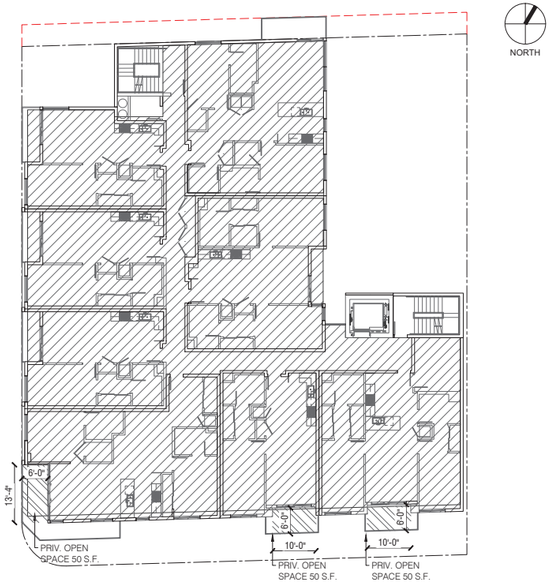



ROOF OPEN SPACE 750 S.F. — ROOF PLAN OPEN SPACE — SCALE 1/32" = 1'-0" — 02



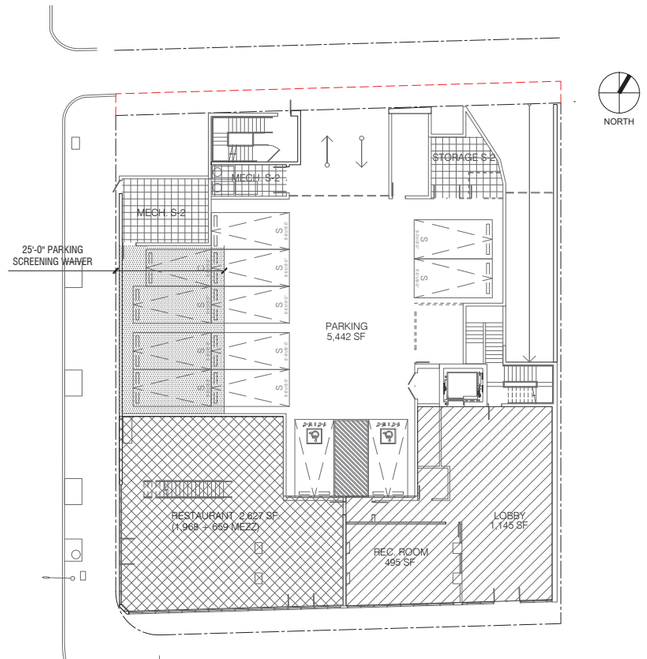

PRIVATE OPEN SPACE 2 D.U.

TOTAL F.A.R. 6,904 S.F. — 2ND FLOOR - F.A.R. DIAGRAM — SCALE 1/32" = 1'-0" — 02




PRIVATE OPEN SPACE 3 D.U. PER FLOOR = 15 D.U.

TOTAL F.A.R. 8,108 S.F. — 3RD THRU 7TH FLOOR - F.A.R. DIAGRAM — SCALE 1/32" = 1'-0" — 01




TOTAL F.A.R. 3,608 S.F. — 1ST FLOOR - F.A.R. DIAGRAM — SCALE 1/32" = 1'-0" — 01

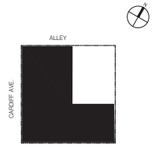

Kevin Tsai Architecture

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


architects stamp

consultant

KEY PLAN:





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| # | DATE | ISSUE DESCRIPTION |
|---|---|---|
| 01 | 11/01/2023 | FEASIBILITY STUDY |

D R A F T
NOT FOR CONSTRUCTION

PROJECT TITLE:

VENICE RESIDENCE

9431 VENICE BLVD.
LOS ANGELES, CA 90232

| | |
|---|---|
| PIC/PM: | XX |
| DRAWN BY: | STAFF |
| JOB NO: | 21-12 |

DRAWING TITLE:

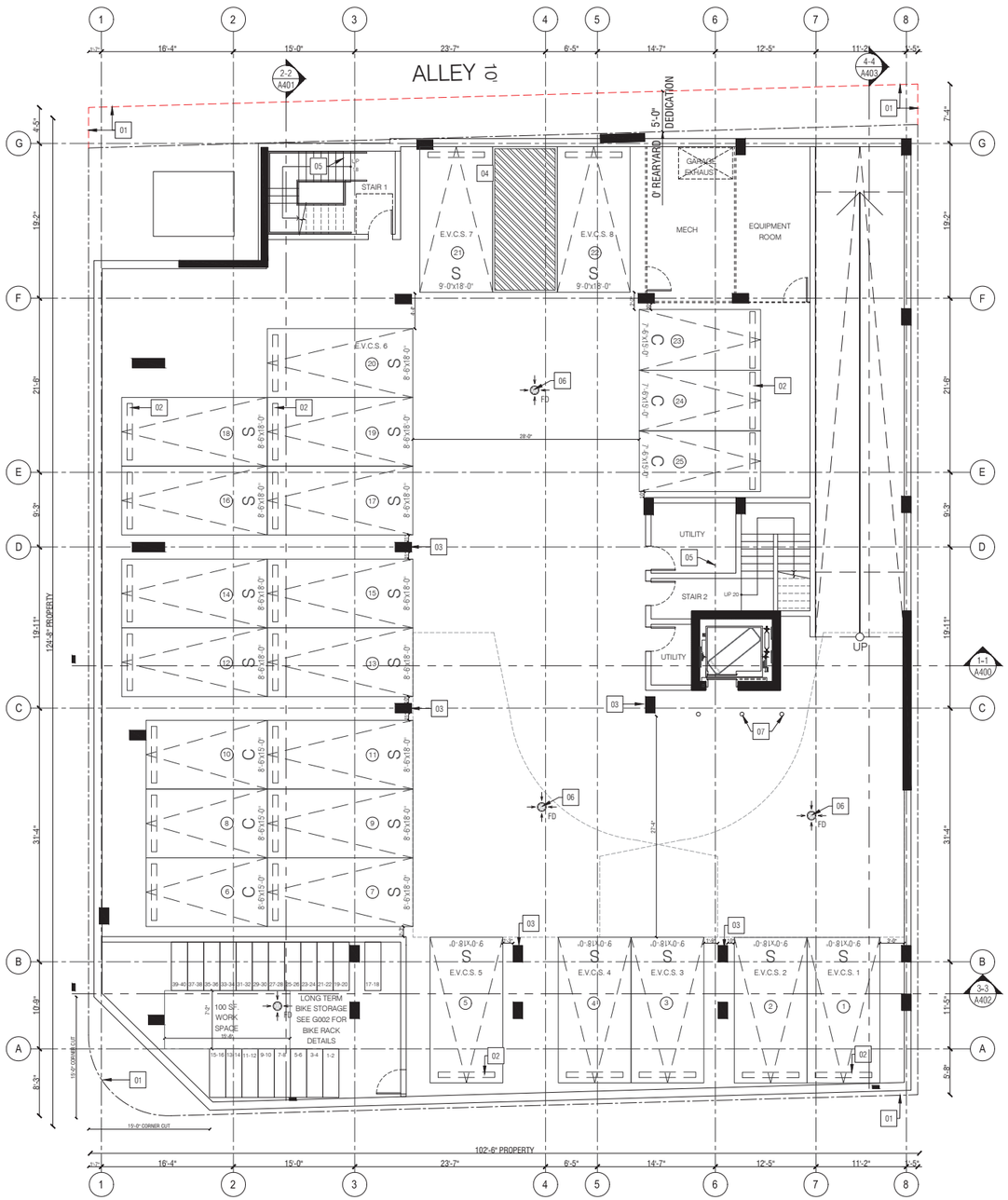
FAR & OPEN SPACE DIAGRAMS

SHEET:

G200

## BUILDING NOTES:

1. ALL EXTERIOR WALLS ARE 2 HR. FIRE-RATED WALLS
2. ALL DEMISING WALLS ARE 1 HR. FIRE-RATED
3. ALL EXTERIOR GLASS AND GLAZING SHALL COMPLY WITH CBC CHAPTER 24 & 26 AND RESIDENTIAL CODE R308.4.2.
4. ALL MECHANICAL SHAFT ARE 2 HR. FIRE-RATED
5. ALL REFUSE CHUTE VENT SHAFT 2 HR. FIRE-RATED
6. ELEVATOR SHAFT WALL 2 HR. FIRE-RATED
7. BATHROOM EXHAUST FANS SHALL BE "ENERGY STAR " COMPLIANT AND BE DUCTED TO TERMINATE OUTSIDE OF THE BUILDING.
8. BATHROOM EXHAUST FANS, NOT FUNCTIONING AS A COMPONENT OF A WHOLE HOUSE VENTILATION SYSTEM, MUST BE CONTROLLED BY A HUMIDITY CONTROL.
9. FOR BATHROOM EXHAUST FAN AND LIGHTING LOCATIONS, SEE REFLECTED CEILING PLANS AND ENLARGED UNIT PLANS.
10. EXIT SIGNS SHALL BE INTERNALLY OR EXTERNALLY ILLUMINATED
11. EXIT SIGNS ILLUMINATED BY AN EXTERNAL SOURCE SHALL HAVE AN INTENSITY OF NOT LESS THAN 5 FOOT CANDLES (54 IUX).
12. INTERNALLY ILLUMINATED SIGNS SHALL BE LISTED AND LABELED AND SHALL BE INSTALLED IN ACCORDANCE WITH THE MANUFACTURER'S INSTRUCTIONS AND SECTION 2702.
13. EXIT SIGNS SHALL BE ILLUMINATED AT ALL TIMES.
14. EXIT SIGNS SHALL BE CONNECTED TO AN EMERGENCY POWER SYSTEM THAT WILL PROVIDE AN ILLUMINATION OF NOT LESS THAN 90MIN. IN CASE OF PRIMARY POWER LOSS. (1013.5-1013.6.3)
15. EGRESS DOORS SHALL BE READILY OPENABLE FROM THE EGRESS SIDE WITHOUT THE USE OF A KEY OR SPECIAL KNOWLEDGE OR EFFORT. (1010.1.9)
16. DOOR HANDLES, LOCK AND OTHER OPERATING DEVICES SHALL BE INSTALLED AT A MIN. 34" AND A MAX. 48" ABOVE THE FINISHED FLOOR.(1010.1.9.2)
17. ALL EGRESS DOOR OPERATION SHALL ALSO COMPLY WITH SECTION1010.1.9
18. THE MEANS OF EGRESS, INCLUDING THE EXIT DISCHARGE, SHALL BE ILLUMINATED AT ALL TIMES THE BUILDING SPACE SERVED BY THE MEANS OF EGRESS IS OCCUPIED. THE MEANS OF EGRESS ILLUMINATION LEVEL SHALL NOT BE LESS THAN 1FOOT-CANDLE AT THE WALKING SURFACE. (1008.1)
19. THE POWER SUPPLY FOR MEANS OF EGRESS ILLUMINATION SHALL NORMALLY BE PROVIDED BY THE PREMISES' ELECTRICAL SUPPLY. IN THE EVENT OF POWER SUPPLY FAILURE, AN EMERGENCY ELECTRICAL SYSTEM SHALL AUTOMATICALLY ILLUMINATE THE FOLLOWING AREAS (1008.3):
20. AISLES AND UNENCLOSED EGRESS STAIRWAYS IN ROOMS AND SPACES THAT REQUIRE TWO OR MORE MEANS OF EGRESS;
21. CORRIDORS, EXIT ENCLOSURES AND EXIT PASSAGEWAYS IN BUILDINGS REQUIRED TO HAVE TWO OR MORE EXITS.;
22. EXTERIOR EGRESS COMPONENTS AT OTHER THAN THEIR LEVEL OF EXIT DISCHARGE UNTIL EXIT DISCHARGE IS ACCOMPLISHED FOR BUILDINGS REQUIRED TO HAVE TWO OR MORE EXITS.
23. INTERIOR EXIT DISCHARGE ELEMENTS, AS PERMITTED IN SECTION 1028.1, IN BUILDINGS REQUIRED TO HAVE TWO OR MORE EXITS.
24. EXTERIOR LANDINGS, AS REQUIRED BY SECTION 1010.1.6, FOR EXIT DISCHARGE DOORWAYS IN BUILDINGS REQUIRED TO HAVE TWO OR MORE EXITS.
25. THE EMERGENCY POWER SYSTEM SHALL PROVIDE POWER FOR A DURATION OF NOT LESS THAN 90 MINUTES AND SHALL CONSIST OF STORAGE BATTERIES, UNIT EQUIPMENT OR AN ON-SITE GENERATOR. THE INSTALLATION OF THE EMERGENCY POWER SYSTEM SHALL BE IN ACCORDANCE WITH SECTION 2702. (1008.3)
26. EMERGENCY LIGHTING FACILITIES SHALL BE ARRANGED TO PROVIDE INITIAL ILLUMINATION THAT IS AT LEAST AN AVERAGE OF 1 FOOT-CANDLE (11 LUX) AND A MINIMUM AT ANY POINT OF 0.1 FOOT-CANDLE (1 MEASURED ALONG THE PATH OF EGRESS AT FLOOR LEVEL. ILLUMINATION LEVELS SHALL BE PERMITTED TO DECLINE TO 0.6 FOOTCANDLE (6 LUX) AVERAGE AND A MINIMUM AT ANY POINT OF 0.06 FOOT-CANDLE (0.6 LUX) AT THE END OF THE EMERGENCY LIGHTING TIME DURATION. A MAXIMUM-TO-MINIMUM ILLUMINATION UNIFORMITY RATIO OF 40 TO 1 SHALL NOT BE EXCEEDED. (1008.3)
27. THE EXIT SIGNS SHALL ALSO BE CONNECTED TO AN EMERGENCY ELECTRICAL SYSTEM PROVIDED FROM STORAGE BATTERIES UNIT EQUIPMENT OR AN ON-SITE GENERATOR SET, AND THE SYSTEM SHALL BE INSTALLED IN ACCORDANCE WITH THE ELECTRICAL CODE. FOR HIGH RISE BUILDINGS, SEE SECTION 403.




## PLAN KEYNOTES

| | |
|---|---|
| 01 | PROPERTY LINE |
| 02 | WHEEL STOP |
| 03 | CONCRETE COLUMN WITH W/ STEEL CORNER GUARD C.I.P. |
| 04 | GARAGE EXHAUST FAN - REFER TO MECH DWGS |
| 05 | STANDPIPE - REFER TO FIRE PROTECTION |
| 06 | EMERGENCY DRAIN - REFER TO PLUMBING PLANS |
| 07 | BOLLARDS |

0 4' 8' 16'

NORTH

25 CARS - 10,980 S.F.

P1 PARKING PLAN | SCALE 1/8" = 1'-0" | 01


Kevin Tsai Architecture

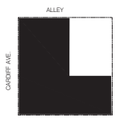
834 S. Broadway, Los Angeles, CA 90014
T. 310.486.9328 www.kevin-tsai.com


LICENSED ARCHITECT
KUO-HUEI TSAI
No. C-33710
05/31/23
RENEWAL DATE
STATE OF CALIFORNIA

architects stamp

consultant

KEY PLAN:





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| # | DATE | ISSUE DESCRIPTION |
|---|---|---|
| 01 | 11.01.2023 | FEASIBILITY STUDY |

D R A F T
NOT FOR CONSTRUCTION

PROJECT TITLE:

# VENICE RESIDENCE

9431 VENICE BLVD.
LOS ANGELES, CA 90232

PIC/PM: XX
DRAWN BY: STAFF
JOB NO: 21-12

DRAWING TITLE:
PARKING LEVEL P1

SHEET:

# A200

## BUILDING NOTES:

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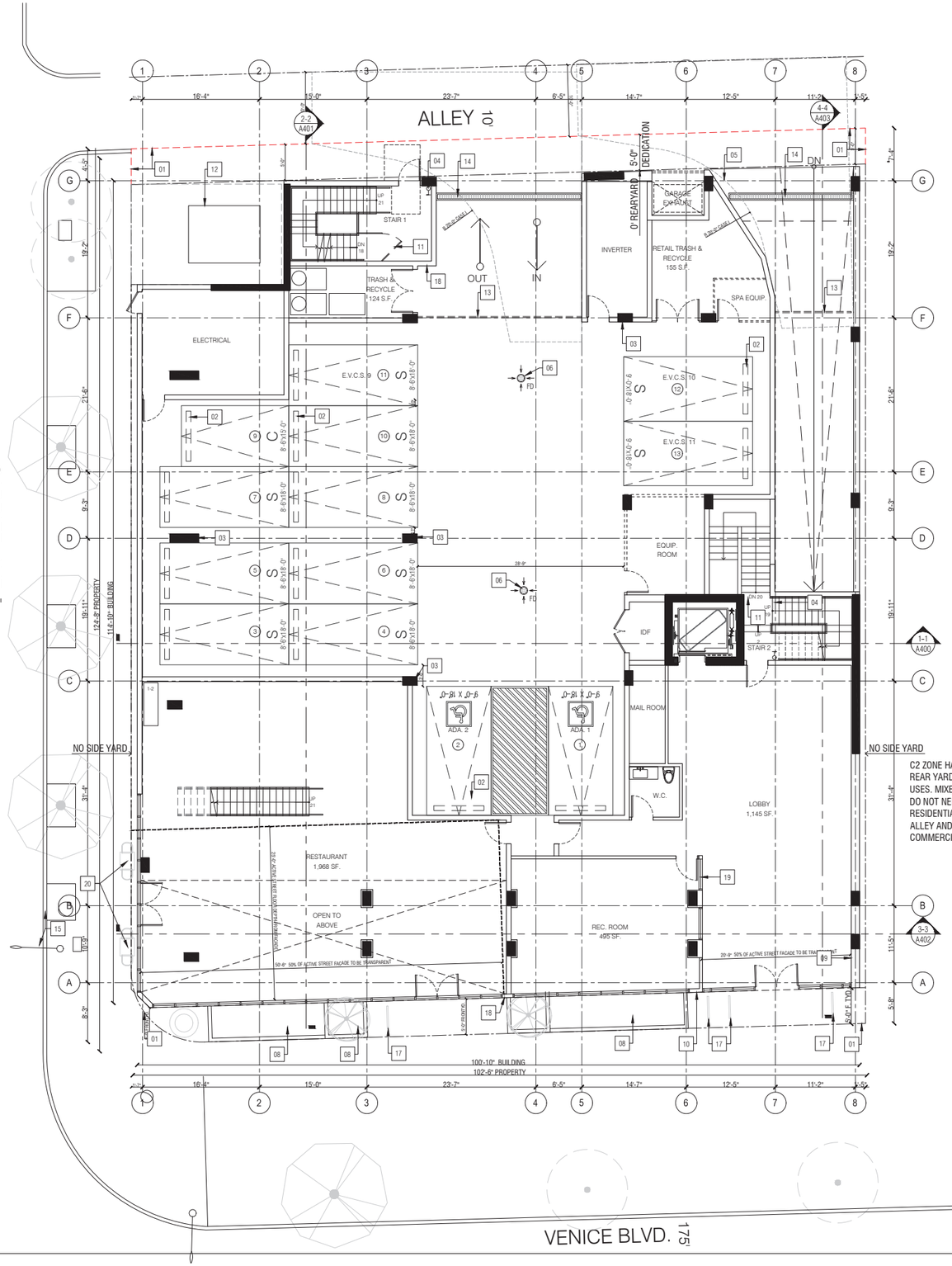


C2 ZONE HAS NO FRONT YARD, NO SIDE AND NO REAR YARD REQUIREMENTS FOR COMMERCIAL USES. MIXED USE PROJECTS ON C2 ZONED LOTS DO NOT NEED TO PROVIDE SETBACKS IF THE RESIDENTIAL PORTIONS ABUT A STREET OR ALLEY AND THE FIRST FLOOR IS USED FOR COMMERCIAL PURPOSES.

## PLAN KEYNOTES

| | |
|---|---|
| 01 | PROPERTY LINE |
| 02 | WHEEL STOP |
| 03 | CONCRETE COLUMN WITH W/ STEEL CORNER GUARD C.I.P. |
| 04 | STANDPIPE - REFER TO FIRE PROTECTION |
| 05 | GARAGE EXHAUST FAN - REFER TO MECH DWGS |
| 06 | EMERGENCY DRAIN - REFER TO PLUMBING PLANS |
| 07 | BOLLARDS |
| 08 | PLANTER PER LANDSCAPE PLANS |
| 09 | FIRE ANUNCIATOR PANEL |
| 10 | BUILDING INTERCOM |
| 11 | STAIR BARRIER PER CBC 1023.8 - SEE DETAIL ON AD130 |
| 12 | TRANSFORMER PAD & SWITCHBOARD - PER ELECTRICAL |
| 13 | PARKING ROLL DOWN GATE -SEE DETAIL 6 AD130 |
| 14 | TRENCH DRAIN - REFER TO PLUMBING PLANS |
| 15 | EXISTING UTILITY POLE |
| 16 | EXISTING FIRE HYDRANT |
| 17 | SHORT TERM BICYCLE PARKING SEE DETAILS ON G100 |
| 18 | HOSE BIB |
| 19 | GLASS PARTITION |
| 20 | ACTIVE USE SEATING AREA |

0 4' 8' 16'

NORTH

13 CARS - F.A.R. 3,608 S.F.

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


K T A

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LICENSED ARCHITECT
KUO-HUEI TSAI
No. C-33710
05/31/23
RENEWAL DATE
STATE OF CALIFORNIA

architects stamp

consultant

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| # | DATE | ISSUE DESCRIPTION |
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| 01 | 11/01/2023 | FEASIBILITY STUDY |

D R A F T
NOT FOR CONSTRUCTION

PROJECT TITLE:

VENICE RESIDENCE

9431 VENICE BLVD.
LOS ANGELES, CA 90232

| | |
|---|---|
| PIC/PM: | XX |
| DRAWN BY: | STAFF |
| JOB NO: | 21-12 |

DRAWING TITLE:

1ST FLOOR PLAN

SHEET:

A201

## BUILDING NOTES:

1. ALL EXTERIOR WALLS ARE 2 HR. FIRE-RATED WALLS
2. ALL DEMISING WALLS ARE 1 HR. FIRE-RATED
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17. ALL EGRESS DOOR OPERATION SHALL ALSO COMPLY WITH SECTION1010.1.9
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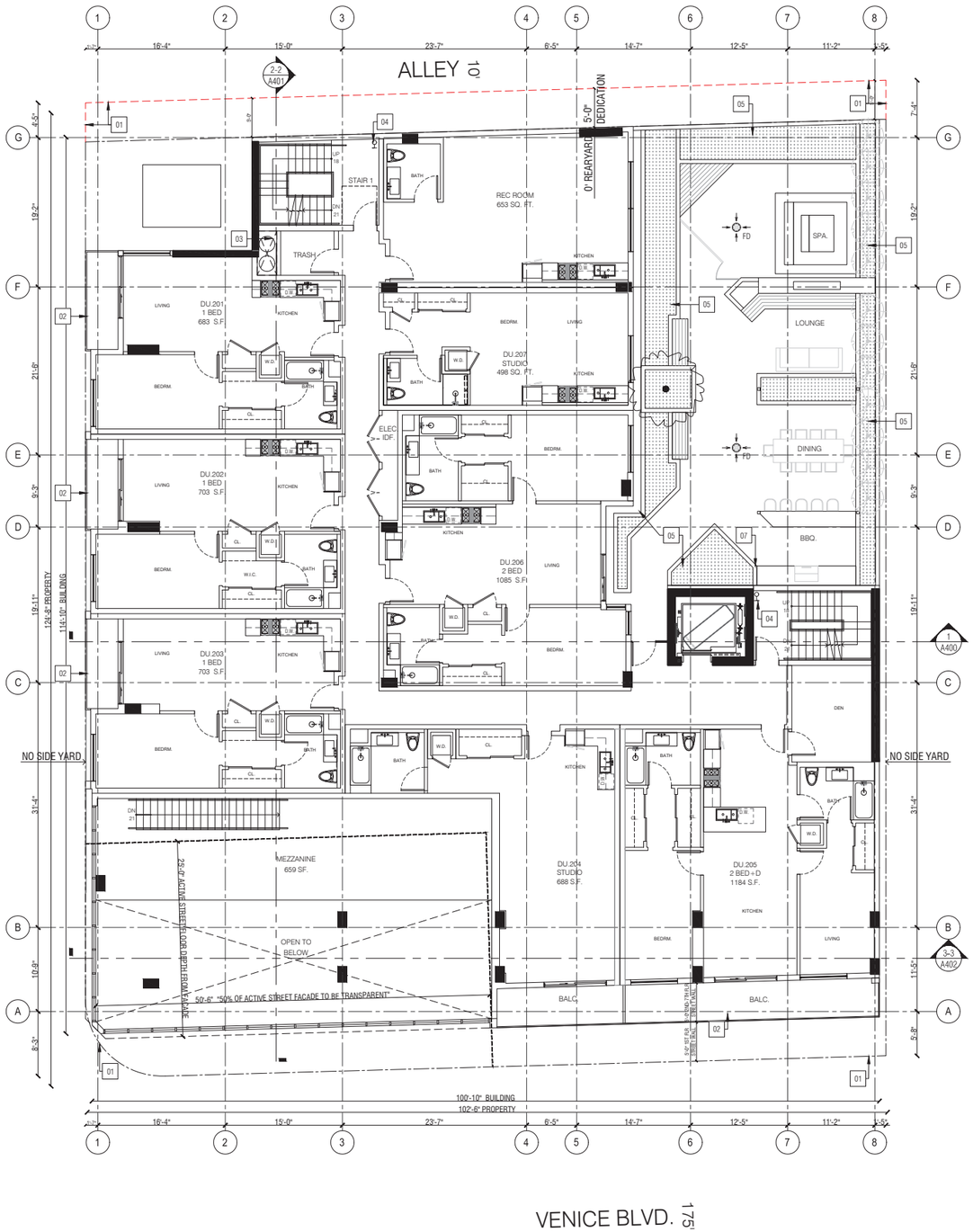
CARDIFF AVE 60'




VENICE BLVD. 175'

## PLAN KEYNOTES

| | |
|---|---|
| 01 | PROPERTY LINE |
| 02 | 42" MIN. HIGH GUARD RAIL |
| 03 | TRASH CHUTE ON 2HR RATED SHAFT |
| 04 | STANDPIPE - REFER TO FIRE PROTECTION |
| 05 | PLANTER PER LANDSCAPE PLANS |
| 06 | AREA DRAIN PER PLUMBING DWG. |
| 07 | HOSE BIB |

**UNIT SCHEDULE**

| UNIT# | TYPE | AREA |
|---|---|---|
| 201 | 1 BED | 683 |
| 202 | 1 BED | 703 |
| 203 | 1 BED | 703 |
| 204 | STUDIO | 673 |
| 205 | 2 B+D | 1151 |
| 206 | 2 BED | 1085 |
| 207 | STUDIO | 498 |
| TOTAL | 7 | 5496 |

0 4' 8' 16'

NORTH

F.A.R. - 6,904 S.F. - 7 D.U.

2nd FLOOR PLAN | SCALE 1/8" = 1'-0" | 01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LICENSED ARCHITECT KUO-HUEI TSAI No. C-33710 05/31/23 RENEWAL DATE STATE OF CALIFORNIA

architects stamp

consultant

KEY PLAN:

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DRAFT
NOT FOR CONSTRUCTION

PROJECT TITLE:
VENICE RESIDENCE

9431 VENICE BLVD.
LOS ANGELES, CA 90232

| | |
|---|---|
| PIC/PM: | XX |
| DRAWN BY: | STAFF |
| JOB NO: | 21-12 |

DRAWING TITLE:
2ND FLOOR PLAN

SHEET:
A202

## BUILDING NOTES:

1. ALL EXTERIOR WALLS ARE 2 HR. FIRE-RATED WALLS
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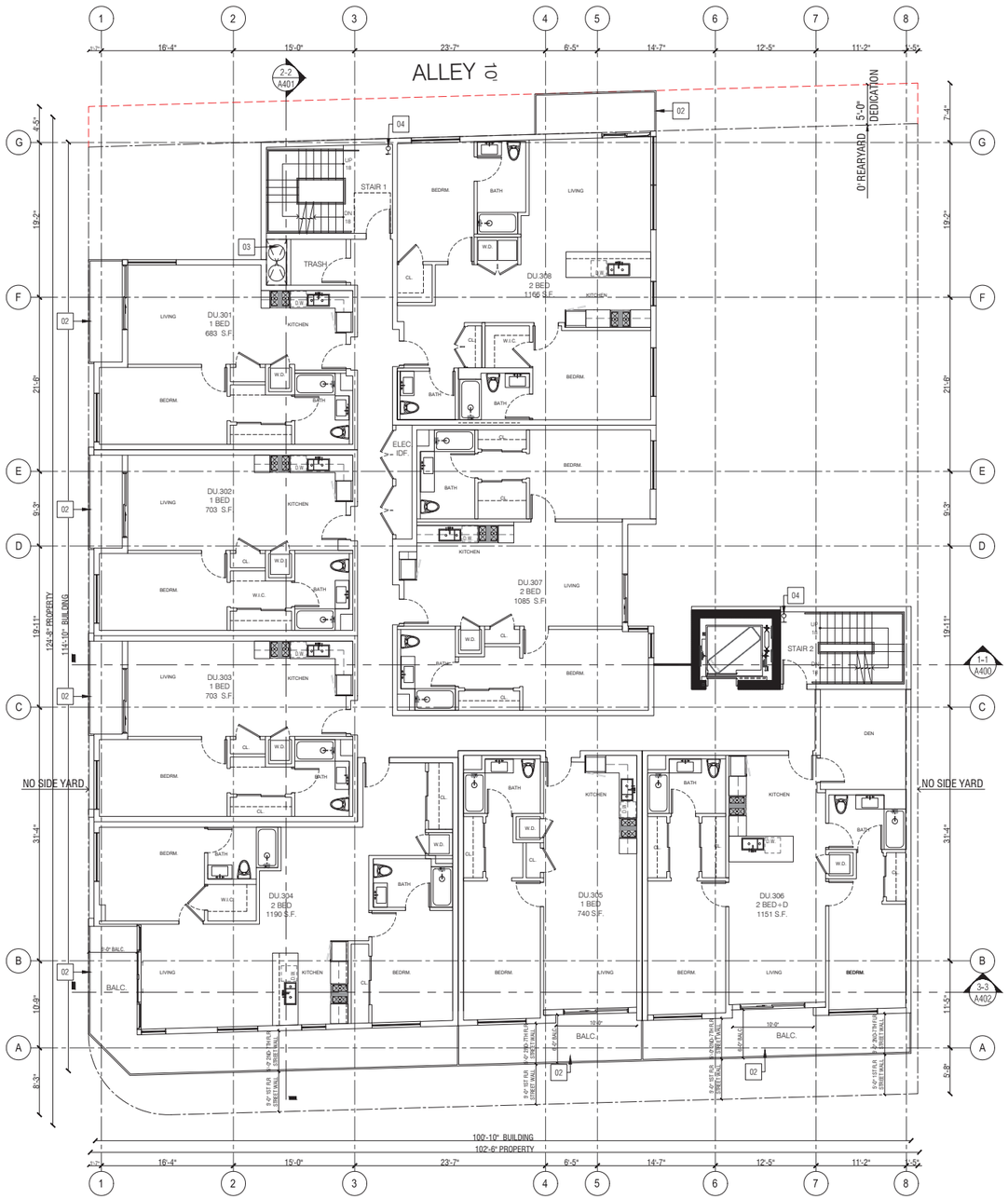


## PLAN KEYNOTES

| | |
|---|---|
| 01 | PROPERTY LINE |
| 02 | 42" MIN. HIGH GUARD RAIL |
| 03 | TRASH CHUTE ON 2HR RATED SHAFT |
| 04 | STANDPIPE - REFER TO FIRE PROTECTION |

**UNIT SCHEDULE**

| UNIT# | TYPE | AREA |
|---|---|---|
| 301 | 1 BED | 683 |
| 302 | 1 BED | 703 |
| 303 | 1 BED | 703 |
| 304 | 2 BED | 1186 |
| 305 | 1 BED | 740 |
| 306 | 2 B+D | 1151 |
| 307 | 2 BED | 1085 |
| 308 | 2 BED | 1165 |
| TOTAL | 8 | 7416 |

F.A.R. - 8,091 S.F. - 8 D.U.

0 4' 8' 16'

NORTH

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


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LICENSED ARCHITECT
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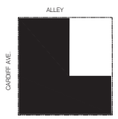
RENEWAL DATE
STATE OF CALIFORNIA

architects stamp

consultant

KEY PLAN:





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| 01 | 11.01.2023 | FEASIBILITY STUDY |

DRAFT
NOT FOR CONSTRUCTION

PROJECT TITLE:

# VENICE RESIDENCE

9431 VENICE BLVD.
LOS ANGELES, CA 90232

| | |
|---|---|
| PIC/PM: | XX |
| DRAWN BY: | STAFF |
| JOB NO: | 21-12 |

DRAWING TITLE:

## 3RD FLOOR PLAN

SHEET:

# A203

## BUILDING NOTES:

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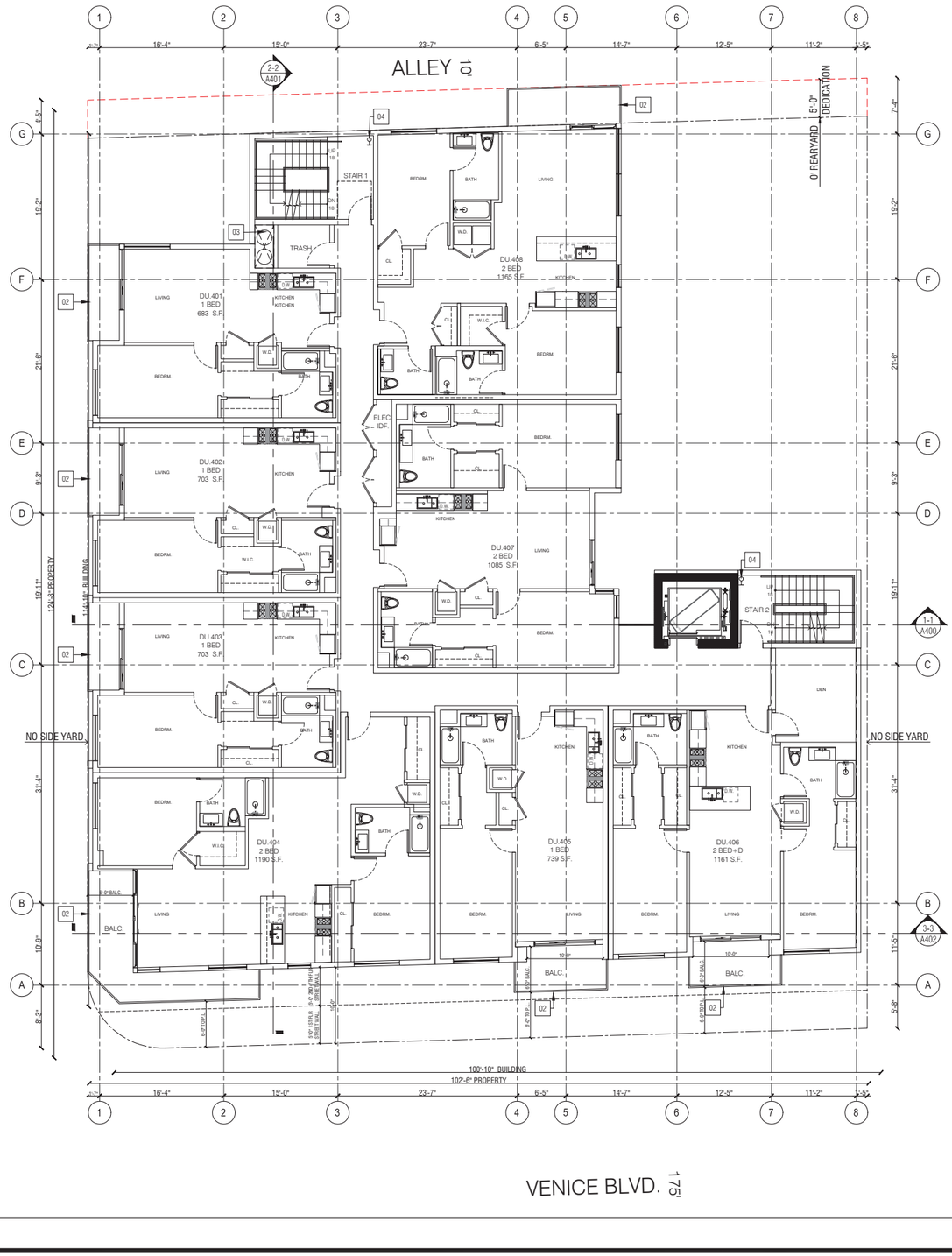
CARDIFF AVE 60'




## PLAN KEYNOTES

| | |
|---|---|
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| 03 | TRASH CHUTE ON 2HR RATED SHAFT |
| 04 | STANDPIPE - REFER TO FIRE PROTECTION |

**UNIT SCHEDULE**

| UNIT# | TYPE | AREA |
|---|---|---|
| 401 | 1 BED | 683 |
| 402 | 1 BED | 703 |
| 403 | 1 BED | 703 |
| 404 | 2 BED | 1190 |
| 405 | 1 BED | 739 |
| 406 | 2 B+D | 1161 |
| 407 | 2 BED | 1085 |
| 408 | 2 BED | 1165 |
| TOTAL | 8 | 7429 |

0 4' 8' 16'

NORTH

F.A.R. - 8,091 S.F. - 8 D.U.

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


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LICENSED ARCHITECT
KUO-HUEI TSAI
No. C-33710
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architects stamp

consultant

KEY PLAN:

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| # | DATE | ISSUE DESCRIPTION |
|---|---|---|
| 01 | 11.01.2023 | FEASIBILITY STUDY |

DRAFT
NOT FOR CONSTRUCTION

PROJECT TITLE:

# VENICE RESIDENCE

9431 VENICE BLVD.
LOS ANGELES, CA 90232

| | |
|---|---|
| PIC/PM: | XX |
| DRAWN BY: | STAFF |
| JOB NO: | 21-12 |

DRAWING TITLE:

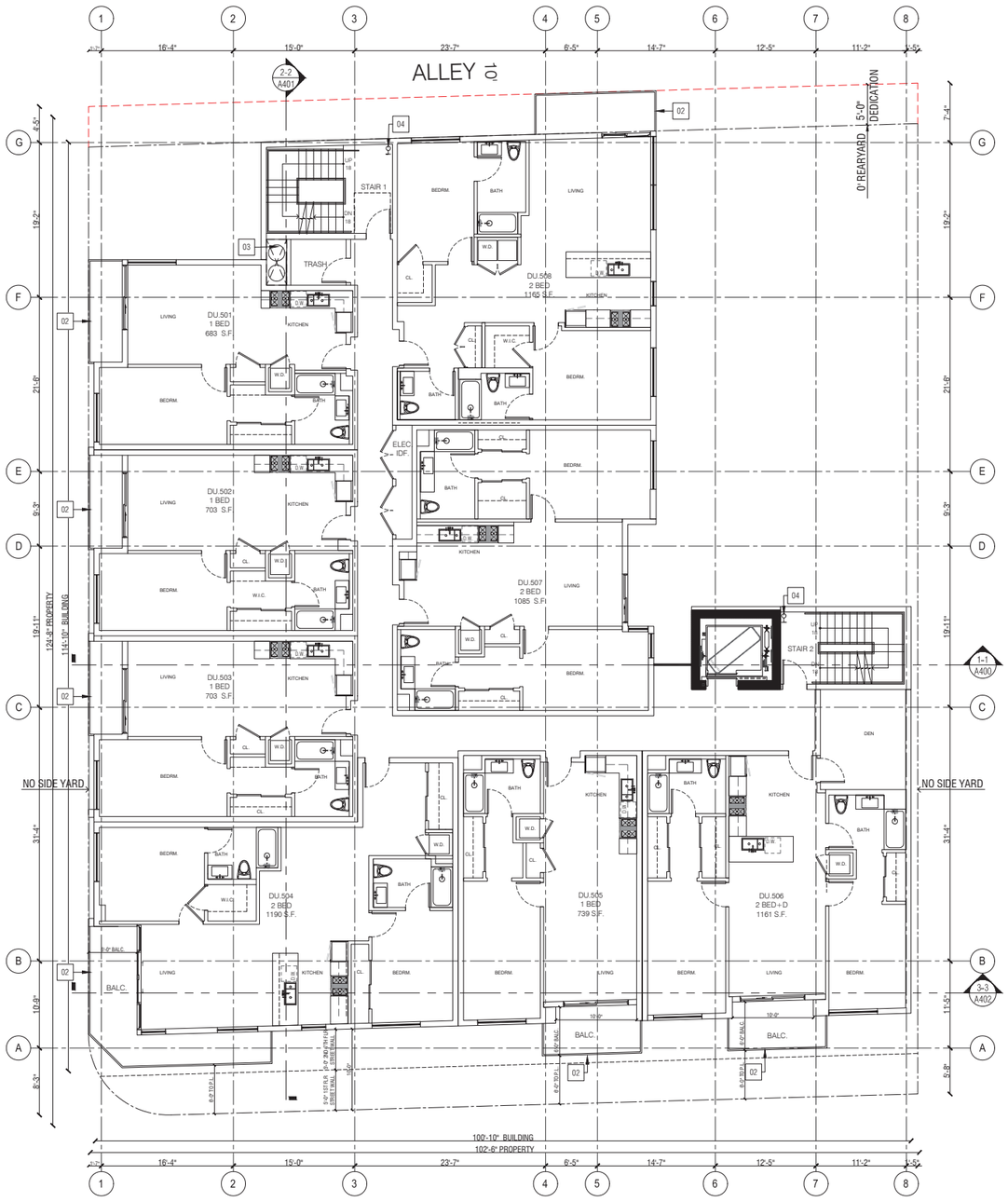
## 4TH FLOOR PLAN

SHEET:

# A204

## BUILDING NOTES:

1. ALL EXTERIOR WALLS ARE 2 HR. FIRE-RATED WALLS
2. ALL DEMISING WALLS ARE 1 HR. FIRE-RATED
3. ALL EXTERIOR GLASS AND GLAZING SHALL COMPLY WITH CBC CHAPTER 24 & 26 AND RESIDENTIAL CODE R308.4.2.
4. ALL MECHANICAL SHAFT ARE 2 HR. FIRE-RATED
5. ALL REFUSE CHUTE VENT SHAFT 2 HR. FIRE-RATED
6. ELEVATOR SHAFT WALL 2 HR. FIRE-RATED
7. BATHROOM EXHAUST FANS SHALL BE "ENERGY STAR " COMPLIANT AND BE DUCTED TO TERMINATE OUTSIDE OF THE BUILDING.
8. BATHROOM EXHAUST FANS, NOT FUNCTIONING AS A COMPONENT OF A WHOLE HOUSE VENTILATION SYSTEM, MUST BE CONTROLLED BY A HUMIDITY CONTROL.
9. FOR BATHROOM EXHAUST FAN AND LIGHTING LOCATIONS, SEE REFLECTED CEILING PLANS AND ENLARGED UNIT PLANS.
10. EXIT SIGNS SHALL BE INTERNALLY OR EXTERNALLY ILLUMINATED
11. EXIT SIGNS ILLUMINATED BY AN EXTERNAL SOURCE SHALL HAVE AN INTENSITY OF NOT LESS THAN 5 FOOT CANDLES (54 IUX).
12. INTERNALLY ILLUMINATED SIGNS SHALL BE LISTED AND LABELED AND SHALL BE INSTALLED IN ACCORDANCE WITH THE MANUFACTURER'S INSTRUCTIONS AND SECTION 2702.
13. EXIT SIGNS SHALL BE ILLUMINATED AT ALL TIMES.
14. EXIT SIGNS SHALL BE CONNECTED TO AN EMERGENCY POWER SYSTEM THAT WILL PROVIDE AN ILLUMINATION OF NOT LESS THAN 90MIN. IN CASE OF PRIMARY POWER LOSS. (1013.5-1013.6.3)
15. EGRESS DOORS SHALL BE READILY OPENABLE FROM THE EGRESS SIDE WITHOUT THE USE OF A KEY OR SPECIAL KNOWLEDGE OR EFFORT. (1010.1.9)
16. DOOR HANDLES, LOCK AND OTHER OPERATING DEVICES SHALL BE INSTALLED AT A MIN. 34" AND A MAX. 48" ABOVE THE FINISHED FLOOR.(1010.1.9.2)
17. ALL EGRESS DOOR OPERATION SHALL ALSO COMPLY WITH SECTION1010.1.9
18. THE MEANS OF EGRESS, INCLUDING THE EXIT DISCHARGE, SHALL BE ILLUMINATED AT ALL TIMES THE BUILDING SPACE SERVED BY THE MEANS OF EGRESS IS OCCUPIED. THE MEANS OF EGRESS ILLUMINATION LEVEL SHALL NOT BE LESS THAN 1FOOT-CANDLE AT THE WALKING SURFACE. (1008.1)
19. THE POWER SUPPLY FOR MEANS OF EGRESS ILLUMINATION SHALL NORMALLY BE PROVIDED BY THE PREMISES' ELECTRICAL SUPPLY. IN THE EVENT OF POWER SUPPLY FAILURE, AN EMERGENCY ELECTRICAL SYSTEM SHALL AUTOMATICALLY ILLUMINATE THE FOLLOWING AREAS (1008.3):
20. AISLES AND UNENCLOSED EGRESS STAIRWAYS IN ROOMS AND SPACES THAT REQUIRE TWO OR MORE MEANS OF EGRESS;
21. CORRIDORS, EXIT ENCLOSURES AND EXIT PASSAGEWAYS IN BUILDINGS REQUIRED TO HAVE TWO OR MORE EXITS.;
22. EXTERIOR EGRESS COMPONENTS AT OTHER THAN THEIR LEVEL OF EXIT DISCHARGE UNTIL EXIT DISCHARGE IS ACCOMPLISHED FOR BUILDINGS REQUIRED TO HAVE TWO OR MORE EXITS.
23. INTERIOR EXIT DISCHARGE ELEMENTS, AS PERMITTED IN SECTION 1028.1, IN BUILDINGS REQUIRED TO HAVE TWO OR MORE EXITS.
24. EXTERIOR LANDINGS, AS REQUIRED BY SECTION 1010.1.6, FOR EXIT DISCHARGE DOORWAYS IN BUILDINGS REQUIRED TO HAVE TWO OR MORE EXITS.
25. THE EMERGENCY POWER SYSTEM SHALL PROVIDE POWER FOR A DURATION OF NOT LESS THAN 90 MINUTES AND SHALL CONSIST OF STORAGE BATTERIES, UNIT EQUIPMENT OR AN ON-SITE GENERATOR. THE INSTALLATION OF THE EMERGENCY POWER SYSTEM SHALL BE IN ACCORDANCE WITH SECTION 2702. (1008.3)
26. EMERGENCY LIGHTING FACILITIES SHALL BE ARRANGED TO PROVIDE INITIAL ILLUMINATION THAT IS AT LEAST AN AVERAGE OF 1 FOOT-CANDLE (11 LUX) AND A MINIMUM AT ANY POINT OF 0.1 FOOT-CANDLE (1 MEASURED ALONG THE PATH OF EGRESS AT FLOOR LEVEL. ILLUMINATION LEVELS SHALL BE PERMITTED TO DECLINE TO 0.6 FOOTCANDLE (6 LUX) AVERAGE AND A MINIMUM AT ANY POINT OF 0.06 FOOT-CANDLE (0.6 LUX) AT THE END OF THE EMERGENCY LIGHTING TIME DURATION. A MAXIMUM-TO-MINIMUM ILLUMINATION UNIFORMITY RATIO OF 40 TO 1 SHALL NOT BE EXCEEDED. (1008.3)
27. THE EXIT SIGNS SHALL ALSO BE CONNECTED TO AN EMERGENCY ELECTRICAL SYSTEM PROVIDED FROM STORAGE BATTERIES UNIT EQUIPMENT OR AN ON-SITE GENERATOR SET, AND THE SYSTEM SHALL BE INSTALLED IN ACCORDANCE WITH THE ELECTRICAL CODE. FOR HIGH RISE BUILDINGS, SEE SECTION 403.




## PLAN KEYNOTES

| | |
|---|---|
| 01 | PROPERTY LINE |
| 02 | 42" MIN. HIGH GUARD RAIL |
| 03 | TRASH CHUTE ON 2HR RATED SHAFT |
| 04 | STANDPIPE - REFER TO FIRE PROTECTION |

**UNIT SCHEDULE**

| UNIT# | TYPE | AREA |
|---|---|---|
| 501 | 1 BED | 683 |
| 502 | 1 BED | 703 |
| 503 | 1 BED | 703 |
| 504 | 2 BED | 1190 |
| 505 | 1 BED | 739 |
| 506 | 2 B+D | 1161 |
| 507 | 2 BED | 1085 |
| 508 | 2 BED | 1165 |
| TOTAL | 8 | 7429 |

0 4' 8' 16'

NORTH

F.A.R. - 8,091 S.F. - 8 D.U.

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


Kevin Tsai Architecture
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LICENSED ARCHITECT
KUO-HUEI TSAI
No. C-33710
05/31/23
RENEWAL DATE
STATE OF CALIFORNIA

architects stamp

consultant

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DRAFT
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PROJECT TITLE:

# VENICE RESIDENCE

9431 VENICE BLVD.
LOS ANGELES, CA 90232

| | |
|---|---|
| PIC/PM: | XX |
| DRAWN BY: | STAFF |
| JOB NO: | 21-12 |

DRAWING TITLE:

## 5TH FLOOR PLAN

SHEET:

# A205

## BUILDING NOTES:

1. ALL EXTERIOR WALLS ARE 2 HR. FIRE-RATED WALLS
2. ALL DEMISING WALLS ARE 1 HR. FIRE-RATED
3. ALL EXTERIOR GLASS AND GLAZING SHALL COMPLY WITH CBC CHAPTER 24 & 26 AND RESIDENTIAL CODE R308.4.2.
4. ALL MECHANICAL SHAFT ARE 2 HR. FIRE-RATED
5. ALL REFUSE CHUTE VENT SHAFT 2 HR. FIRE-RATED
6. ELEVATOR SHAFT WALL 2 HR. FIRE-RATED
7. BATHROOM EXHAUST FANS SHALL BE "ENERGY STAR " COMPLIANT AND BE DUCTED TO TERMINATE OUTSIDE OF THE BUILDING.
8. BATHROOM EXHAUST FANS, NOT FUNCTIONING AS A COMPONENT OF A WHOLE HOUSE VENTILATION SYSTEM, MUST BE CONTROLLED BY A HUMIDITY CONTROL.
9. FOR BATHROOM EXHAUST FAN AND LIGHTING LOCATIONS, SEE REFLECTED CEILING PLANS AND ENLARGED UNIT PLANS.
10. EXIT SIGNS SHALL BE INTERNALLY OR EXTERNALLY ILLUMINATED
11. EXIT SIGNS ILLUMINATED BY AN EXTERNAL SOURCE SHALL HAVE AN INTENSITY OF NOT LESS THAN 5 FOOT CANDLES (54 IUX).
12. INTERNALLY ILLUMINATED SIGNS SHALL BE LISTED AND LABELED AND SHALL BE INSTALLED IN ACCORDANCE WITH THE MANUFACTURER'S INSTRUCTIONS AND SECTION 2702.
13. EXIT SIGNS SHALL BE ILLUMINATED AT ALL TIMES.
14. EXIT SIGNS SHALL BE CONNECTED TO AN EMERGENCY POWER SYSTEM THAT WILL PROVIDE AN ILLUMINATION OF NOT LESS THAN 90MIN. IN CASE OF PRIMARY POWER LOSS. (1013.5-1013.6.3)
15. EGRESS DOORS SHALL BE READILY OPENABLE FROM THE EGRESS SIDE WITHOUT THE USE OF A KEY OR SPECIAL KNOWLEDGE OR EFFORT. (1010.1.9)
16. DOOR HANDLES, LOCK AND OTHER OPERATING DEVICES SHALL BE INSTALLED AT A MIN. 34" AND A MAX. 48" ABOVE THE FINISHED FLOOR.(1010.1.9.2)
17. ALL EGRESS DOOR OPERATION SHALL ALSO COMPLY WITH SECTION1010.1.9
18. THE MEANS OF EGRESS, INCLUDING THE EXIT DISCHARGE, SHALL BE ILLUMINATED AT ALL TIMES THE BUILDING SPACE SERVED BY THE MEANS OF EGRESS IS OCCUPIED. THE MEANS OF EGRESS ILLUMINATION LEVEL SHALL NOT BE LESS THAN 1FOOT-CANDLE AT THE WALKING SURFACE. (1008.1)
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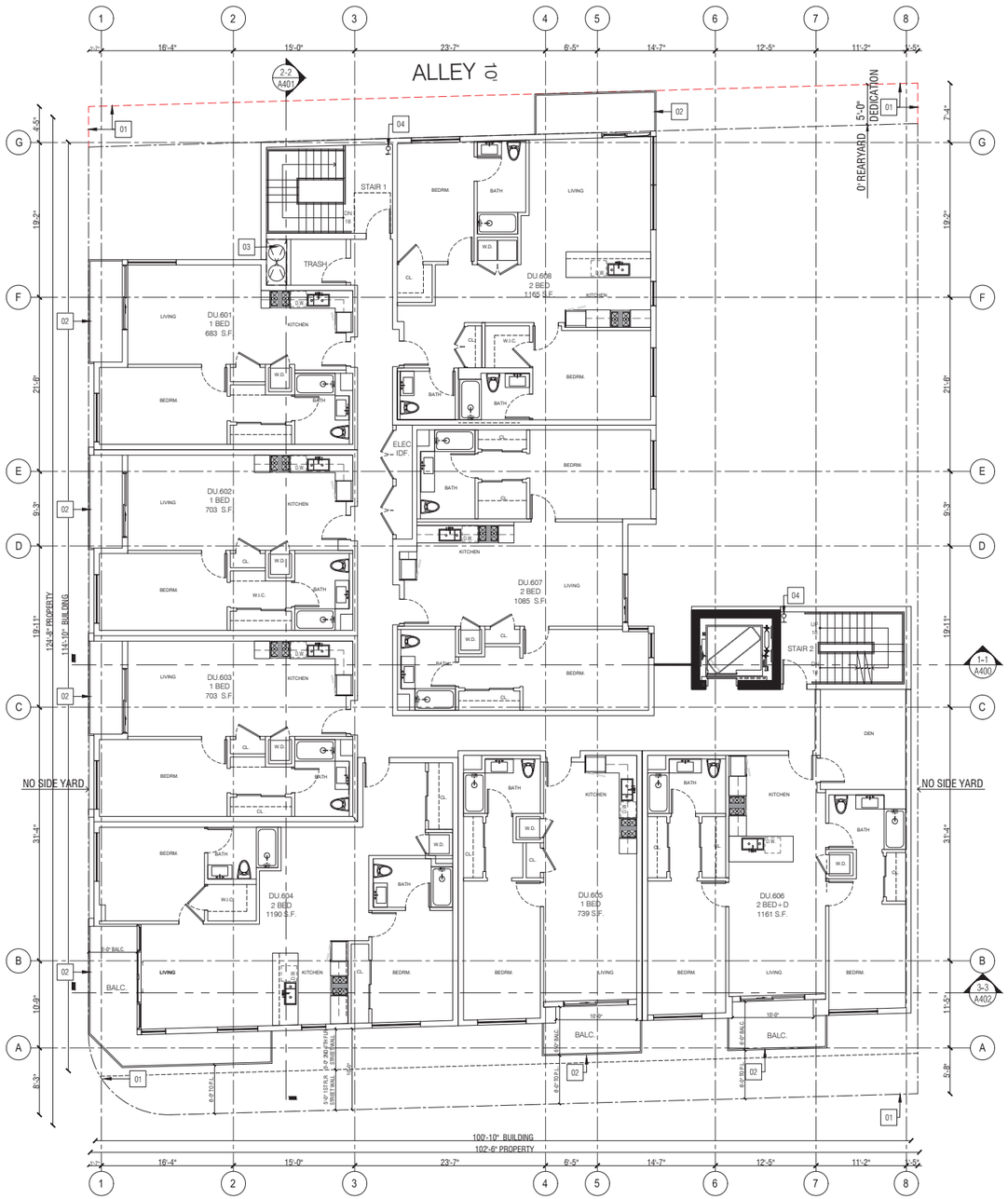


## PLAN KEYNOTES

| | |
|---|---|
| 01 | PROPERTY LINE |
| 02 | 42" MIN. HIGH GUARD RAIL |
| 03 | TRASH CHUTE ON 2HR RATED SHAFT |
| 04 | STANDPIPE - REFER TO FIRE PROTECTION |

**UNIT SCHEDULE**

| UNIT# | TYPE | AREA |
|---|---|---|
| 601 | 1 BED | 683 |
| 602 | 1 BED | 703 |
| 603 | 1 BED | 703 |
| 604 | 2 BED | 1190 |
| 605 | 1 BED | 739 |
| 606 | 2 B+D | 1161 |
| 607 | 2 BED | 1085 |
| 608 | 2 BED | 1165 |
| TOTAL | 8 | 7429 |

F.A.R. - 8,091 S.F. - 8 D.U.

0 4' 8' 16'

NORTH

6th FLOOR PLAN — SCALE 1/8" = 1'-0" — 01


Kevin Tsai Architecture
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LICENSED ARCHITECT
KUO-HUEI TSAI
No. C-33710
05/31/23
RENEWAL DATE
STATE OF CALIFORNIA

architects stamp

consultant

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PROJECT TITLE:

VENICE RESIDENCE

9431 VENICE BLVD.
LOS ANGELES, CA 90232

| | |
|---|---|
| PIC/PM: | XX |
| DRAWN BY: | STAFF |
| JOB NO: | 21-12 |

DRAWING TITLE:

6TH FLOOR PLAN

SHEET:

A206

## BUILDING NOTES:

1. ALL EXTERIOR WALLS ARE 2 HR. FIRE-RATED WALLS
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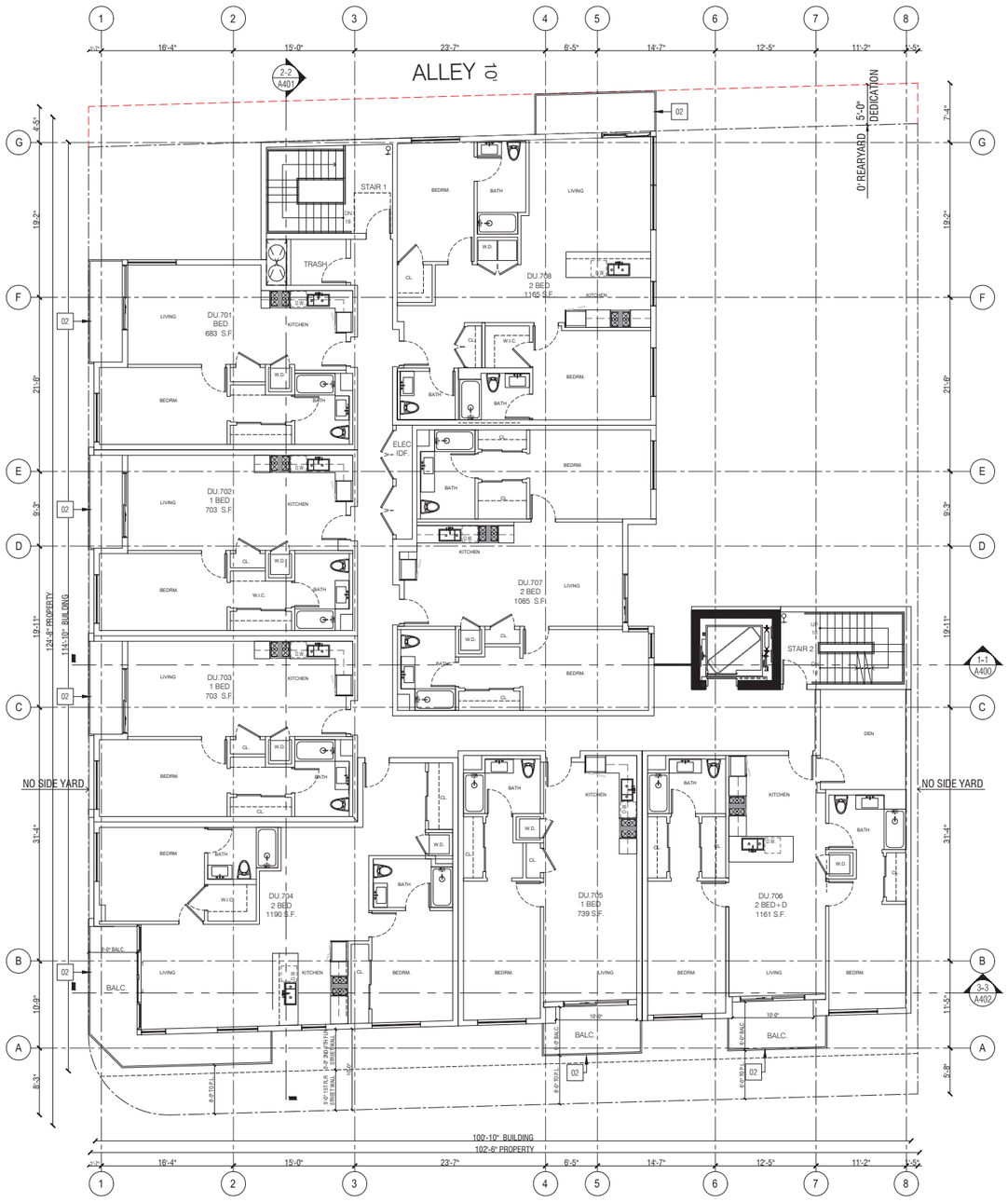


## PLAN KEYNOTES

| | |
|---|---|
| 01 | PROPERTY LINE |
| 02 | 42" MIN. HIGH GUARD RAIL |
| 03 | TRASH CHUTE ON 2HR RATED SHAFT |
| 04 | STANDPIPE - REFER TO FIRE PROTECTION |

**UNIT SCHEDULE**

| UNIT# | TYPE | AREA |
|---|---|---|
| 701 | 1 BED | 683 |
| 702 | 1 BED | 703 |
| 703 | 1 BED | 703 |
| 704 | 2 BED | 1190 |
| 705 | 1 BED | 739 |
| 706 | 2 B+D | 1161 |
| 707 | 2 BED | 1085 |
| 708 | 2 BED | 1165 |
| TOTAL | 8 | 7429 |

0 4' 8' 16'

NORTH

F.A.R. - 8,091 S.F. - 8 D.U.

7th FLOOR PLAN | SCALE 1/8" = 1'-0" | 01


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LICENSED ARCHITECT
KUO-HUEI TSAI
No. C-33710
05/31/23
RENEWAL DATE
STATE OF CALIFORNIA

architects stamp

consultant

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DRAFT
NOT FOR CONSTRUCTION

PROJECT TITLE:

# VENICE RESIDENCE

9431 VENICE BLVD.
LOS ANGELES, CA 90232

| | |
|---|---|
| PIC/PM: | XX |
| DRAWN BY: | STAFF |
| JOB NO: | 21-12 |

DRAWING TITLE:

## 7TH FLOOR PLAN

SHEET:

# A207

## BUILDING NOTES:

1. ALL EXTERIOR WALLS ARE 2 HR. FIRE-RATED WALLS
2. ALL DEMISING WALLS ARE 1 HR. FIRE-RATED
3. ALL EXTERIOR GLASS AND GLAZING SHALL COMPLY WITH CBC CHAPTER 24 & 26 AND RESIDENTIAL CODE R308.4.2.
4. ALL MECHANICAL SHAFT ARE 2 HR. FIRE-RATED
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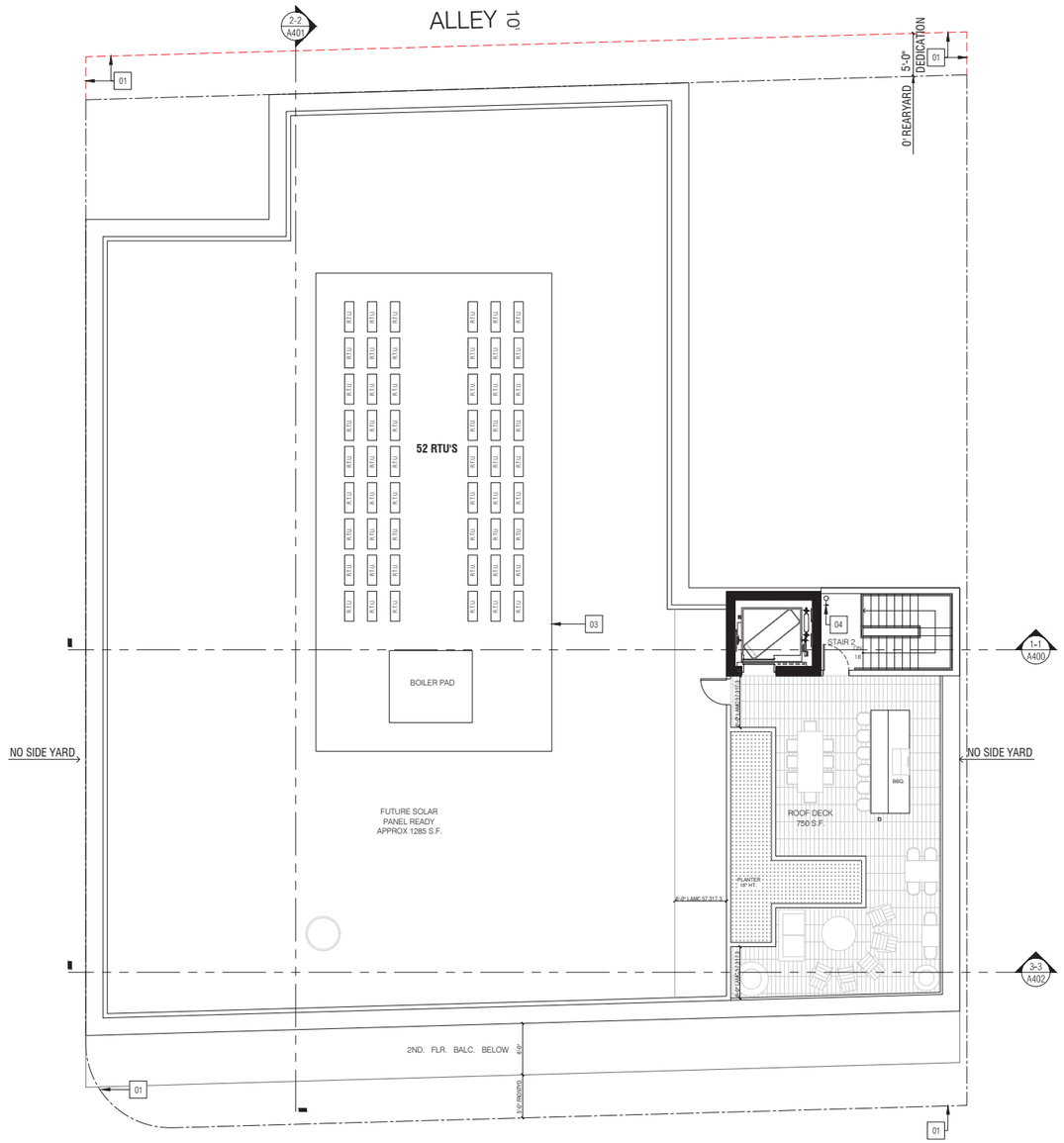
24. EXTERIOR LANDINGS, AS REQUIRED BY SECTION 1010.1.6, FOR EXIT DISCHARGE DOORWAYS IN BUILDINGS REQUIRED TO HAVE TWO OR MORE EXITS.
25. THE EMERGENCY POWER SYSTEM SHALL PROVIDE POWER FOR A DURATION OF NOT LESS THAN 90 MINUTES AND SHALL CONSIST OF STORAGE BATTERIES, UNIT EQUIPMENT OR AN ON-SITE GENERATOR. THE INSTALLATION OF THE EMERGENCY POWER SYSTEM SHALL BE IN ACCORDANCE WITH SECTION 2702. (1008.3)
26. EMERGENCY LIGHTING FACILITIES SHALL BE ARRANGED TO PROVIDE INITIAL ILLUMINATION THAT IS AT LEAST AN AVERAGE OF 1 FOOT-CANDLE (11 LUX) AND A MINIMUM AT ANY POINT OF 0.1 FOOT-CANDLE (1 MEASURED ALONG THE PATH OF EGRESS AT FLOOR LEVEL. ILLUMINATION LEVELS SHALL BE PERMITTED TO DECLINE TO 0.6 FOOTCANDLE (6 LUX) AVERAGE AND A MINIMUM AT ANY POINT OF 0.06 FOOT-CANDLE (0.6 LUX) AT THE END OF THE EMERGENCY LIGHTING TIME DURATION. A MAXIMUM-TO-MINIMUM ILLUMINATION UNIFORMITY RATIO OF 40 TO 1 SHALL NOT BE EXCEEDED. (1008.3)
27. THE EXIT SIGNS SHALL ALSO BE CONNECTED TO AN EMERGENCY ELECTRICAL SYSTEM PROVIDED FROM STORAGE BATTERIES UNIT EQUIPMENT OR AN ON-SITE GENERATOR SET, AND THE SYSTEM SHALL BE INSTALLED IN ACCORDANCE WITH THE ELECTRICAL CODE. FOR HIGH RISE BUILDINGS, SEE SECTION 403.




## PLAN KEYNOTES

| | |
|---|---|
| 01 | PROPERTY LINE |
| 02 | 42" MIN. HIGH GUARD RAIL |
| 03 | ROOF MECHANICAL SCREEN |
| 04 | STANDPIPE - REFER TO FIRE PROTECTION |

0 4' 8' 16'

NORTH

SKY DECK PLAN | SCALE 1/8" = 1'-0" | 01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No. C-33710
05/31/23
RENEWAL DATE
STATE OF CALIFORNIA

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KEY PLAN:

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PROJECT TITLE:
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9431 VENICE BLVD.
LOS ANGELES, CA 90232

PIC/PM: XX
DRAWN BY: STAFF
JOB NO: 21-12

DRAWING TITLE:
ROOF PLAN

SHEET:
A208

## EXPO TNP NOTES:

4.2.3 ARCHITECTURAL TREATMENT

A. WINDOWS AND DOORS.

1. MATERIALS. CLEAR GLASS SHALL BE USED FOR WALL OPENINGS (I.E. DOORS AND WINDOWS) ALONG ALL STREET-LEVEL FACADES CONTAINING NON-RESIDENTIAL USES. ONLY TINTING REQUIRED TO MEET TITLE 24, OR OTHER SIMILAR ENERGY EFFICIENCY STANDARDS SHALL BE PERMISSIBLE.
2. SECURITY GRILLES AND BARS. SOLID EXTERIOR SECURITY GRILLES AND PERMANENTLY AFFIXED SECURITY BARS ARE PROHIBITED. EXTERIOR AND INTERIOR SECURITY GRILLES ARE PERMITTED PROVIDED THEY ARE AT LEAST 75% TRANSPARENT AND ARE RETRACTABLE AND DESIGNED TO BE FULLY SCREENED FROM VIEW DURING BUSINESS HOURS.
3. N/A
4. WINDOWS AND DOORS VISIBLE FROM THE STREET SHALL BE RECESSED AT LEAST 2 INCHES FROM THE BUILDING FACADE; THIS RECESS SHALL NOT BE ACCOMPLISHED BY THE USE OF PLANT-ON MOLDINGS AROUND THE WINDOW OR DOOR. FLUSH FINISH WINDOW INSTALLATIONS ARE ONLY PERMITTED WHEN A GLASS CURTAIN WALL, SPANDREL GLASS, OR OTHER SIMILAR DESIGN APPROACH IS USED.

B. MATERIALS.

1. N/A.
2. REFLECTIVITY. VISIBLE EXTERIOR SURFACES OF THE PROPOSED STRUCTURE, FENCING, RECREATIONAL EQUIPMENT, OR OUTDOOR ART INSTALLATIONS SHALL BE CONSTRUCTED OF MATERIALS SUCH AS, BUT NOT LIMITED TO, HIGH-PERFORMANCE AND/OR NON-REFLECTIVE TINTED GLASS (WITHOUT MIRROR-LIKE TINTS OR FILMS), PRE-CAST CONCRETE, FABRICATED WALL SURFACES, COMPOSITE MATERIALS, WOOD, COATED METAL, AND STONE TO MINIMIZE GLARE AND REFLECTED HEAT.

4.2.5 VEHICLE ACCESS & PARKING DESIGN

C. PARKING STRUCTURES.

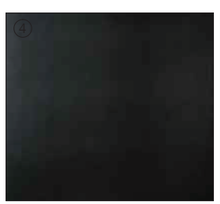
3. ADDITIONAL REQUIREMENTS FOR PARKING NEAR RESIDENTIAL USES. PARKING STRUCTURES WITHIN 200 FEET OF ANY RESIDENTIAL USE SHALL:

a. CONTAIN SOLID DECORATIVE WALLS TO BLOCK VEHICULAR LIGHTS AND DEFLECT NOISE ALONG THE SIDES CLOSEST TO THE RESIDENTIAL USE;
b. CONTAIN SOLID SPANDREL PANELS AT LEAST 3.5 FEET IN HEIGHT, INSTALLED AT THE RAMPS OF THE STRUCTURE TO MINIMIZE GLARE;
c. CONSTRUCT GARAGE FLOORS AND RAMPS USING TEXTURED SURFACES TO MINIMIZE TIRE SQUEAL; AND
d. LOCATE EXHAUST VENTS AWAY FROM RESIDENTIAL USES.

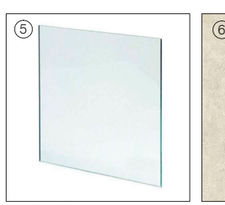
DESCRIPTION : STUCCO
COLOR : WHITE
AREA : RESIDENTIAL FACADE

DESCRIPTION : RESYSTA COMPOSITE SLATS
COLOR : PALE GOLD
AREA : RESIDENTIAL FACADE

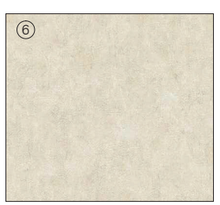
DESCRIPTION : SCALA TRAVERTINE
COLOR : BEIGE, SAWN
AREA : SIDE FACADE @ GROUND FLOOR



DESCRIPTION : WINDOW FRAME
COLOR : BRONZE ANODIZED
AREA : WINDOW & SLIDING DOOR



DESCRIPTION : GLASS
COLOR : CLEAR
AREA : RAILING



DESCRIPTION : STUCCO
COLOR : BEIGE
AREA : STAIR CORES

## KEYNOTES

01 PROPERTY LINE
02 PARAPET PER 705.11 CBC.
03 GLASS GUARDRAIL 42" AFF
04 ELEVATOR & STAIR BULKHEAD
05 LID PLANTER BOX PER LANDSCAPE
06 GLASS STOREFRONT
07 BUILDING ADDRESS

0 4' 8' 16'

## VENICE ACTIVE STREET 4.2.2.B.2

GROUND FLOOR

50'-6" + 20'-9" / 100'-10" = 70.6% > 50%

FRONTING ACTIVE STREETS. FOR PROJECTS FRONTING AN ACTIVE STREET, AT LEAST 50% OF THE PROJECT'S BUILDING FACADE FRONTING THE ACTIVE STREET SHALL INCORPORATE ACTIVE FLOOR AREA AND/OR RESIDENTIAL UNITS WITH INDIVIDUAL ENTRIES.

## VENICE TRANSPARENCY 4.2.2.C.3

| | | |
|---|---|---|
| GROUND FLOOR | | |
| FACADE | 100'-10" X 12' | = 1,210 Sq.Ft. |
| CLEAR GLASS | 99'-4" X 11' | = 1,092 Sq.Ft. (90% > 15%) |
| UPPER FLOORS | | |
| 2ND FLR FACADE | 102'-6" X 10'-4" | = 1,058 Sq.Ft. |
| CLEAR GLASS SURFACE | | = 224 Sq.Ft. (21% > 15%) |
| 3RD-7TH FACADE | 102'-6" X 10'-5" | = 1,067 Sq.Ft. |
| CLEAR GLASS SURFACE | | = 48 Sq.Ft. (38% > 15%) |

SOUTH ELEVATION — SCALE 3/16"=1'-0" — 01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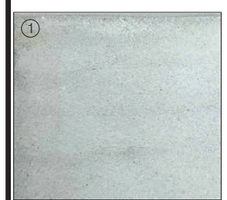
LOS ANGELES, CA 90232

PIC/PM: XX
DRAWN BY: STAFF
JOB NO: 21-12

DRAWING TITLE:
SOUTH ELEVATION

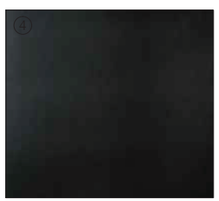
SHEET:
A300



DESCRIPTION : STUCCO
COLOR : WHITE
AREA : RESIDENTIAL FACADE

DESCRIPTION : RESYSTA COMPOSITE SLATS
COLOR : PALE GOLD
AREA : RESIDENTIAL FACADE

DESCRIPTION : SCALA TRAVERTINE
COLOR : BEIGE, SAWN
AREA : SIDE FACADE @ GROUND FLOOR



DESCRIPTION : WINDOW FRAME
COLOR : BRONZE ANODIZED
AREA : WINDOW & SLIDING DOOR

DESCRIPTION : GLASS
COLOR : CLEAR
AREA : RAILING

DESCRIPTION : STUCCO
COLOR : BEIGE
AREA : STAIR CORES

## KEYNOTES

01 PROPERTY LINE
02 PARAPET PER 705.11 CBC.
03 GLASS GUARDRAIL 42" AFF
04 ELEVATOR & STAIR BULKHEAD
05 LID PLANTER BOX PER LANDSCAPE
06 GLASS STORE FRONT
07 TRANSFORMER PAD & SWITCHBOARD - PER DWP.
08 LIMESTONE FACADE FINISH

## CARDIFF TRANSPARENCY 4.2.2.C.3

UPPER FLOORS. AT LEAST 15% OF THE BUILDING FACADE ABOVE THE GROUND FLOOR SHALL CONSIST OF TRANSPARENT OPENINGS, MEASURED FROM THE FINISHED FLOOR ELEVATION OF THE LEVEL ABOVE THE GROUND FLOOR TO THE HIGHEST POINT ON THE BUILDING FACADE

GROUND FLOOR

| | | |
|---|---|---|
| FACADE | 20'-0" X 22-4" | = 446.6 Sq.Ft. |
| CLEAR GLASS SURFACE | 20'-0" X 14' | = 280 Sq.Ft. (62.6% > 15%) |
| 3RD-7TH FLR FACADE | 15'-0" X 10'-5" | = 156 Sq.Ft. |
| CLEAR GLASS SURFACE | | = 96 Sq.Ft. (61.5% > 15%) |

0 4' 8' 16'

WEST ELEVATION | SCALE 3/16"= 1'-0" | 01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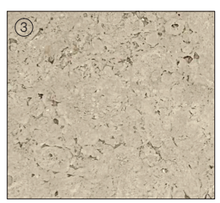
| | |
|---|---|
| PIC/PM: | XX |
| DRAWN BY: | STAFF |
| JOB NO.: | 21-12 |

DRAWING TITLE:
WEST ELEVATION

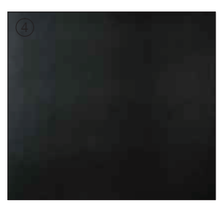
SHEET:
A301

DESCRIPTION : STUCCO
COLOR : WHITE
AREA : RESIDENTIAL FACADE

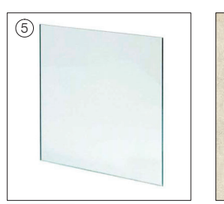
DESCRIPTION : RESYSTA COMPOSITE SLATS
COLOR : PALE GOLD
AREA : RESIDENTIAL FACADE



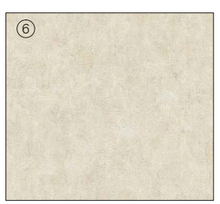
DESCRIPTION : SCALA TRAVERTINE
COLOR : BEIGE, SAWN
AREA : SIDE FACADE @ GROUND FLOOR



DESCRIPTION : WINDOW FRAME
COLOR : BRONZE ANODIZED
AREA : WINDOW & SLIDING DOOR



DESCRIPTION : GLASS
COLOR : CLEAR
AREA : RAILING



DESCRIPTION : STUCCO
COLOR : BEIGE
AREA : STAIR CORES

## KEYNOTES

01 PROPERTY LINE
02 PARAPET PER 705.11 CBC.
03 GLASS GUARDRAILL 42" AFF
04 ELEVATOR & STAIR BULKHEAD
05 LID PLANTER BOX PER LANDSCAPE
06 PARKING ROLL DOWN GATE
07 TRANSFORMER PAD & SWITCHBOARD - PER DWP.

0 4' 8' 16'

NORTH ELEVATION SCALE 3/16"=1'-0" 01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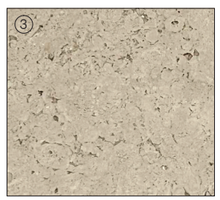
PIC/PM: XX
DRAWN BY: STAFF
JOB NO: 21-12

DRAWING TITLE:
NORTH ELEVATION

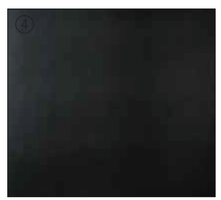
SHEET:
A302

DESCRIPTION : STUCCO
COLOR : WHITE
AREA : RESIDENTIAL FACADE

DESCRIPTION : RESYSTA COMPOSITE SLATS
COLOR : PALE GOLD
AREA : RESIDENTIAL FACADE

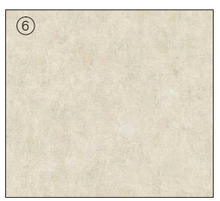


DESCRIPTION : SCALA TRAVERTINE
COLOR : BEIGE, SAWN
AREA : SIDE FACADE @ GROUND FLOOR



DESCRIPTION : WINDOW FRAME
COLOR : BRONZE ANODIZED
AREA : WINDOW & SLIDING DOOR

DESCRIPTION : GLASS
COLOR : CLEAR
AREA : RAILING



DESCRIPTION : STUCCO
COLOR : BEIGE
AREA : STAIR CORES

## KEYNOTES

01 PROPERTY LINE
02 PARAPET PER 705.11 CBC.
03 GLASS GUARDRAIL 42" AFF
04 ELEVATOR & STAIR BULKHEAD
05 LID PLANTER BOX PER LANDSCAPE

0 4' 8' 16'

EAST ELEVATION | SCALE 3/16"=1'-0" | 01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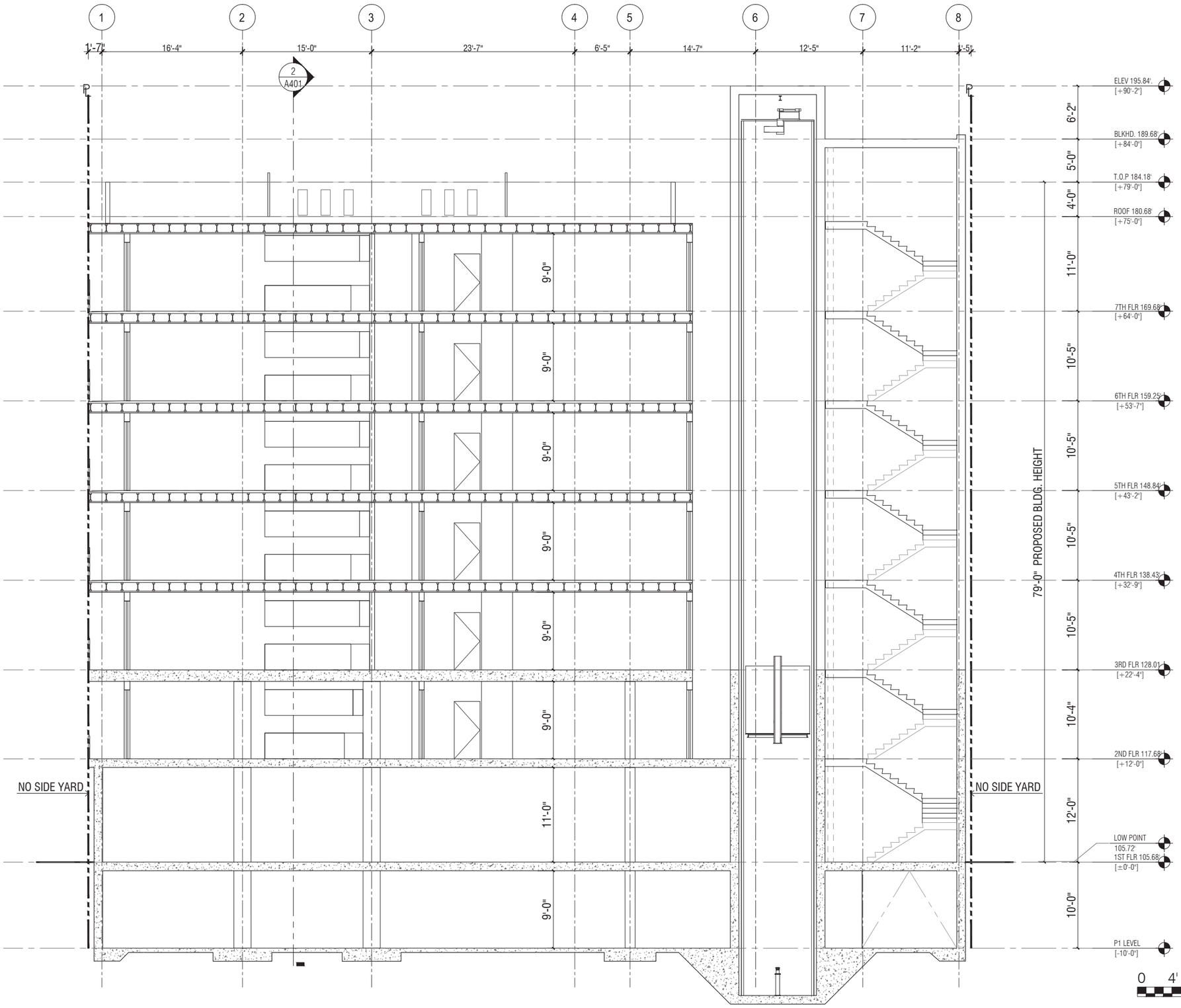
| | |
|---|---|
| PIC/PM: | XX |
| DRAWN BY: | STAFF |
| JOB NO: | 21-12 |

DRAWING TITLE:
EAST ELEVATION

SHEET:
A303




BUILDING SECTION 1-1 | SCALE 3/16"=1'-0" | 01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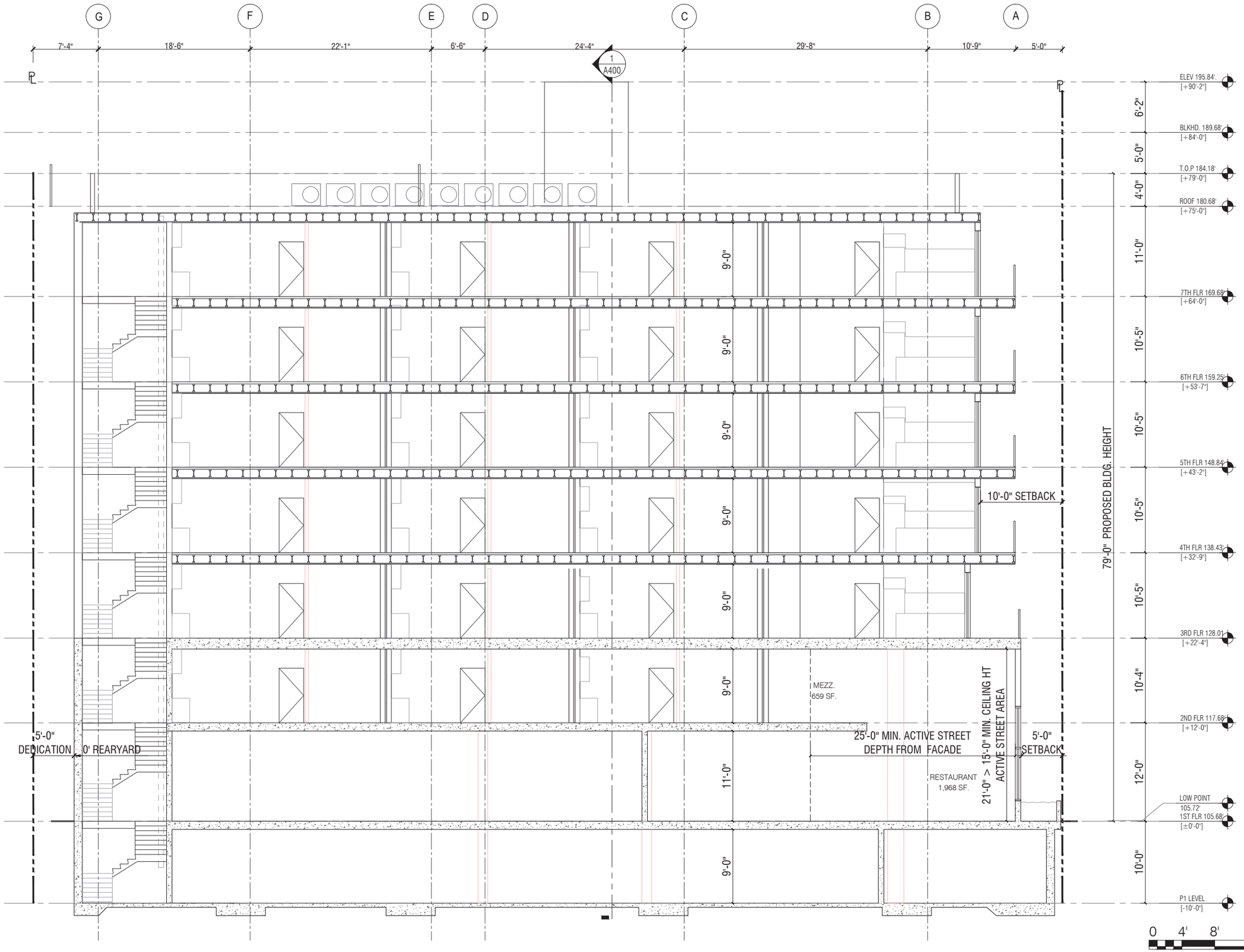
PIC/PM: XX
DRAWN BY: STAFF
JOB NO: 21-12

DRAWING TITLE:
BUILDING SECTION 1-1

SHEET:
A400




BUILDING SECTION 2-2 | SCALE 3/16"=1'-0" | 01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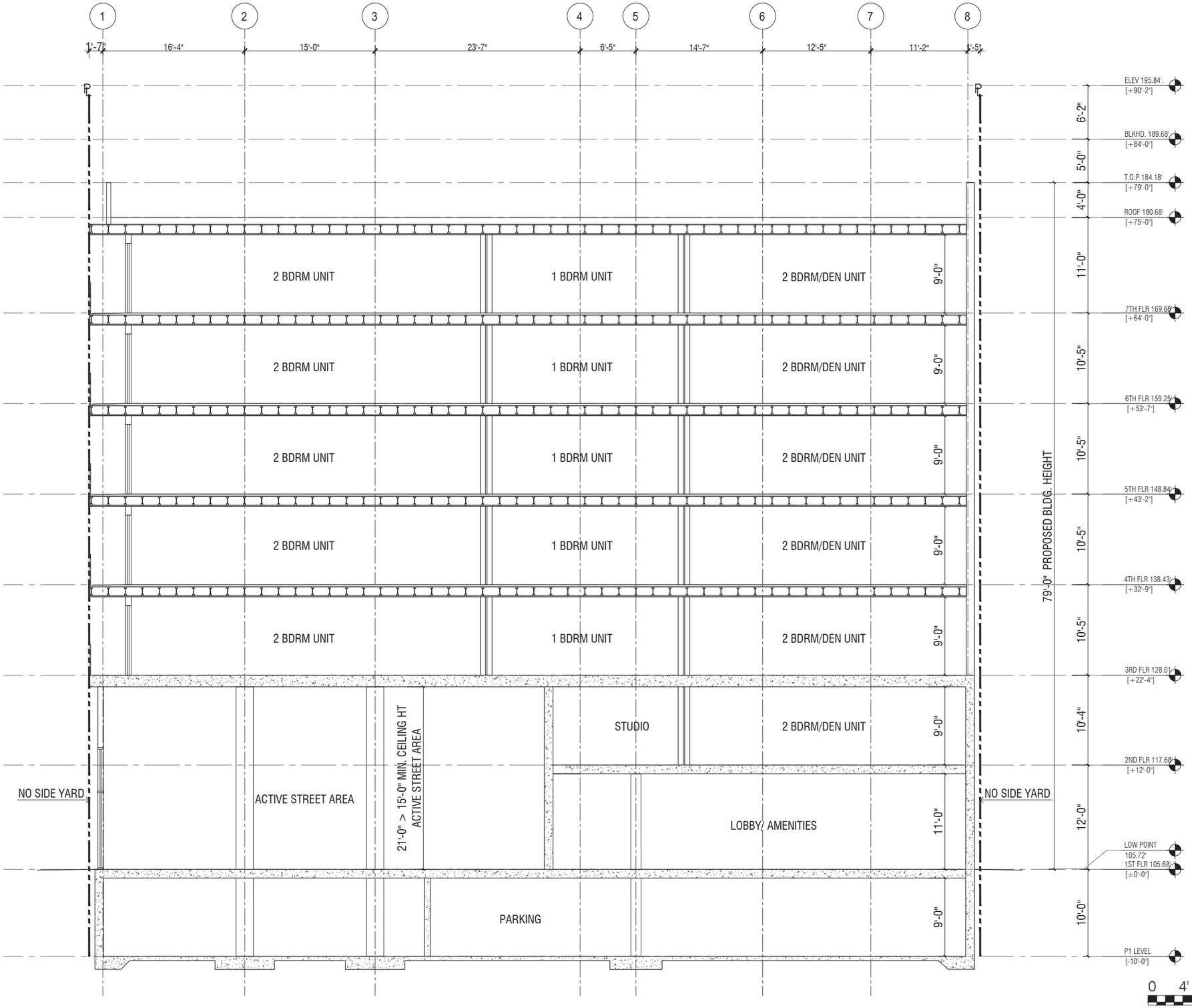
| | |
|---|---|
| PIC/PM: | XX |
| DRAWN BY: | STAFF |
| JOB NO: | 21-12 |

DRAWING TITLE:
BUILDING SECTION 2-2

SHEET:
A401




BUILDING SECTION 3-3

SCALE 3/16"=1'-0" | 01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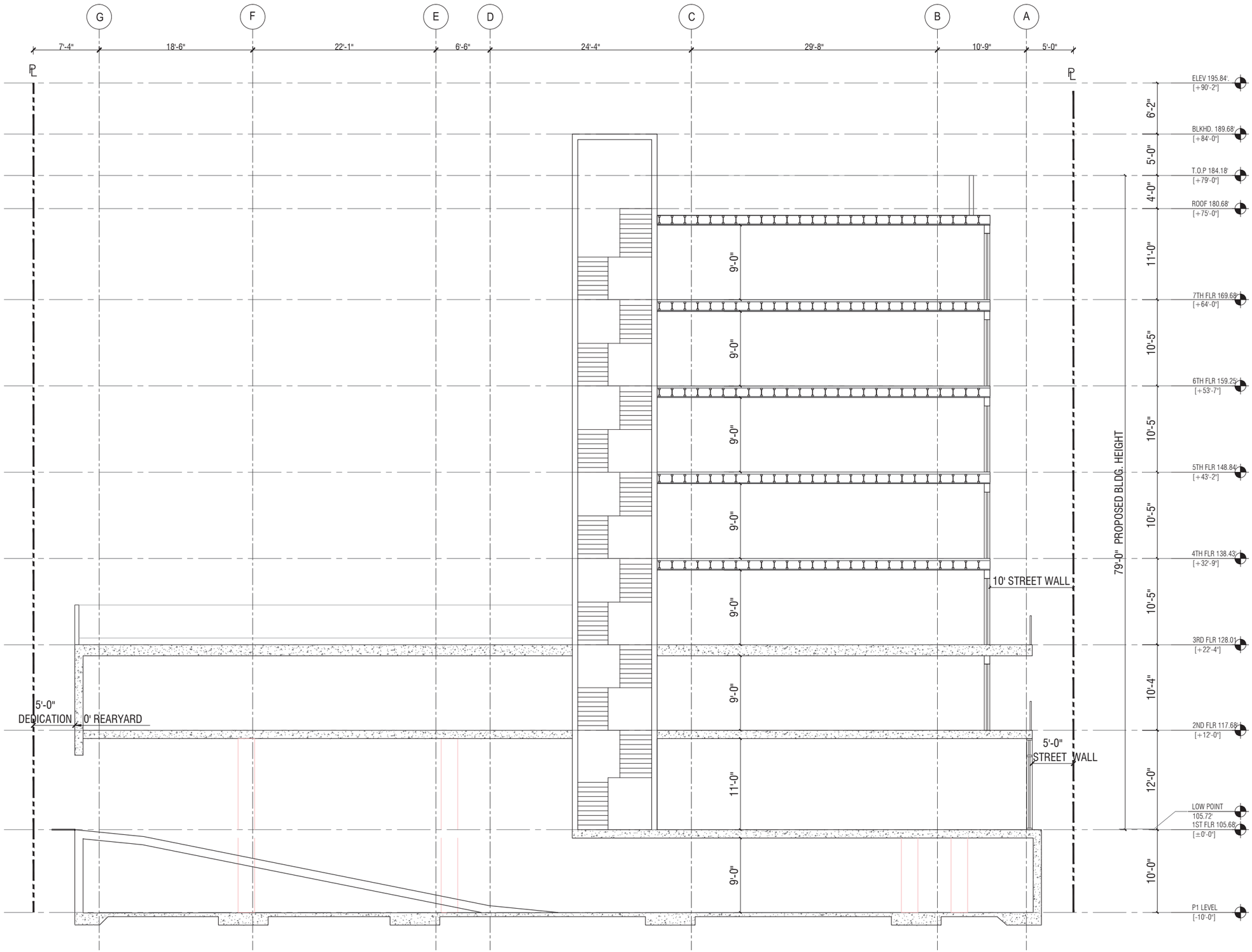
| | |
|---|---|
| PIC/PM: | XX |
| DRAWN BY: | STAFF |
| JOB NO: | 21-12 |

DRAWING TITLE:
BUILDING SECTION 3-3

SHEET:
A402




BUILDING SECTION 4-4

SCALE 3/16"=1'-0" | 01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No. C-33710
05/31/23
RENEWAL DATE
STATE OF CALIFORNIA

architects stamp

consultant


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| # | DATE | ISSUE DESCRIPTION |
|---|---|---|
| 01 | 11/01/2023 | FEASIBILITY STUDY |

D R A F T
NOT FOR CONSTRUCTION

PROJECT TITLE:

VENICE RESIDENCE

9431 VENICE BLVD.
LOS ANGELES, CA 90232

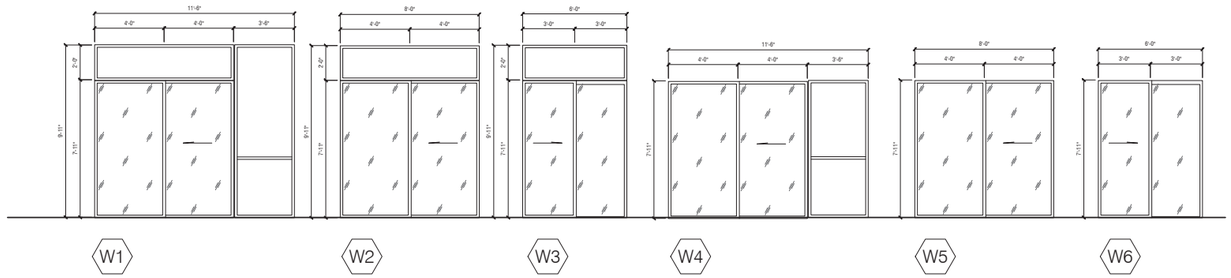
| | |
|---|---|
| PIC/PM: | XX |
| DRAWN BY: | STAFF |
| JOB NO: | 21-12 |

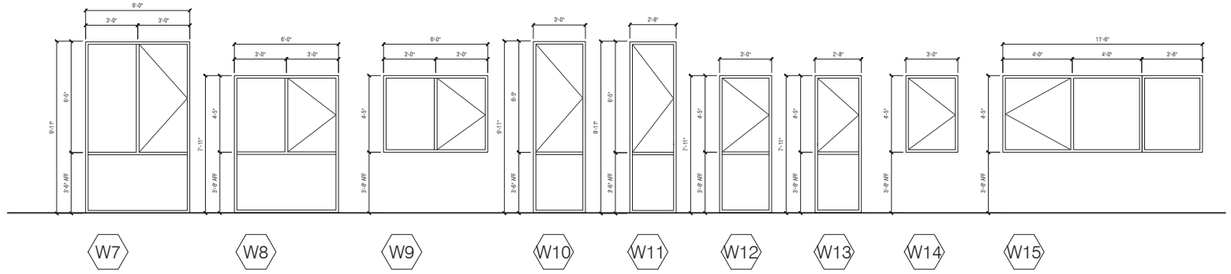
DRAWING TITLE:

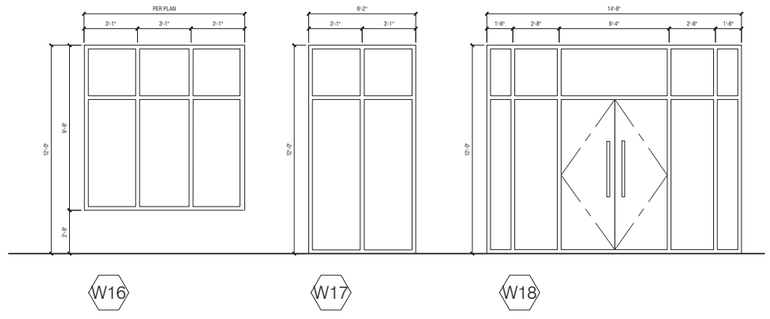
BUILDING SECTION 4-4

SHEET:

A403




WINDOW NOTES:

1. 1138A.4. EACH GLAZED OPENING REQUIRED TO BE OPERABLE SHALL COMPLY WITH SECTION 1138A.4 WHERE GLAZED OPENINGS ARE PROVIDED IN ACCESSIBLE ROOMS OR SPACES FOR OPERATION BY OCCUPANTS, AT LEAST ONE OPENING SHALL COMPLY WITH SECTION 1138A.4. A 30"x48" CLEAR SPACE FOR FORWARD OR PARALLEL APPORACH, REACH RANGES 15" TO 48", REQUIRED FORCE TO OPERATE CONCTROLS NO GREATER THAN 5 POUNDS.
2. 1126A.4 THE MAXIMUM EFFORT TO OPERATE DOORS OR GATES SHALL NOT EXCEED 8 ½ POUNDS. THE MAXIMUM EFFORT TO OPERATE INTERIOR DOORS OR GATES SHALL NOT EXCEED 5 POUNDS.

WINDOW SCHEDULE

| TYPE | WINDOW SIZE | | PRODUCT INFORMATION | | GLASS | | FRAME | | REMARKS |
|---|---|---|---|---|---|---|---|---|---|
| | WIDTH | HEIGHT | MANUFACTURER | MODEL | GLAZING | FINISH | MATERIAL | FINISH | |
| W01 | 11'-6" | 9'-11" | WESTERN WINDOWS | 7600 SERIES | GLZ. | CLEAR | ALUM. | BRONZE | TEMPERED GLASS: STC RATING 30 MINIMUM |
| W02 | 8'-0" | 9'-11" | WESTERN WINDOWS | 7600 SERIES | GLZ. | CLEAR | ALUM. | BRONZE | TEMPERED GLASS: STC RATING 30 MINIMUM |
| W03 | 6'-0" | 9'-11" | WESTERN WINDOWS | 7600 SERIES | GLZ. | CLEAR | ALUM. | BRONZE | TEMPERED GLASS: STC RATING 30 MINIMUM |
| W04 | 11'-6" | 7'-11" | WESTERN WINDOWS | 7600 SERIES | GLZ. | CLEAR | ALUM. | BRONZE | TEMPERED GLASS: STC RATING 30 MINIMUM |
| W05 | 8'-0" | 7'-11" | WESTERN WINDOWS | 7600 SERIES | GLZ. | CLEAR | ALUM. | BRONZE | TEMPERED GLASS: STC RATING 30 MINIMUM |
| W06 | 6'-0" | 7'-11" | WESTERN WINDOWS | 7600 SERIES | GLZ. | CLEAR | ALUM. | BRONZE | TEMPERED GLASS: STC RATING 30 MINIMUM |
| W07 | 6'-0" | 9'-11" | WESTERN WINDOWS | 600 SERIES | GLZ. | CLEAR | ALUM. | BRONZE | TEMPERED GLASS: STC RATING 30 MINIMUM |
| W08 | 6'-0" | 7'-11" | WESTERN WINDOWS | 600 SERIES | GLZ. | CLEAR | ALUM. | BRONZE | TEMPERED GLASS: STC RATING 30 MINIMUM |
| W09 | 6'-0" | 7'-11" | WESTERN WINDOWS | 600 SERIES | GLZ. | CLEAR | ALUM. | BRONZE | TEMPERED GLASS: STC RATING 30 MINIMUM |
| W10 | 3'-0" | 9'-11" | WESTERN WINDOWS | 600 SERIES | GLZ. | CLEAR | ALUM. | BRONZE | TEMPERED GLASS: STC RATING 30 MINIMUM |
| W11 | 2'-8" | 9'-11" | WESTERN WINDOWS | 600 SERIES | GLZ. | CLEAR | ALUM. | BRONZE | TEMPERED GLASS: STC RATING 30 MINIMUM |
| W12 | 3'-0" | 7'-11" | WESTERN WINDOWS | 600 SERIES | GLZ. | CLEAR | ALUM. | BRONZE | TEMPERED GLASS: STC RATING 30 MINIMUM |
| W13 | 2'-8" | 7'-11" | WESTERN WINDOWS | 600 SERIES | GLZ. | CLEAR | ALUM. | BRONZE | TEMPERED GLASS: STC RATING 30 MINIMUM |
| W14 | 3'-0" | 7'-11" | WESTERN WINDOWS | 600 SERIES | GLZ. | CLEAR | ALUM. | BRONZE | TEMPERED GLASS: STC RATING 30 MINIMUM |
| W15 | 11'-6" | 7'-11" | WESTERN WINDOWS | 600 SERIES | GLZ. | CLEAR | ALUM. | BRONZE | TEMPERED GLASS: STC RATING 30 MINIMUM |
| W16 | PER PLAN | 9'-6" | STORE FRONT | CUSTOM | GLZ. | CLEAR | ALUM. | BRONZE | FIXED TEMPERED GLASS: STC RATING 30 MINIMUM |
| W17 | 6'-2" | 12'-0" | STORE FRONT | CUSTOM | GLZ. | CLEAR | ALUM. | BRONZE | FIXED TEMPERED GLASS: STC RATING 30 MINIMUM |
| W18 | 14'-8" | 12'-0" | STORE FRONT | CUSTOM | GLZ. | CLEAR | ALUM. | BRONZE | TEMPERED GLASS: STC RATING 30 MINIMUM |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| # | DATE | ISSUE DESCRIPTION |
|---|---|---|
| 01 | 11.01.2023 | FEASIBILITY STUDY |

DRAFT
NOT FOR CONSTRUCTION

PROJECT TITLE:

VENICE RESIDENCE

9431 VENICE BLVD.
LOS ANGELES, CA 90232

PIC/PM: XX
DRAWN BY: STAFF
JOB NO: 21-12

DRAWING TITLE:

WINDOW SCHEDULE

SHEET:

A500

TREE COUNT SUMMARY

| | |
|---|---|
| TOTAL NO. OF UNITS | = 47 |
| NO. OF TREES (24" BOX MIN.) REQUIRED<br>1 PER 4 UNITS | = 12 |
| NO. OF TREES (24" BOX MIN.) PLANTED: | |
| GROUND LEVEL (New Street Trees @ 25' o.c.) | = 3 |
| LEVEL 2 | = 14 |
| TOTAL PROVIDED | = 17 |

OUTDOOR COMMON OPEN SPACE

| | |
|---|---|
| TOTAL OUTDOOR COMMON OPEN SPACE PROVIDED | = 2,608 S.F. |
| MINIMUM (25%) REQUIRED LANDSCAPE AREA | = 652 S.F. |
| LANDSCAPE AREA PROVIDED ON: | |
| LEVEL 2 | = 512 S.F. |
| ROOF DECK | = 182 S.F. |
| TOTAL LANDSCAPE AREA PROVIDED IN OUTDOOR COMMON OPEN SPACE | = 694 S.F. |

GENERAL NOTES:

1. A MINIMUM 80% OF LANDSCAPE SHALL BE DROUGHT TOLERANT PER EXPO TNP 4.2.4.C.1.
2. 50% PERMEABLE PAVING IS NOT FEASIBLE. THE MAJORITY OF PAVING IS ABOVE STRUCTURE.
3. ALL LANDSCAPE AREAS WILL BE IRRIGATED W/ A HIGH EFFICIENCY IRRIGATION W/ SMART IRRIGATION CONTROLS.
4. ALL PLANTING & IRRIGATION SHALL COMPLY WITH CITY OF LOS ANGELES REQUIREMENTS.
5. IRRIGATION DESIGN WILL INCORPORATE EPA WATERSENSE SPECIFICATIONS
6. STREET TREES SHALL BE SELECTED AND INSTALLED PER CITY OF LOS ANGELES DEPARTMENT OF URBAN FORESTRY.
7. ALL NEW PLANTED AREAS TO BE HEAVILY MULCHED FOR WATER CONSERVATION.
8. THERE ARE NO SIGNIFICANT TREES TO BE REMOVED ON THE SITE.
9. THERE ARE NO PROTECTED TREES ON THE SITE.

WATER CONSERVATION STATEMENT:

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

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

0 3' 5' 10' 20'

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TGP

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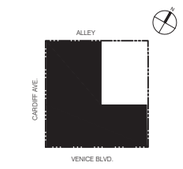
Tel 818 396 7698 Web www.tgpinc.net

consultant

KEY PLAN:

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PROJECT TITLE:

VENICE RESIDENCE

9431 VENICE BLVD.
LOS ANGELES, CA 90232

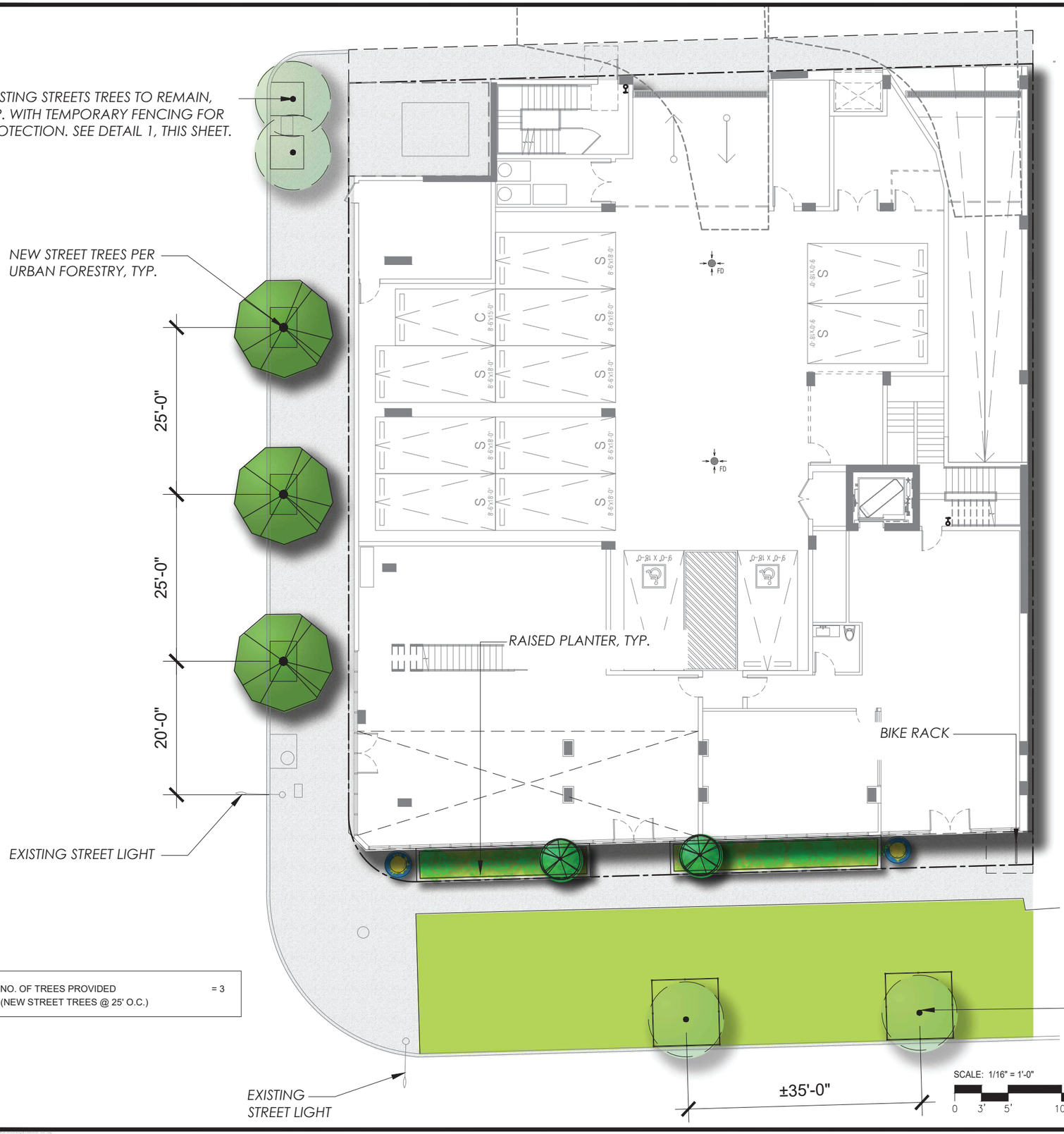
| | |
|---|---|
| PIC/PM: | XX |
| DRAWN BY: | STAFF |
| JOB NO: | 21-12 |

DRAWING TITLE:

COMPOSITE LANDSCAPE PLAN

SHEET:

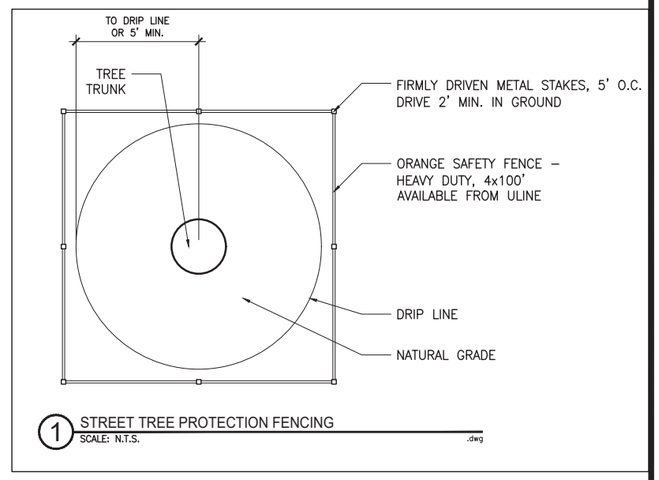
L1




NO. OF TREES PROVIDED = 3
(NEW STREET TREES @ 25' O.C.)

NOTE: PLANTS SHALL BE CHOSEN FROM THE FOLLOWING LIST. ALL PLANT TYPES MAY NOT BE SPECIFIED.

| PLANT LEGEND - GROUND FLOOR | |
|---|---|
| SYMBOL | BOTANICAL NAME "COMMON NAME" |
| SHRUBS | |
| | LAURUS NOBILIS "BAY LAUREL" |
| | PODOCARPUS GRACILIOR 'CRYSTAL BLUE' "CRYSTAL BLUE FERN PINE" |
| | CARISSA MACROCARPA "NATAL PLUM" |
| | DIANELLA REVOLUTA "FLAX LILY" |
| | PHILODENDRON 'XANADU' "XANADU PHILODENDRON" |
| | PHORMIUM SPECIES "NEW ZEALAND FLAX" |




1 STREET TREE PROTECTION FENCING
SCALE: N.T.S.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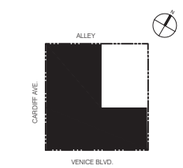
consultant

KEY PLAN:





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| 01 | 11/01/2023 | SUBMITTAL |

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NOT FOR CONSTRUCTION

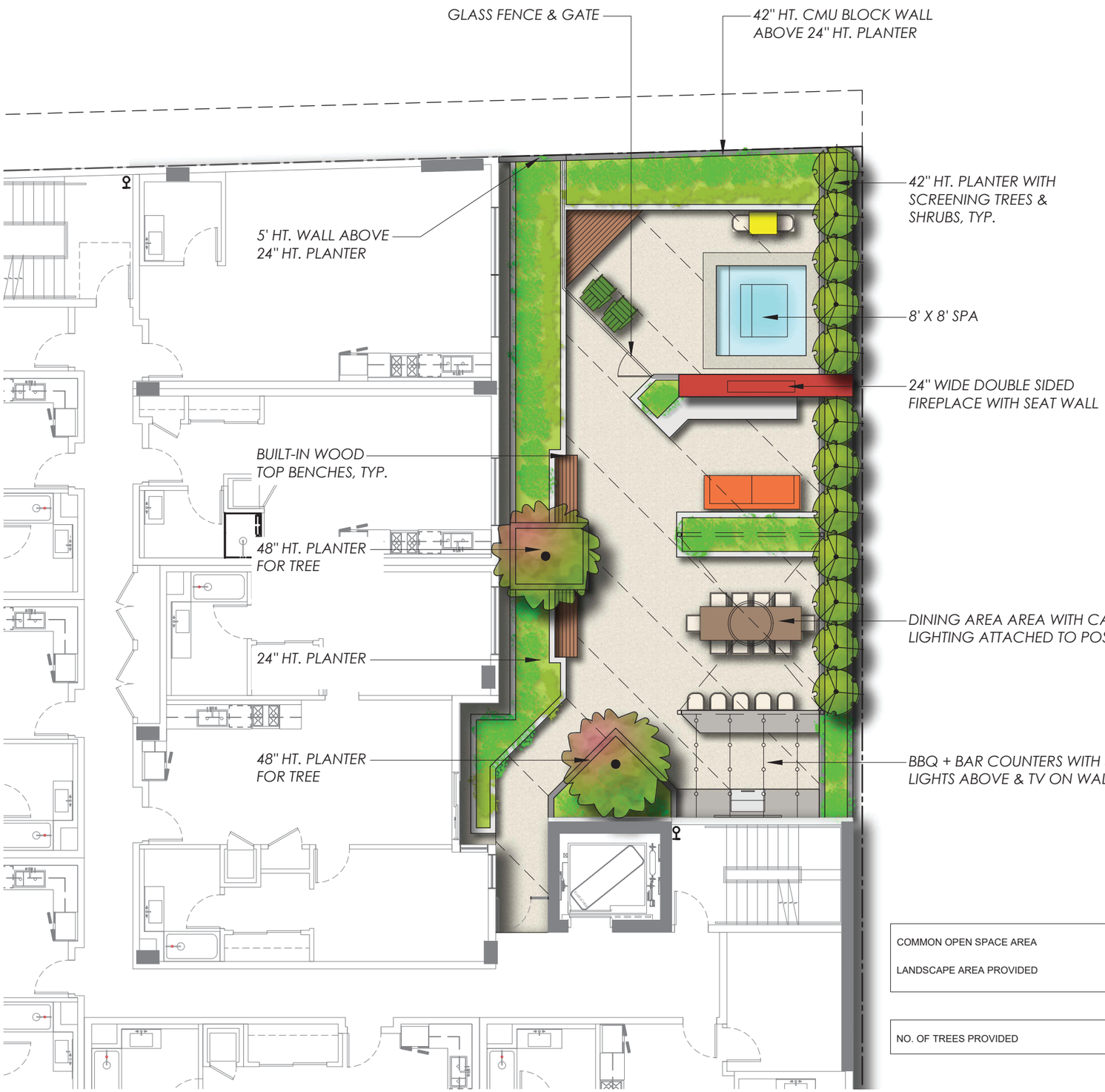
PROJECT TITLE:
VENICE RESIDENCE

9431 VENICE BLVD.
LOS ANGELES, CA 90232

PIC/PM: XX
DRAWN BY: STAFF
JOB NO: 21-12

DRAWING TITLE:
GROUND LEVEL LANDSCAPE PLAN

SHEET:
L2




| | |
|---|---|
| COMMON OPEN SPACE AREA | = 1,858 S.F. |
| LANDSCAPE AREA PROVIDED | = 512 S.F. |

| | |
|---|---|
| NO. OF TREES PROVIDED | = 14 |

NOTE: PLANTS SHALL BE CHOSEN FROM THE FOLLOWING LIST. ALL PLANT TYPES MAY NOT BE SPECIFIED.

## PLANT LEGEND - LEVEL 2

| SYMBOL | BOTANICAL NAME "COMMON NAME" |
|---|---|
| FOCAL TREE - 24" BOX MIN. | |
| | ARBUTUS 'MARINA' "STRAWBERRY TREE" |
| | OLEA EUROPAEA "COMMON OLIVE" |
| | RHUS LANCEA "AFRICAN SUMAC" |
| | TRISTANIA CONFERTA "BRISBANE BOX" |
| VERTICAL TREES - 24" BOX MIN. | |
| | FEIJOA SELLOWIANA "PINEAPPLE GUAVA" |
| | LAURUS NOBILIS "BAY LAUREL" |
| | PODOCARPUS HENKELII "LONG-LEAFED YELLOWWOOD" |
| SHRUBS, GRASSES AND GROUND COVERS | |
| | ACHILLEA SPECIES "YARROW" |
| | AGAVE SPECIES "AGAVE" |
| | ALOE SPECIES "ALOE" |
| | ANIGOZANTHOS SPECIES "KANGAROO PAW" |
| | ARBUTUS UNEDO 'COMPACTA' "DWARF STRAWBERRY TREE" |
| | CALANDRINIA GRANDIFLORA "ROCK PURSLANE" |
| | CEANOTHUS SPECIES "CALIFORNIA LILAC" |
| | DIETES SPECIES "FORTNIGHT LILY" |
| | DODONAEA VISCOSA "HOPSEED BUSH" |
| | ERIGERON KARVINSKIANUS "MEXICAN DAISY" |
| | FESTUCA OVINA GLAUCA "BLUE FESCUE" |
| | GAURA LINDHEIMERI "WHITE GAURA" |
| | GREVILLEA SPECIES "GREVILLEA" |
| | HELICTOTRICHON SEMPERVIRENS "BLUE OAT GRASS" |
| | HETEROMELES ARBUTIFOLIA "TOYON" |
| | JUNIPERUS SPECIES "JUNIPER" |
| | KALANCHOE BEHARENSIS "ELEPHANT'S EAR" |
| | LAVANDULA SPECIES "LAVENDER" |
| | MYRTUS COMMUNIS "MYRTLE" |
| | PHLOMIS FRUTICOSA "JERUSALEM SAGE" |
| | PHORMIUM TENAX "NEW ZEALAND FLAX" |
| | ROSMARINUS SPECIES "ROSEMARY" |
| | SALVIA SPECIES "SAGE" |
| | SENECIO MANDRALISCAE "CHALK STICKS" |
| | TEUCRIUM FRUTICANS "GERMANDER" |
| | WESTRINGIA SPECIES "COAST ROSEMARY" |

SCALE: 1" = 10'

0 3' 5' 10' 20'

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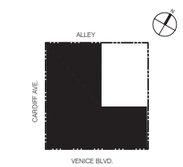


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| 01 | 11/01/2023 | SUBMITTAL |

D R A F T
NOT FOR CONSTRUCTION

PROJECT TITLE:

VENICE RESIDENCE

9431 VENICE BLVD.
LOS ANGELES, CA 90232

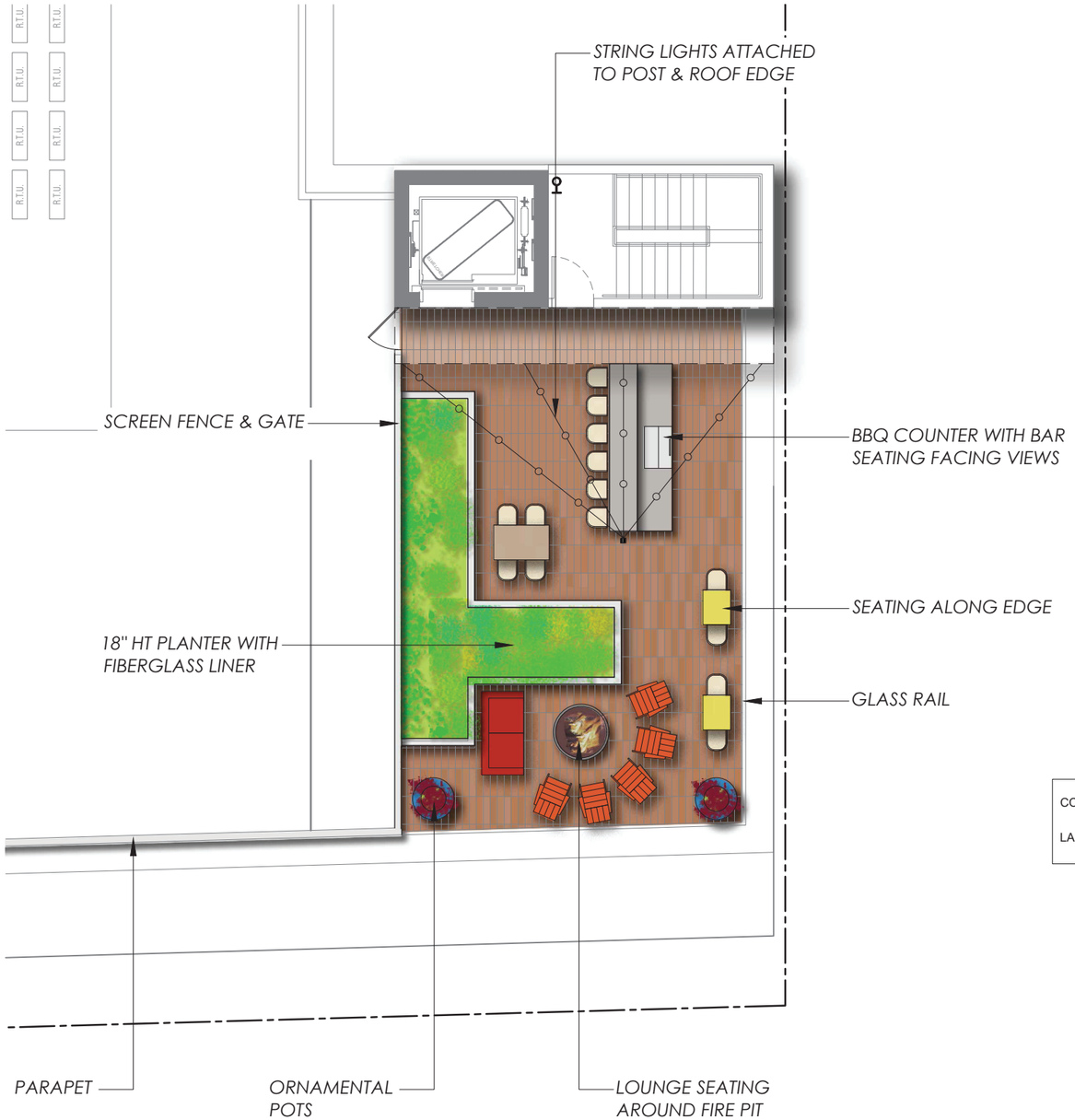
PIC/PM: XX
DRAWN BY: STAFF
JOB NO: 21-12

DRAWING TITLE:

LEVEL 2
LANDSCAPE PLAN

SHEET:

L3




NOTE: PLANTS SHALL BE CHOSEN FROM THE FOLLOWING LIST.
ALL PLANT TYPES MAY NOT BE SPECIFIED.

## PLANT LEGEND - ROOF DECK

| SYMBOL | BOTANICAL NAME "COMMON NAME" |
|---|---|
| | LAVANDULA ANGUSTIFOLIA "ENGLISH LAVENDER" |
| | PITTOSPORUM TENUIFOLIUM 'COMPACTA' "COMPACT KOHUHU" |
| | MISCANTHUS SINENSIS 'ADAGIO' "DWARF MAIDEN GRASS" |
| | MUHLENBERGIA SPECIES "MUHLY" |
| | ROSMARINUS SPECIES "ROSEMARY" |
| | SALVIA SPECIES "SAGE" |

| | |
|---|---|
| COMMON OPEN SPACE AREA | = 750 S.F. |
| LANDSCAPE AREA PROVIDED | = 182 S.F. |

SCALE: 1" = 10'

0 3' 5' 10' 20'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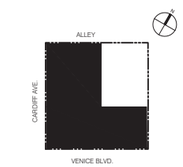
KEY PLAN:





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LOS ANGELES, CA 90232

| | |
|---|---|
| PIC/PM: | XX |
| DRAWN BY: | STAFF |
| JOB NO: | 21-12 |

DRAWING TITLE:

ROOF DECK LANDSCAPE PLAN

SHEET:

L4

# EXHIBIT B

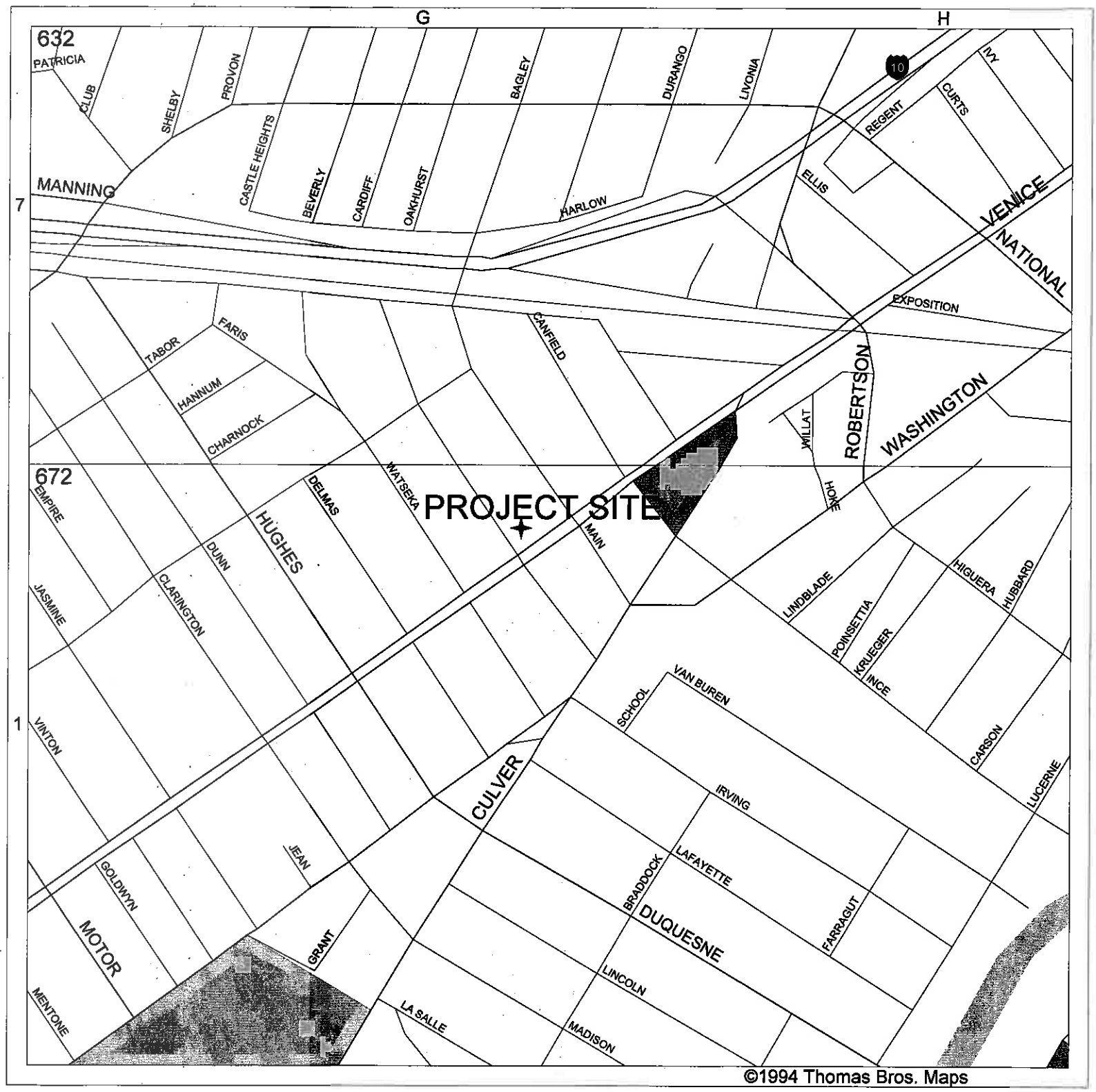
# MAPS AND PHOTOS

B1 – Vicinity Map

B2 – Radius Map

B3 – ZIMAS Parcel Profile Report

B4 – Site Photos




## VICINITY MAP

**SITE** : 9431-9443 W. VENICE BLVD. & 3780 CARDIFF AVENUE


# GC MAPPING SERVICE, INC.

**3055 WEST VALLEY BOULEVARD**
**ALHAMBRA CA 91803**
**(626) 441-1080, FAX (626) 441-8850**
**gcmapping@radiusmaps.com**

LEGAL: LOTS 16 TO 19, BLOCK 8, TRACT NO. 2444

# DENSITY BONUS
# CONDITIONAL USE PERMIT
# WAIVER OF DEDICATION AND IMPROVEMENTS

C.D. 5
C.T. 2701.02
P.A. PALMS-
MAR VISTA


**GC MAPPING SERVICE, INC.**
3055 WEST VALLEY BOULEVARD
ALHAMBRA CA 91803
(626) 441-1080 FAX (626) 441-8850
GCMAPPING@RADIUSMAPS.COM


**SITE ADDRESS:**
9431, 9439, 9443 W. VENICE BL.
3780 CARDIFF AVE.

0.29 NET AC.

CASE NO.
DATE: 09-29-2022
SCALE: 1" = 100'
USES FIELD
D.M. 120 B 165
T.B. PAGE: 672 GRID: G-1

# City of Los Angeles
# Department of City Planning

## 7/18/2023
## PARCEL PROFILE REPORT

**PROPERTY ADDRESSES**
9431 W VENICE BLVD

**ZIP CODES**
90232

**RECENT ACTIVITY**
None

**CASE NUMBERS**
CPC-2022-7639-DB-CU-HCA
CPC-2018-7547-CPU
CPC-2013-621-ZC-GPA-SP
ORD-63572
ORD-186402
ORD-185671
ORD-183497
ORD-129279
ZA-1979-374
ENV-2022-7640-EAF
ENV-2013-622-EIR
ENV-2005-8253-ND
AFF-46283

| | |
|---|---|
| **Address/Legal Information** | |
| PIN Number | 120B165 726 |
| Lot/Parcel Area (Calculated) | 3,125.0 (sq ft) |
| Thomas Brothers Grid | PAGE 672 - GRID G1 |
| Assessor Parcel No. (APN) | 4313019047 |
| Tract | TR 2444 |
| Map Reference | M B 24-5/7 |
| Block | 8 |
| Lot | 19 |
| Arb (Lot Cut Reference) | None |
| Map Sheet | 120B165 |
| **Jurisdictional Information** | |
| Community Plan Area | Palms - Mar Vista - Del Rey |
| Area Planning Commission | West Los Angeles |
| Neighborhood Council | Palms |
| Council District | CD 5 - Katy Young Yaroslavsky |
| Census Tract # | 2701.02 |
| LADBS District Office | West Los Angeles |
| **Permitting and Zoning Compliance Information** | |
| Administrative Review | None |
| **Planning and Zoning Information** | |
| Special Notes | None |
| Zoning | MU(EC) |
| Zoning Information (ZI) | ZI-2498 Local Emergency Temporary Regulations - Time Limits and Parking Relief - LAMC 16.02.1 |
| | ZI-2452 Transit Priority Area in the City of Los Angeles |
| | ZI-2490 Specific Plan: Exposition Corridor Transit Neighborhood Plan |
| | ZI-2512 Housing Element Inventory of Sites |
| General Plan Land Use | Community Commercial |
| General Plan Note(s) | Yes |
| Hillside Area (Zoning Code) | No |
| Specific Plan Area | EXPOSITION CORRIDOR TRANSIT NEIGHBORHOOD PLAN |
| Subarea | None |
| Special Land Use / Zoning | None |
| Historic Preservation Review | No |
| Historic Preservation Overlay Zone | None |
| Other Historic Designations | None |
| Other Historic Survey Information | None |
| Mills Act Contract | None |
| CDO: Community Design Overlay | None |
| CPIO: Community Plan Imp. Overlay | None |
| Subarea | None |
| CUGU: Clean Up-Green Up | None |
| HCR: Hillside Construction Regulation | No |
| NSO: Neighborhood Stabilization Overlay | No |
| POD: Pedestrian Oriented Districts | None |
| RBP: Restaurant Beverage Program Eligible Area | None |

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(*) - APN Area is provided "as is" from the Los Angeles County's Public Works, Flood Control, Benefit Assessment.

| | |
|---|---|
| RFA: Residential Floor Area District | None |
| RIO: River Implementation Overlay | No |
| SN: Sign District | No |
| AB 2334: Very Low VMT | Yes |
| AB 2097: Reduced Parking Areas | Yes |
| Streetscape | No |
| Adaptive Reuse Incentive Area | None |
| Affordable Housing Linkage Fee | |
| Residential Market Area | High |
| Non-Residential Market Area | High |
| Transit Oriented Communities (TOC) | Tier 3 |
| ED 1 Eligibility | Eligible Site |
| RPA: Redevelopment Project Area | None |
| Central City Parking | No |
| Downtown Parking | No |
| Building Line | 10 |
| 500 Ft School Zone | No |
| 500 Ft Park Zone | No |
| **Assessor Information** | |
| Assessor Parcel No. (APN) | 4313019047 |
| APN Area (Co. Public Works)* | 0.293 (ac) |
| Use Code | 1100 - Commercial - Store - One Story |
| Assessed Land Val. | $1,911,835 |
| Assessed Improvement Val. | $468,918 |
| Last Owner Change | 01/14/2005 |
| Last Sale Amount | $1,850,018 |
| Tax Rate Area | 67 |
| Deed Ref No. (City Clerk) | 832616 |
| | 7-389 |
| | 471 |
| | 426496 |
| | 397763 |
| | 397762 |
| | 103421 |
| | 0984786 |
| | 0-461 |
| Building 1 | |
| Year Built | 1979 |
| Building Class | C65C |
| Number of Units | 0 |
| Number of Bedrooms | 0 |
| Number of Bathrooms | 0 |
| Building Square Footage | 5,251.0 (sq ft) |
| Building 2 | No data for building 2 |
| Building 3 | No data for building 3 |
| Building 4 | No data for building 4 |
| Building 5 | No data for building 5 |
| Rent Stabilization Ordinance (RSO) | No [APN: 4313019047] |
| **Additional Information** | |
| Airport Hazard | None |
| Coastal Zone | None |
| Santa Monica Mountains Zone | No |
| Farmland | Area Not Mapped |
| Urban Agriculture Incentive Zone | YES |
| Very High Fire Hazard Severity Zone | No |

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| | |
|---|---|
| Fire District No. 1 | No |
| Flood Zone | Outside Flood Zone |
| Watercourse | No |
| Hazardous Waste / Border Zone Properties | No |
| Methane Hazard Site | None |
| High Wind Velocity Areas | No |
| Special Grading Area (BOE Basic Grid Map A-13372) | Yes |
| Wells | None |
| **Seismic Hazards** | |
| Active Fault Near-Source Zone | |
| Nearest Fault (Distance in km) | 0.97401888 |
| Nearest Fault (Name) | Newport - Inglewood Fault Zone (Onshore) |
| Region | Transverse Ranges and Los Angeles Basin |
| Fault Type | B |
| Slip Rate (mm/year) | 1.00000000 |
| Slip Geometry | Right Lateral - Strike Slip |
| Slip Type | Poorly Constrained |
| Down Dip Width (km) | 13.00000000 |
| Rupture Top | 0.00000000 |
| Rupture Bottom | 13.00000000 |
| Dip Angle (degrees) | 90.00000000 |
| Maximum Magnitude | 7.10000000 |
| Alquist-Priolo Fault Zone | No |
| Landslide | No |
| Liquefaction | No |
| Preliminary Fault Rupture Study Area | No |
| Tsunami Inundation Zone | No |
| **Economic Development Areas** | |
| Business Improvement District | None |
| Hubzone | None |
| Jobs and Economic Development Incentive Zone (JEDI) | None |
| Opportunity Zone | No |
| Promise Zone | None |
| State Enterprise Zone | None |
| **Housing** | |
| Direct all Inquiries to | Los Angeles Housing Department |
| Telephone | (866) 557-7368 |
| Website | https://housing.lacity.org |
| Rent Stabilization Ordinance (RSO) | No [APN: 4313019047] |
| Ellis Act Property | No |
| AB 1482: Tenant Protection Act | No |
| Housing Crisis Act Replacement Review | Yes |
| Housing Element Sites | |
| HE Replacement Required | Yes |
| SB 166 Units | 0.05 Units, Lower |
| Housing Use within Prior 5 Years | No |
| **Public Safety** | |
| Police Information | |
| Bureau | West |
| Division / Station | Pacific |
| Reporting District | 1409 |
| Fire Information | |
| Bureau | South |

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| | |
|---|---|
| Battallion | 18 |
| District / Fire Station | 43 |
| Red Flag Restricted Parking | No |

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## CASE SUMMARIES

Note: Information for case summaries is retrieved from the Planning Department's Plan Case Tracking System (PCTS) database.

| | |
|---|---|
| Case Number: | CPC-2022-7639-DB-CU-HCA |
| Required Action(s): | DB-DENSITY BONUS |
| | CU-CONDITIONAL USE |
| | HCA-HOUSING CRISIS ACT |
| Project Descriptions(s): | PURSUANT TO LAMC 12.22.A.25, A DENSITY BONUS FOR A HOUSING DEVELOPMENT PROJECT CONSISTING OF 47 DWELLING UNITS, 5 OF WHICH WILL BE SET ASIDE FOR VERY LOW INCOME HOUSEHOLDS, AND ONE COMMERCIAL SPACE WITH THE FOLLOWING INCENTIVES: OFF-MENU INCENTIVE FOR (1) AN INCREASED FAR, (2) REDUCED NON-RESIDENTIAL FLOOR AREA, AND (3) REDUCED COMMERCIAL PARKING; WAIVER OF DEVELOPMENT STANDARDS FOR (1) REDUCED BOTH SIDE YARD SETBACKS, (2) LOADING SPACE, (3) INCREASED HEIGHT, (4) REDUCED OPEN SPACE, (5) GROUND FLOOR SCREENING, AND (6) NON-RESIDENTIAL OPEN SPACE.<br><br>PURSUANT TO LAMC 12.24.U.26, A CONDITIONAL USE PERMIT TO ALLOW A DENSITY BONUS FOR A HOUSING DEVELOPMENT PROJECT IN WHICH THE DENSITY IS GREATER THAN THAT PERMITTED BY LAMC 12.22.A.25.<br><br>PURSUANT TO LAMC 12.37, A WAIVER OF DEDICATION AND IMPROVEMENTS TO WAIVE THE 5 FT. DEDICATION ALONG THE PROPERTY ALLEY FRONTAGE TO COMPLETE THE 10 FT. HALF ALLEY ROW. |
| Case Number: | CPC-2018-7547-CPU |
| Required Action(s): | CPU-COMMUNITY PLAN UPDATE |
| Project Descriptions(s): | ADOPT COMMUNITY PLAN POLICY DOCUMENT, GENERAL PLAN AMENDMENTS, AND ZONE CHANGES TO APPLY RE-CODE LA ZONING. |
| Case Number: | CPC-2013-621-ZC-GPA-SP |
| Required Action(s): | ZC-ZONE CHANGE |
| | GPA-GENERAL PLAN AMENDMENT |
| | SP-SPECIFIC PLAN (INCLUDING AMENDMENTS) |
| Project Descriptions(s): | ZONE CHANGE AND PLAN AMENDMENT FOR THE IMPLEMENTATION OF THE EXPOSITION CORRIDOR TRANSIT NEIGHBORHOOD PLAN. |
| Case Number: | ZA-1979-374 |
| Required Action(s): | Data Not Available |
| Project Descriptions(s): | |
| Case Number: | ENV-2022-7640-EAF |
| Required Action(s): | EAF-ENVIRONMENTAL ASSESSMENT |
| Project Descriptions(s): | PURSUANT TO LAMC 12.22.A.25, A DENSITY BONUS FOR A HOUSING DEVELOPMENT PROJECT CONSISTING OF 47 DWELLING UNITS, 5 OF WHICH WILL BE SET ASIDE FOR VERY LOW INCOME HOUSEHOLDS, AND ONE COMMERCIAL SPACE WITH THE FOLLOWING INCENTIVES: OFF-MENU INCENTIVE FOR (1) AN INCREASED FAR, (2) REDUCED NON-RESIDENTIAL FLOOR AREA, AND (3) REDUCED COMMERCIAL PARKING; WAIVER OF DEVELOPMENT STANDARDS FOR (1) REDUCED BOTH SIDE YARD SETBACKS, (2) LOADING SPACE, (3) INCREASED HEIGHT, (4) REDUCED OPEN SPACE, (5) GROUND FLOOR SCREENING, AND (6) NON-RESIDENTIAL OPEN SPACE.<br><br>PURSUANT TO LAMC 12.24.U.26, A CONDITIONAL USE PERMIT TO ALLOW A DENSITY BONUS FOR A HOUSING DEVELOPMENT PROJECT IN WHICH THE DENSITY IS GREATER THAN THAT PERMITTED BY LAMC 12.22.A.25.<br><br>PURSUANT TO LAMC 12.37, A WAIVER OF DEDICATION AND IMPROVEMENTS TO WAIVE THE 5 FT. DEDICATION ALONG THE PROPERTY ALLEY FRONTAGE TO COMPLETE THE 10 FT. HALF ALLEY ROW. |
| Case Number: | ENV-2013-622-EIR |
| Required Action(s): | EIR-ENVIRONMENTAL IMPACT REPORT |
| Project Descriptions(s): | ZONE CHANGE AND PLAN AMENDMENT FOR THE IMPLEMENTATION OF THE EXPOSITION CORRIDOR TRANSIT NEIGHBORHOOD PLAN. |
| Case Number: | ENV-2005-8253-ND |
| Required Action(s): | ND-NEGATIVE DECLARATION |
| Project Descriptions(s): | AN ORDINANCE ESTABLISHING PERMANENT REGULATIONS IMPLEMENTING THE MELLO ACT IN THE COASTAL ZONE. |

## DATA NOT AVAILABLE

ORD-63572

ORD-186402

ORD-185671

ORD-183497

ORD-129279

AFF-46283

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# ZIMAS PUBLIC

Generalized Zoning

07/18/2023

City of Los Angeles
Department of City Planning

Address: 9431 W VENICE BLVD
APN: 4313019047
PIN #: 120B165 726

Tract: TR 2444
Block: 8
Lot: 19
Arb: None

Zoning: MU(EC)
General Plan: Community Commercial

N
W E
S

# LEGEND

## GENERALIZED ZONING

- OS, GW
- A, RA
- RE, RS, R1, RU, RZ, RW1
- R2, RD, RMP, RW2, R3, RAS, R4, R5, PVSP
- CR, C1, C1.5, C2, C4, C5, CW, WC, ADP, LASED, CEC, USC, PPSP, MU, NMU
- CM, MR, CCS, UV, UI, UC, M1, M2, LAX, M3, SL, HJ, HR, NI
- P, PB
- PF

## GENERAL PLAN LAND USE

### LAND USE

#### RESIDENTIAL

- Minimum Residential
- Very Low / Very Low I Residential
- Very Low II Residential
- Low / Low I Residential
- Low II Residential
- Low Medium / Low Medium I Residential
- Low Medium II Residential
- Medium Residential
- High Medium Residential
- High Density Residential
- Very High Medium Residential

#### COMMERCIAL

- Limited Commercial
- Limited Commercial - Mixed Medium Residential
- Highway Oriented Commercial
- Highway Oriented and Limited Commercial
- Highway Oriented Commercial - Mixed Medium Residential
- Neighborhood Office Commercial
- Community Commercial
- Community Commercial -Mixed High Residential
- Regional Center Commercial

#### INDUSTRIAL

- Commercial Manufacturing
- Limited Manufacturing
- Light Manufacturing
- Heavy Manufacturing
- Hybrid Industrial

#### PARKING

- Parking Buffer

#### PORT OF LOS ANGELES

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

#### LOS ANGELES INTERNATIONAL AIRPORT

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

#### OPEN SPACE / PUBLIC FACILITIES

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

### FRAMEWORK

#### COMMERCIAL

- Neighborhood Commercial
- General Commercial
- Community Commercial
- Regional Mixed Commercial

#### INDUSTRIAL

- Limited Industrial
- Light Industrial

# CIRCULATION

## STREET

- Arterial Mountain Road
- Collector Scenic Street
- Collector Street
- Collector Street (Hillside)
- Collector Street (Modified)
- Collector Street (Proposed)
- Country Road
- Divided Major Highway II
- Divided Secondary Scenic Highway
- Local Scenic Road
- Local Street
- Major Highway (Modified)
- Major Highway I
- Major Highway II
- Major Highway II (Modified)
- Major Scenic Highway
- Major Scenic Highway (Modified)
- Major Scenic Highway II
- Mountain Collector Street
- Park Road
- Parkway
- Principal Major Highway
- Private Street
- Scenic Divided Major Highway II
- Scenic Park
- Scenic Parkway
- Secondary Highway
- Secondary Highway (Modified)
- Secondary Scenic Highway
- Special Collector Street
- Super Major Highway

## FREEWAYS

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

# MISC. LINES

- Airport Boundary
- Bus Line
- Coastal Zone Boundary
- Coastline Boundary
- Collector Scenic Street (Proposed)
- Commercial Areas
- Commercial Center
- Community Redevelopment Project Area
- Country Road
- DWP Power Lines
- Desirable Open Space
- Detached Single Family House
- Endangered Ridgeline
- Equestrian and/or Hiking Trail
- Hiking Trail
- Historical Preservation
- Horsekeeping Area
- Local Street
- MSA Desirable Open Space
- Major Scenic Controls
- Multi-Purpose Trail
- Natural Resource Reserve
- Park Road
- Park Road (Proposed)
- Quasi-Public
- Rapid Transit Line
- Residential Planned Development
- Scenic Highway (Obsolete)
- Secondary Scenic Controls
- Secondary Scenic Highway (Proposed)
- Site Boundary
- Southern California Edison Power
- Special Study Area
- Specific Plan Area
- Stagecoach Line
- Wildlife Corridor

# POINTS OF INTEREST

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

## SCHOOLS/PARKS WITH 500 FT. BUFFER

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

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

## COASTAL ZONE

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

## TRANSIT ORIENTED COMMUNITIES (TOC)

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

**Note:** TOC Tier designation and map layers are for reference purposes only. Eligible projects shall demonstrate compliance with Tier eligibility standards prior to the issuance of any permits or approvals. As transit service changes, eligible TOC Incentive Areas will be updated.

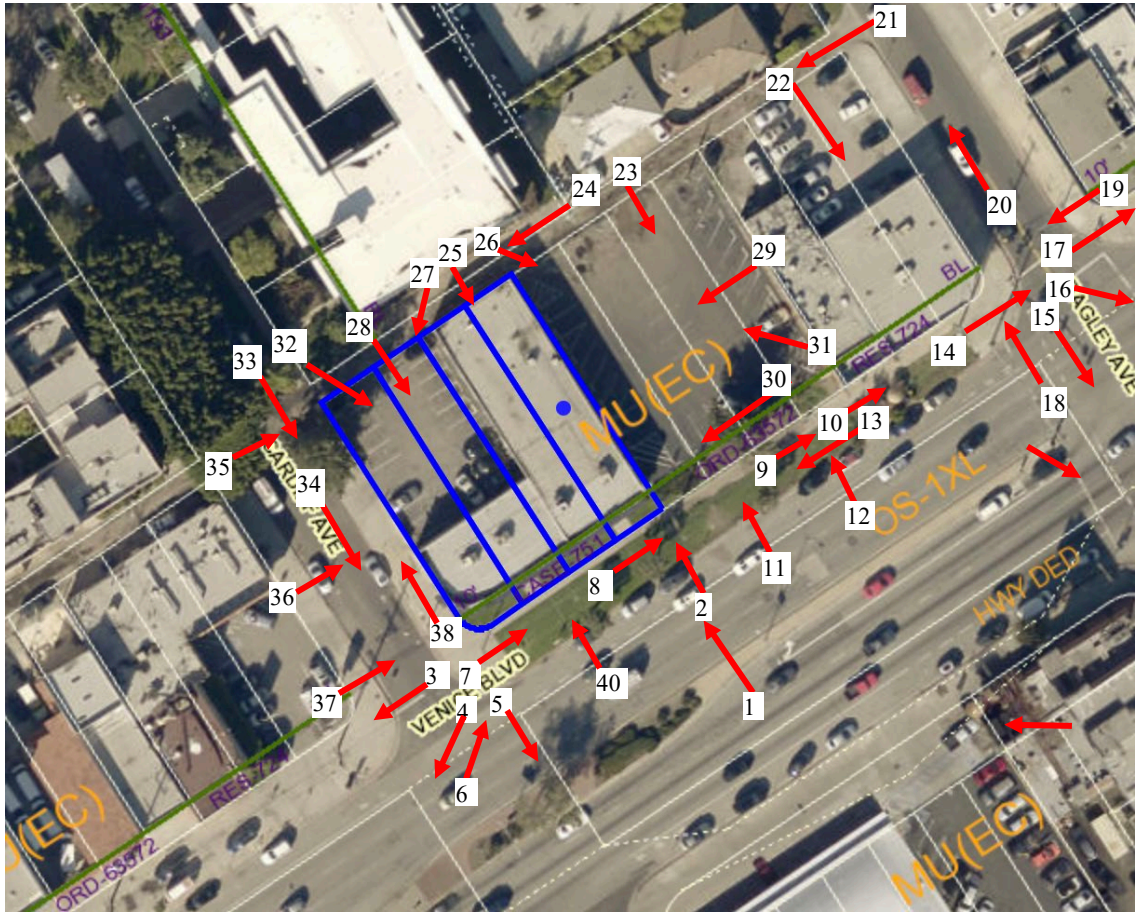
## WAIVER OF DEDICATION OR IMPROVEMENT

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

## OTHER SYMBOLS

- Lot Line
- Tract Line
- Lot Cut
- Easement
- Zone Boundary
- Building Line
- Lot Split
- Community Driveway
- Building Outlines 2020
- Building Outlines 2017
- Airport Hazard Zone
- Census Tract
- Coastal Zone
- Council District
- LADBS District Office
- Downtown Parking
- Fault Zone
- Fire District No. 1
- Tract Map
- Parcel Map
- Flood Zone
- Hazardous Waste
- High Wind Zone
- Hillside Grading
- Historic Preservation Overlay Zone
- Specific Plan Area
- Very High Fire Hazard Severity Zone
- Wells - Acitive
- Wells - Inactive

**SITE PHOTO EXHIBIT**
**Applicant: Venice Cardiff LLC**
**Site Address: 9431 -9443 W Venice Blvd; 3780 S Cardiff, Los Angeles, CA, 90232**




N

**Figure 1 - View Northwest on Venice Blvd.**

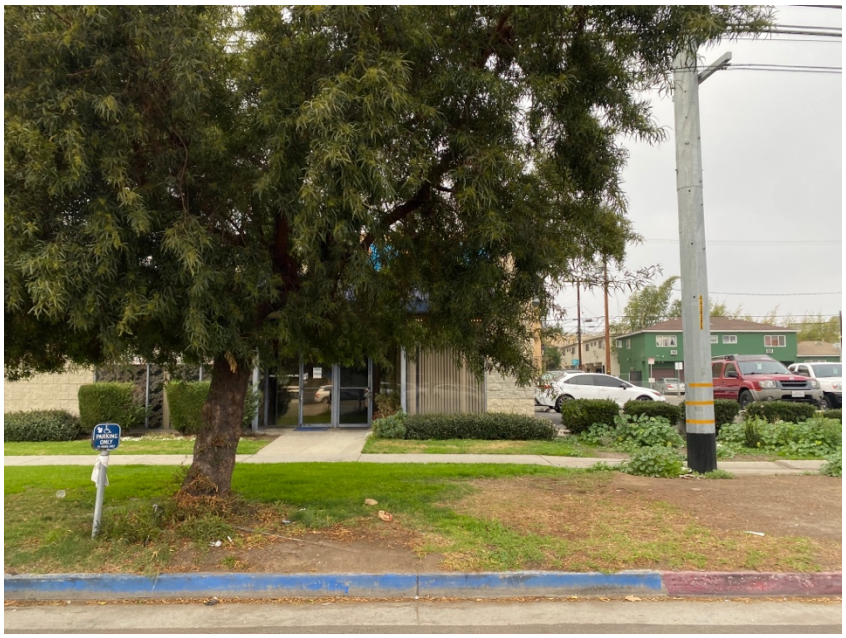


**Figure 2 – Closer view Northwest on Venice Blvd.**

**Figure 3 - View Southwest on Cardiff Ave.**

**Figure 4 – Alternative view South on Cardiff Ave.**

**Figure 5 – Alternative view Southeast on Venice Blvd.**

**Figure 6 - View North near Venice Blvd/Cardiff Ave.**

**Figure 7 – View Northeast near Venice Blvd/Cardiff Ave.**

**Figure 9 - View Northeast on Venice Blvd.**

**Figure 10 - View Northeast on Venice Blvd.**

**Figure 11 - View Northwest on Venice Blvd.**

**Figure 12 – View Northwest on Venice Blvd.**

**Figure 13- View Northwest along Venice Blvd.**

**Figure 14- View Northwest along Venice Blvd.**

**Figure 15 – View Southeast on Venice Blvd. near Bagley Ave.**

**Figure 16 - View East on Venice Blvd. and Bagley Ave.**

**Figure 17 - View Northwest on Bagley Ave. near Venice Blvd.**

**Figure 18 - View Northwest on Venice Blvd. near Bagley Ave.**

**Figure 19 - View Northeast on Bagley Ave. near Venice Blvd.**

**Figure 20 - View Northeast along Bagley Ave. near Venice Blvd.**

**Figure 21 - View Northwest by rear alley from Bagley Ave**

**Figure 22 – View Southeast from rear alley between Bagley Ave. and Cardiff Ave.**

**Figure 23 - View Southeast from rear alley between Bagley Ave. and Cardiff Ave.**

**Figure 24 – View Northwest from rear alley between Bagley Ave. and Cardiff Ave.**

**Figure 25 - View Southeast from rear alley between Cardiff Ave. and Bagley Ave.**

**Figure 26 – View South from Rear Alley between Cardiff Ave. and Bagley Ave.**

**Figure 27- View East from rear alley between Cardiff Ave. and Bagley Ave.**

**Figure 28 - View Southeast from rear alley between Cardiff Ave. and Bagley Ave.**

**Figure 29 - View West from rear alley between Cardiff Ave. and Bagley Ave.**

**Figure 30 - View Southwest from parking lot near Venice Blvd.**

**Figure 31 - View South from parking lot near Venice Blvd.**

**Figure 32 - View East from Cardiff Ave.**

**Figure 33 - View Southeast from Cardiff Ave.**

**Figure 34 - View Southeast from Cardiff Ave.**

**Figure 35- View Northeast from Cardiff Ave.**

**Figure 36- View Northeast from Cardiff Ave.**

**Figure 37- View Northeast from Cardiff Ave. near Venice Blvd.**

**Figure 38- View Northwest from Cardiff Ave. near Venice Blvd.**

**Figure 39- View Northwest from Venice Blvd.**

# EXHIBIT C

# AGENCY CORRESPONDENCE

C1 – DCP Housing Services Unit – Affordable Housing Referral Form

C2 – Department of Building and Safety – Preliminary Zoning Assessment

C3 – Los Angeles Housing Department – Replacement Unit Determination

C4 – Bureau of Engineering

C5 – Urban Forestry Division

C6 – Fire Department

REFERRAL FORM

PAR-2022-687-AHRF

# AFFORDABLE HOUSING REFERRAL FORM

This form is to serve as a referral to the Los Angeles City Planning's (LACP) Development Services Center (DSC) for Affordable Housing case filing purposes (in addition to the required Department of City Planning Application and any other necessary documentation); and to the City of Los Angeles Housing Department (LAHD), Department of Building and Safety (LADBS), or other City agency for project status and entitlement need purposes. All Applicants are required to provide a complete set of architectural plans at the time that this form is submitted for review. Any application submitted that is missing any required materials will be considered incomplete and will not be reviewed until all materials are submitted.

This form shall be completed by the Applicant and reviewed and signed by LACP DSC Housing Services Unit (HSU) Staff prior to filing an application for an entitlement, administrative review, or building permit. Any modifications to the content(s) of this form after its authorization by HSU Staff is prohibited. LACP reserves the right to require an updated Referral Form for the project if more than 180 days have transpired since the referral date, or as necessary, to reflect project modifications, policy changes, bus route changes, bus schedule changes, and/or amendments to the Los Angeles Municipal Code (LAMC), local laws, and State laws.

## THIS SECTION TO BE COMPLETED BY HSU STAFF ONLY

**Planning Staff Name & Title:** Renata Dragland, City Planner

**Planning Staff Signature:** R Dragland

**Referral Date:** 10/13/2022 **Expiration Date:** 4/11/2023

**TRANSPORTATION QUALIFIERS (if applicable)**

☒ **Major Transit Stop** ☐ **Paratransit / Fixed Bus Route**

☐ **Other:** Located less than 2,640 feet from: Exposition Blvd & Venice Blvd.

**Location of Transit:** Exposition Blvd & Venice Blvd.

**Qualifier #1:** Metro Expo (E) Line at Culver City Station

**Service Interval #1:** Rail Level of Service **Service Interval #2:** Rail Level of Service

**Qualifier #2:** N/A

**Service Interval #1:** N/A **Service Interval #2:** N/A

*Service Intervals are calculated by dividing 420 (the total number of minutes during the peak hours of 6 am to 9 am and 3 pm to 7 pm by the number of eligible trips.*

**Referral To:**

☐ **Planning DSC - Filing** ☐ **100% Affordable per AB 2345[1]** ☐ **SB 35**

☐ **AB 2162** ☐ **Measure JJJ**

☒ **Other:** _____

**Notes:**

Obtain Preliminary Zoning Assessment, address Project Planner's comments. Also applying for CUP, and WDI.

## THIS SECTION TO BE COMPLETED BY THE APPLICANT

## APPLICANT INFORMATION

**Applicant Name:** Jonathan Yang

**Phone Number:** 2 35 03186 0

**Email:** jonathan@irvineassoc.com

## I. PROPOSED PROJECT

### 1. PROJECT LOCATION/ZONING

**Project Address(es):** 9431-9443 W Venice Blvd & 3780 Cardiff Ave.

**Assessor Parcel Number(s):** 4313-019-047

**Community Plan:** Palms- Mar Vista- Del Rey

**Existing Zone:** MU( EC)

**Land Use Designation:** Community Commercial

**Number of Parcels:** 4

**Site Size (sf):** ~~12,787~~ 12,799.9 per ZIMAS

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

☐ **Enterprise Zone** ☐ **Q Condition/D Limitation (Ordinance No.):** BL ORD 66572

☐ **Other Pertinent Zoning Information (specify):** _____

[1] *AB 1763 incentives were amended by AB 2345.*

## 2. DETAILED DESCRIPTION OF PROPOSED PROJECT

Multifamily Residential Building utilizing Off Menu Density Bonus and Waivers of Development Standards

## 3. DETAILED DESCRIPTION OF EXISTING SITE AND DEVELOPMENT

1 story commercial building

| Existing Uses Dwelling Unit (DU) Square Footage (SF) | Existing No. of DUs or Non-Residential SF | Existing No. of DUs or Non-Residential SF to be Demolished | Proposed[2] No. of DUs or Non-Residential SF |
|---|---|---|---|
| **Guest Rooms** | | | |
| **Studios** | | | 2 |
| **One Bedrooms** | | | 23 |
| **Two Bedrooms** | | | 22 |
| **Three Bedrooms** | | | |
| **____ Bedrooms** | | | |
| **Non-Residential SF** | 5251 | 5251 | 2627 |
| **Other** | | | |

[2] *Per AB 2556, replacement units shall be equivalent to the number of units and number of bedrooms of the existing development.*

## 4. APPLICATION TYPE

☐ Density Bonus (per LAMC Section 12.22 A.25 or Government Code Section 65915) with only **Base Incentives** filed in conjunction with another discretionary approval.

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

1) _____

2) _____

3) _____

4) _____

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

1) FAR

2) ~~Remove~~ Minimum Non-Residential Requirements per EXPO TNP of 5% in lieu of 20% required

3) Request no commercial parking requirement.

4) _____

☒ Density Bonus with **Waivers of Development Standards** (specify):

1) Ground Floor Screening (Expo TNP)

2) Height

3) Open Space Reduction (Project as a whole and non-commercial requirement per EXPO TNP (2 waivers)

4) Reduction of both side yard setbacks 5)Waiver Loading Space requirement

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

☐ Affordable Housing per LAMC Section 11.5.11 (Measure JJJ)

☐ Public Benefit Project per LAMC Section 14.00 A.2

☐ General Plan Amendment per LAMC Section 11.5.6

Request: _____

☐ Zone/Height District Change per LAMC Section 12.32

Request: _____

☒ Conditional Use per LAMC Section 12.24 U.26

☐ Site Plan Review per LAMC Section 16.05

☐ Specific Plan Project Permit Compliance per LAMC Section 11.5.7 C

☐ Community Design Overlay per LAMC Section 13.08

☐ Coastal Development Permit per LAMC Section 12.20.2 or 12.20.2.1

☐ Tract or Parcel Map per LAMC Section 17.00 or 17.50

☐ Other (specify): _____

## 5. ENVIRONMENTAL REVIEW

☐ Project is Exempt[3]

☒ Not Yet Filed

☐ Filed (Case No.): _____

## 6. HOUSING DEVELOPMENT PROJECT TYPE

**CHECK ALL THAT APPLY:**

| | | | |
|---|---|---|---|
| ☒ For Rent | ☐ For Sale | ☐ Mixed-Use Project | ☐ Residential Hotel |
| ☐ Extremely Low Income | ☒ Very Low Income | ☐ Low Income | ☐ Moderate Income |
| ☒ Market Rate | ☐ Supportive Housing | ☐ Senior | |

☐ Special Needs (describe): _____

☐ Other Category (describe): _____

## 7. DENSITY CALCULATION

**A. Base Density: Maximum density allowable per zoning**

Lot size (including any ½ of alleys)[4] 12787

Density allowed by Zone 400* SF of lot area per DU (b)

No. of DUs allowed by right (per LAMC) ~~32~~ 31 DUs (c) [c = a/b, round down to whole number]

Base Density 32 DUs (d) [d = a/b, round up to whole number]

**B. Maximum Allowable Density Bonus[5]** 44 DUs (e) [e = dx1.35, round up to whole number]

* Per Expo TNP SP: 1/400 for DB calculation purposes only per Table C; density unlimited per Expo TNP.

[3] *Project may be exempt from CEQA review if it qualifies for a CEQA Exemption or is a Ministerial Project (aka, "By Right").*

[4] *If there is a related subdivision case, the lot area shall be calculated based on the site area after a dedication of land has been provided.*

[5] *Per AB 2345, 100% affordable housing developments may request an 80% density increase or unlimited density if the project site is within 0.5 miles of a Major Transit Stop.*

**C. Proposed Project:** Please indicate total number of DUs requested and break down by levels of affordability set by each category (California Department of Housing and Community Development [HCD] or United States Department of Housing and Urban Development [HUD]). For information on HCD and HUD levels of affordability please contact LAHD at hcidla.landuse@lacity.org.

| | Total | HCD (State) | HUD (TCAC) |
|---|---|---|---|
| Market Rate | 42 | N/A | N/A |
| Managers Unit(s) - Market Rate | | N/A | N/A |
| Extremely Low Income (ELI) | | | |
| Very Low Income (VLI) | 5 | 5 | N/A |
| Low Income (LI) | | | |
| Moderate Income | | | |
| Permanent Supportive Housing — ELI | | | |
| Permanent Supportive Housing — VLI | | | |
| Permanent Supportive Housing — LI | | | |
| Seniors — Market Rate | | N/A | N/A |
| | | | |
| Other | | | |
| Other | | | |
| Other | | | |

TOTAL No. of DUs Proposed 47 (f)

TOTAL No. of Affordable Housing DUs 5 (g)

No. of Density Bonus DUs 15 (h) [If f>c, then h=f-c; if f<c, then h= 0]

Percent of Density Bonus Requested ~~45~~ 44 (i) {i = 100 x [(f/d) – 1]} (round down)

Percent of Affordable Set Aside 15 (j) [g/d, round down to a whole number]

## 8. SITE PLAN REVIEW CALCULATION

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

32 units allowed by right (permitted by LAMC) – 0 existing units = 32 units

☐ **YES, SPR is required.**
Proposed by-right units minus existing units is equal to or greater than 50[6]

☒ **NO, SPR is not required.**
Base Density units minus existing units is less than 50

☐ **Exempt.**
Specify reason: _____

# II. DENSITY BONUS (LAMC SECTION 12.22 A.25, ORDINANCE NO. 179,681)

## 9. PARKING OPTIONS

**CHECK ALL THAT APPLY:**

☐ **Automobile Parking Reductions via Bicycle Parking for Residential Uses[7]. Choose only one of the options, if applicable:**

- ☐ 10%
- ☐ 15% (*Only for residential projects or buildings located within 1,500 feet of a Major Transit Stop*)
- ☐ 30% (*If selecting the 30% parking reduction, the project will be ineligible for any of the Parking Options listed below*)

If selecting the 30% parking reduction, provide the following information:

Required Parking per LAMC: _____

Required Parking after the 30% reduction: _____

[6] *Site Plan Review may also be required if other characteristics of the project exceeds the thresholds listed in LAMC Section 16.05.*

[7] *Any project utilizing Parking Option 3 may not further reduce automobile parking via bicycle parking.*

☐ **Automobile Parking for Residential Uses (choose only one of the following options):**

*Note: Any fractional numbers are rounded up.*

☐ **Parking Option 1.** Based on # of bedrooms, inclusive of Handicapped and Guest parking.

| | # of DUs | Spaces/DU | Parking Required | Parking Provided |
|---|---|---|---|---|
| 0-1 Bedroom | | 1 | | |
| 2-3 Bedrooms | | 1.5 | | |
| 4 or more Bedrooms | | 2.5 | | |
| Stalls Reduced via Bike Parking | | | | Subtract: |
| TOTALS | | | | |

☐ **Parking Option 2.** Reduced only for Restricted Affordable Units and up to 40% of required parking for Restricted Affordable Units may be compact stalls.

| | # of DUs | Spaces/DU | Parking Required | Parking Provided |
|---|---|---|---|---|
| Market Rate (Including Senior Market Rate) | | Per Code | | |
| Restricted Affordable | | 1 | | |
| VLI/LI Senior or Disabled | | 0.5 | | |
| Restricted Affordable in Residential Hotel | | 2.5 | | |
| Stalls Reduced via Bike Parking | | | | Subtract: |
| TOTALS | | | | |

☒ **Parking Option 3 [AB 2345 (2020)].** Applies to two types of projects:

- 100% affordable housing developments consisting solely of affordable units, exclusive of a manager's unit(s), with an affordable housing cost to lower income families; or
- Mixed-income developments consisting of 11% VLI or 20% LI units.

☐ **100% Affordable Housing Developments.** There is no minimum parking requirement for any of the following 100% affordable housing developments described below. Check all that apply:

☐ A housing development located within 0.5 miles of a Major Transit Stop.

☐ A housing development for individuals who are 62 years of age or older with either paratransit service or unobstructed access, within 0.5 miles to a fixed bus route that operates at least eight times per day.

☐ **Special Needs Housing Development**, as defined in Section 51312 of the Health and Safety Code (H&SC), with either paratransit service or unobstructed access, within 0.5 miles to a fixed bus route that operates at least eight times per day.

☐ **Supportive Housing Development,** as defined in Section 50675.14 of the H&SC.

☒ **Mixed-Income Developments** consisting of 11% VLI or 20% LI units.

| | Spaces/Unit | Parking Required | Parking Provided |
|---|---|---|---|
| Located within 0.5 miles of Major Transit Stop with unobstructed access to project | 0.5 | 47 | 24 (standard and non tandem; 38 total provided) |

***Major Transit Stop*** *is defined as a site containing an existing rail or bus rapid transit station, a ferry terminal served by either a bus or rail transit service, or the intersection of two or more major bus routes with a frequency of service interval of 15 minutes or less during the morning and afternoon peak commute periods. It also includes major transit stops that are included in the applicable regional transportation plan.*

***Bus Rapid Transit*** *is defined as public mass transit service provided by a public agency or by a public-private partnership that includes all of the following features:*

*1) Full-time dedicated bus lanes or operation in a separate right-of-way dedicated for public transportation with a frequency of service interval of 15 minutes or less during the morning and afternoon peak commute periods.*

*2) Transit signal priority.*

*3) All-door boarding.*

*4) Fare collection system that promotes efficiency.*

*5) Defined stations.*

## 10. INCENTIVES

### A. Qualification for Incentives

Below is the minimum Required Restricted Affordable Housing Units, calculated as a percentage of the base density allowed on the date of the application. Check only one:

| Incentives | % Very Low Income | % Low Income | % Moderate Income |
|---|---|---|---|
| **One** | ☐ 5% to <10% | ☐ 10% to <20% | ☐ 10% to <20% |
| **Two** | ☐ 10% to <15% | ☐ 20% to <30% | ☐ 20% to <30% |
| **Three** | ☒ 15% or greater | ☐ 30% or greater | ☐ 30% or greater |

☐ **100% Affordable Housing Developments may request up to four (4) incentives and one (1) Waiver of Development Standard.** Check this box if this applies to the project.

**B. Project Zoning Compliance & Incentives** (Only for projects requesting a Density Bonus with Incentives/Waivers)

| | Permitted w/o Incentives | Proposed per Incentives | On-Menu | Off-Menu |
|---|---|---|---|---|
| ☐ Yard/Setback (each yard counts as one incentive) | | | | |
| ☐ Front (1) | | | ☐ | ☐ |
| ☐ Front (2) | | | ☐ | ☐ |
| ☒ Side (1) | 5' | 0' | ☐ | x☐ waiver |
| ☒ Side (2) | 5' | 0' | ☐ | x☐ waiver |
| ☐ Rear | | | ☐ | ☐ |
| ☐ Lot Coverage | | | ☐ | ☐ |
| ☐ Lot Width | | | ☐ | ☐ |
| ☒ Floor Area Ratio[8] | 2:1 | 4.4:1 | ☐ | ☒ |
| ☒ Height/Stories[9] | 68' | 79' | ☐ | x☐ waiver |
| ☐ Overall Height | | | ☐ | ☐ |
| ☐ Transitional Height(s) | | | ☐ | ☐ |
| ☒ Open Space | 5550 sf | 4818 sf | ☐ | x☐ waiver |
| ☐ Density Calculation | | | ☐ | ☐ |

☐ Averaging (all count as one incentive — check all that are needed)

- ☐ FAR
- ☐ Density
- ☐ Parking
- ☐ Open Space
- ☐ Vehicular Access

☒ Other Off-Menu Incentives (specify): No Commercial parking requirement; Reduction of Minimum Non-residential SF from 20% to 5%.

☒ Waiver of Development Standards (specify): Open Space reduction to waive non-residential Open Space.

(3) Remove ground floor 25 ft. screening requirements between the parking and public street.(4) Waiver Loading Space Requirement.

☐ 100% Affordable Housing Development shall receive a height increase of three additional stories up to 33 additional feet. Check the box if this applies to your project.

**TOTAL No. of Incentives Requested:** **On-Menu** _____ **Off-Menu** 3

**TOTAL No. of Waivers Requested:** 7

[8] *See LAMC Section 12.22 A.25(f)(4) for additional requirements.*

[9] *See LAMC Section 12.22 A.25(f)(5) for additional requirements.*

## 11. COVENANT

All Density Bonus projects are required to prepare and record an Affordability Covenant to the satisfaction of the LAHD's Occupancy Monitoring Unit **before** a building permit can be issued. For more information, please contact the LAHD at hcidla.landuse@lacity.org.

# III. GREATER DOWNTOWN HOUSING INCENTIVE AREA (LAMC SEC. 12.22 A.29, ORDINANCE NO. 179,076)

## 12. GREATER DOWNTOWN HOUSING INCENTIVE AREA (GDHIA)

### A. Eligibility for Floor Area Bonus

NOTE: The affordability levels required are set by the HUD/TCAC. For information on HCD and HUD levels of affordability please contact the LAHD at hcidla.landuse@lacity.org.

- ☐ 5% of the total number of DUs provided for VLI households; and
- ☐ One of the following shall be provided:
  - ☐ 10% of the total number of DUs for LI households; or
  - ☐ 15% of the total number of DUs for Moderate Income households; or
  - ☐ 20% of the total number of DUs for Workforce Income households, and
- ☐ Any DU or Guest Room occupied by a household earning less than 50% of the Area Median Income (AMI) that is demolished or otherwise eliminated shall be replaced on a one-for-one basis within the Community Plan area in which it is located

### B. Incentives

NOTE: Must meet all three (3) eligibility requirements from 12.A above and provide a Covenant & Agreement (See #11).

**CHECK ALL THAT APPLY:**

- ☐ A 35% increase in total floor area
- ☐ Open Space requirement pursuant to LAMC Section 12.21 G reduced by one-half, provided that a fee equivalent to amount of the relevant park fee, pursuant to LAMC Section 19.17, shall be paid for all dwelling units. See LAMC Section 12.29 A.29(c) for exceptions
- ☐ No parking required for units for households earning less than 50% AMI
- ☐ No more than one parking space required for each dwelling unit

### C. Additional Incentives to Produce Housing in the GDHIA

- ☐ No yard requirements except as required by the Urban Design Standards and Guidelines
- ☐ Buildable area shall be the same as the lot area (for the purpose of calculating buildable area for residential and mixed-use)

☐ Maximum number of dwelling units or guest rooms permitted shall not be limited by the lot area provisions, as long as the total floor area utilized by guest rooms does not exceed the total floor area utilized by dwelling units

☐ No prescribed percentage of the required open space that must be provided as either common open space or private open space

## IV. MEASURE JJJ[10] (LAMC Sec. 11.5.11, Ordinance No. 184, 745)

### 13. AFFORDABLE REQUIREMENTS

A certain percentage of affordable units is required based on the total number of units in the project. **Fill out either A or B below:**

**A. Rental Projects**

☐ No less than the affordability percentage corresponding to the level of density increase requested or allowed:

☐ _____ % VLI **OR** ☐ _____ % LI

☐ For projects requesting a General Plan Amendment, Zone Change, and/or Height District Change that results in an increased allowable density greater than 35%:

☐ 5% ELI **AND** ☐ 6% VLI **OR** ☐ 15% LI

☐ For projects requesting a General Plan Amendment, Zone Change, and/or Height District Change that results in an increased allowable density greater than 35%:

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

**Required Number of Affordable Units**

ELI _____ VLI _____ LI _____

**B. For Sale Projects**

☐ No less than the affordability percentage corresponding to the level of density increase requested or allowed:

☐ _____% VLI **OR** ☐ _____% LI **OR** ☐ _____% Moderate Income

☐ For projects requesting a General Plan Amendment, Zone Change, and/or Height District Change that results in an increased allowable density greater than 35% or allows a residential use where not previously allowed:

☐ 11% VLI **OR** ☐ 20% LI **OR** ☐ 40% Moderate Income

**Required Number of Affordable Units**

VLI _____ LI _____ Moderate Income _____

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

## 14. ALTERNATIVE COMPLIANCE OPTIONS

In lieu of providing the affordable units on site; there are three (3) other options available to comply with Measure JJJ Affordable Requirements. Select one, if applicable; otherwise leave this section blank.

**A. Off-Site Construction –** Construction of affordable units at the following rate:

- ☐ Within 0.5 miles of the outer edge of the Project, Affordable Units in Section 13 x 1.0
- ☐ Within 2 miles of the outer edge of the Project, Affordable Units in Section 13 x 1.25
- ☐ Within 3 miles of the outer edge of the Project, Affordable Units in Section 13 x 1.5

**Updated Required Number of Affordable Units**

ELI _____ VLI _____ LI _____ Moderate Income _____

**B. Off-Site Acquisition –** Acquisition of property that will provide affordable units at the following rate:

- ☐ Within 0.5 miles of the outer edge of the Project, Affordable Units in Section 13 x 1.0
- ☐ Within 1 mile of the outer edge of the Project, Affordable Units in Section 13 x 1.25
- ☐ Within 2 miles of the outer edge of the Project, Affordable Units in Section 13 x 1.5

**Updated Required Number of Affordable Units**

ELI _____ VLI _____ LI _____ Moderate Income _____

**C. In-Lieu Fee –** From the Affordability Gaps Study published by the Los Angeles City Planning

**Total In-Lieu Fee** _____ (Note: Final fee TBD if/when the project is approved)

## 15. DEVELOPER INCENTIVES

Please describe up to a maximum of three (3) incentives:

1) _____

_____

2) _____

_____

3) _____

_____

*Disclaimer: This review is based on the information and plans provided by the applicant at the time of submittal of this form. Applicants are advised to verify any zoning issues such as height, parking, setback, and any other applicable zoning requirements with LADBS.*

REFERRAL FORMS:

# Preliminary Zoning Assessment Referral

Department of City Planning (DCP) and Department of Building & Safety (DBS)

This form is to serve as an inter-agency referral for City Planning applications associated with a Housing Development Project. As a part of a City Planning application, this completed form shall be accompanied by architectural plans stamped and signed by DBS Plan Check staff following the completion of a zoning Plan Check. Review of the referral form by City staff is intended to identify and determine compliance with City zoning and land use requirements necessary to achieve the proposed project and to ascertain if any zoning issues or necessary approvals are associated with the project and site that need to be resolved through a discretionary City Planning action.

## INSTRUCTIONS: Preliminary Zoning Assessment Referral

1. **Complete the Preliminary Zoning Assessment:**
   a. **Section I: Project Information: This section is to be completed by a member of the project team and verified by City staff.**

   b. **Section II: Housing Development Project Determination**: Projects proposing the development of two or more units are screened to determine whether a project is a Housing Development Project and therefore qualifies for completion of Section III of this form and verified plans through a zoning Plan Check with DBS. The determination on Section II will be made by City Planning staff in the PARP unit prior to completion of a zoning Plan Check with DBS. A set of architectural plans, including a site plan and floor plans, are required to complete the determination.

   c. **Section III: Zoning Plan Check:** Applicants will submit for a zoning Plan Check with DBS to ascertain if any zoning issues or necessary approvals associated with the project and site need to be resolved through a discretionary City Planning action. This completed form shall be accompanied by architectural plans stamped and signed by a DBS Plan Check staff following the completion of a zoning Plan Check. DBS Plan Check staff will sign Section III of the Preliminary Zoning Assessment Form once the zoning plan check verifications are complete.

2. File application with City Planning: Following the completion of the Preliminary Zoning Assessment Referral Form and receipt of architectural plans stamped and signed by DBS Plan Check staff, a City Planning application may be filed. Filing appointments may be made online: https://planning.lacity.org/development-services/appointment/form.

3. **Contact Information:**

| | | |
|---|---|---|
| **DOWNTOWN OFFICES:** | **Department of Building and Safety, Affordable Housing Section**<br>201 N. Figueroa St., Ste 830<br>Los Angeles, CA 90012<br>Phone: (213) 482-0455<br>Web: https://ladbs.org/services/special-assistance/affordable-housing<br>Email: LADBS.AHS@lacity.org | **Department of City Planning, Preliminary Application Review Program**<br>201 N. Figueroa St., 5th Floor<br>Los Angeles, CA 90012<br>Web: https://planning.lacity.org/development-services/preliminary-application-review-program<br>Email: Planning.PARP@lacity.org |

## Section I. Project Information - To be completed by applicant[1]

### 1. PROJECT LOCATION, ZONING & LAND USE JURISDICTION

Project Address: 9431,9439,9443 W Venice Blvd & 3780 Cardiff Ave.
Project Name (if applicable): _____
Assessor Parcel Number(s): 4313-019-047
Legal Description (Lot, Block, Tract): Lo ts1 6-19,Block 8, TR 2444
Community Plan: Palms- Mar Vista- Del Rey Number of Parcels: 4.00 Lot Area: 12,799.00 s.f.
Current Zone(s) & Height District(s): MU(EC) Land Use Designation: Community Commercial
Alley in rear ☑ Yes ☐ No
Coastal Zone ☐ Yes ☑ No
Downtown Design Guide Area ☐ Yes ☑ No
Enterprise Zone ☐ Yes ☑ No
Greater Downtown Housing Incentive Area ☐ Yes ☑ No
Hillside Area (Zoning) ☐ Yes ☑ No
Site contains Historical features ☐ Yes ☑ No
Special Grading Area (BOE) Area ☑ Yes ☐ No
Very High Fire Hazard Severity Zone Area ☐ Yes ☑ No

☑ Specific Plan: Exposition Corridor Tranist Neighborhood Plan
☐ Historic Preservation Overlay Zone (HPOZ): N/A
☐ Design Review Board (DRB): N/A
☐ Redevelopment Project Area: N/A
☐ Overlay Zone (CPIO/CDO/POD/NSO/RIO/CUGU/etc.): N/A
☐ Q-condition/ D-limitation/ T-classification *(ordinance + subarea)*: _____
☐ Legal (Lot Cut Date) N/A
☐ Related City Planning Cases N/A
☐ ZI N/A
☐ Affidavits AFF-46283
☐ Easements N/A
☐ TOC Tier (must be verified by City Planning, Housing Services) N/A

### 2. PROJECT DESCRIPTION

Project Description/Proposed Use
multifamily residential building

No. of Stories: 6.00 No. of Dwelling Units: 50 Floor Area: 43,597
Existing Use/No. of Units: N/A
Permanent Supportive Housing (LAMC Sec. 14.00) ☐ Yes ☑ No UDU (LAMC Sec. 14.00) ☐ Yes ☑ No

### 3. APPLICANT INFORMATION

Name: Paul Hendifar
Phone: _____ E
mail: Daniel@jadeent.com

### 4. REPRESENTATIVE INFORMATION

Name: Jonathan Yang
Phone: _____
Email: jonathan@irvineassoc.com

[1] All fields in this form must be completed. If an item is not applicable, write N/A.

## Section II. Project Screening - To be completed by applicant and verified by DCP staff

If a project meets any one (1) of the following criteria, then the project is a Housing Development Project, and Section III is required and must be completed by LADBS staff. If none of the criteria below applies, then the project is not a Housing Development Project and does not require Section III of this form to be completed prior to filing a City Planning application.

| Screening Criteria (To be Determined by DCP staff) | Please Write: Yes or No |
|---|---|
| (a) The residential-only housing development project creates 2 units or more | Yes |
| (b) Mixed-use developments consisting of residential and nonresidential uses with at least two-thirds of the square footage designated for residential use. | No |
| (c) Transitional Housing | No |
| (d) Supportive Housing | No |

**NOTES:** 9431 W. Venice Blvd.
Plans sent via email on 01/27/22.

| DCP Staff Name and Title | DCP Staff Signature | Date |
|---|---|---|
| Maritza Lee, City Planning Associate | Maritza Lee | 02/07/22 |

## Section III. Preliminary Zoning Assessment - To be completed by DBS Staff

| Item No. | Zoning Standard | Proposed | Required/Allowed | Standard Met | Applicable Section No.[1] | Comment/ Description/ Factor/ Ratio |
|---|---|---|---|---|---|---|
| 1 | **Use** | MIXED USE RESTAURANT AND APARTMENT | MIXED USE RESTAURANT AND APARTMENT | ☑YES<br>☐NO | EXPO CORRIDOR S.P | ☐Conditional Use (LAMC Sec. 12.24) for _____ |

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

**Section III. Preliminary Zoning Assessment - To be completed by DBS Plan Check Staff[4]**

| Item No. | Zoning Standard | Proposed | Required/Allowed | Standard Met | Applicable Section No.[5] | Comments and Additional Information |
|---|---|---|---|---|---|---|
| 1 | **Use** | | | ☐YES<br>☐NO | | ☐Conditional Use (LAMC Sec. 12.24) for _____ |
| 2 | **Height** | 79 FT | 68 FT | ☐YES<br>☑NO<br>☐N/A | EXPO CORRIDOR S.P | ☐Transitional Height applies (12.21.1-A.10)<br>☑Commercial Corner Development/Mini-Shopping Center height applies (12.22-A.23(a)(1))<br>AN OFFMENU INCENTIVE IS REQUESTED FOR A HEIGHT INCREASE. |
| 3 | **No. of Stories** | 7 STORIES | N/A | ☑YES<br>☐NO<br>☐N/A | 12.21.1<br>(if code prevails)<br>EXPO CORRIDOR S.P | |
| 4 | **FAR**<br>**(Floor Area Ratio)** | 4.4:1 | 2:1 | ☐YES<br>☑NO<br>☐N/A | EXPO CORRIDOR S.P | AN OFFMENU INCENTIVE IS REQUESTED FOR A FLOOR AREA INCREASE. |
| 5 | **RFAR**<br>**(Residential Floor Area Ratio)** | | | ☐YES<br>☐NO<br>☑N/A | | |

4 DBS Plan Check staff will sign Section III of the Preliminary Zoning Assessment form and provide stamped and signed architectural plans once the zoning Plan Check verifications are complete.

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

| Item No. | Zoning Standard | Proposed | Required/Allowed | Standard Met | Applicable Section No.[6] | Comments and Additional Information |
|---|---|---|---|---|---|---|
| 6 | **Density** | 1/272<br>47 UNITS | 1/400<br>32 UNITS | ☐YES<br>☑NO<br>☐N/A | EXPO CORRIDOR S.P 12.22.A.25 | Density Ratio:<br>☐ Site Plan Review (16.05) / Major Project CUP (12.24-U.14)<br>AN OFF MENU INCENTIVE TO INCREASE THE DENSITY IS REQUESTED. |
| 7 | **Setback (Front)** | 5 FT | 5 FT | ☑YES<br>☐NO | EXPO CORRIDOR S.P | Lot Line Location (Street): VENICE ST<br>Lot Line Location (Street): |
| 8 | **Setback (Side)** | 0 FT | 0 FT NON RESIDENTIAL<br>5 FT RESIDENTIAL | ☐YES<br>☑NO | EXPO CORRIDOR S.P | ☐ Offset/plane break met (if applicable)<br>AN OFF MENU INCENTIVE IS REQUESTED TO REDUCE THE REQUIRED SIDE YARD SETBACK FOR THE RESIDENTIAL AREA. |
| 9 | **Setback (Rear)** | 5 FT | 5 FT | ☑YES<br>☐NO<br>☐N/A | EXPO CORRIDOR S.P | |
| 10 | **Building Line** | | | ☐YES<br>☐NO<br>☑N/A | Ordinance No.: | |

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

| Item No. | Zoning Standard | Proposed | Required/Allowed | Standard Met | Applicable Section No.[7] | Comments and Additional Information |
|---|---|---|---|---|---|---|
| 11 | **Parking (automobile)** | Residential:<br>38<br>Non-Residential:<br>0 | Residential:<br>24<br>Non-Residential:<br>27 | ☐YES<br>☑NO<br>☐N/A | AB 2345<br>12.22.A.25 | Design standards met:<br>☑YES ☐NO<br>PER AB 2345, A PARKING RATIO OF 0.5 AUTO SPACES PER UNIT IS REQUESTED. THE REMOVAL OF REQUIRED NON RESIDENTIAL PARKING IS REQUESTED. |
| 12 | **Parking (bicycle)** | Long-term:<br>40 RES<br>2 COMM<br>Short-term:<br>5 RES<br>2 COMM | Long-term:<br>40 RES<br>2 COMM<br>Short-term:<br>5 RES<br>2 COMM | ☑YES<br>☐NO<br>☐N/A | 12.21.A.16 | Facility standards met:<br>☑YES ☐NO<br>Location standards met:<br>☑YES ☐NO |
| 13 | **Open Space** | Total (s.f.):<br>4818 SF<br>Common (s.f.):<br>3718 SF<br>Private (s.f.):<br>1100 SF | Total:<br>5656 SF<br>Common:<br>Private: | ☐YES<br>☑NO<br>☐N/A | 12.21-G<br>(if code prevails)<br>12.22.A.25<br>EXPO CORRIDOR S.P | Units/Habitable Room<br><3: 25<br>=3: 16<br>>3: 6<br>Dimensions met:<br>☑YES ☐NO<br>PER 12.22.A.25, A 20% OPEN SPACE REDUCTION IS REQUESTED. A WAIVER OF THE REQUIRED NONRESIDENTIAL OPEN SPACE IS REQUESTED. |
| 14 | **Retaining Walls in Special Grading Areas** | Max Height:<br>Max Quantity: | Max Height:<br>Max Quantity: | ☐YES<br>☐NO<br>☑N/A | 12.21-C.8<br>(if code prevails) | |

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

| Item No. | Zoning Standard | Proposed | Required/Allowed | Standard Met | Applicable Section No.[8] | Comments and Additional Information |
|---|---|---|---|---|---|---|
| 15 | **Grading** (Zoning & Planning limitations) | | | ☐YES<br>☐NO<br>☑N/A | | |
| 16 | **Lot Coverage** | | | ☐YES<br>☐NO<br>☑N/A | | |
| 17 | **Lot Width** | | | ☐YES<br>☐NO<br>☑N/A | | |
| 18 | **Space between Buildings** | | | ☐YES<br>☐NO<br>☑N/A | 12.21-C.2(a)<br>(if code prevails) | |
| 19 | **Passageway** | YES | YES | ☑YES<br>☐NO<br>☐N/A | 12.21-C.2(b)<br>(if code prevails) | |
| 20 | **Location of Accessory Buildings** | | | ☐YES<br>☐NO<br>☑N/A | 12.21-C.5<br>(if code prevails) | |

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

| Item No. | Zoning Standard | Proposed | Required/Allowed | Standard Met | Applicable Section No.[9] | Comments and Additional Information |
|---|---|---|---|---|---|---|
| 21 | **Loading Area** | NO | YES | ☐YES<br>☑NO<br>☐N/A | 12.21.C.6 | A WAIVER TO ALLOW NO LOADING SPACE IS REQUESTED. |
| 22 | **Trash & Recycling** | YES | YES | ☑YES<br>☐NO<br>☐N/A | 12.21.A.19 | |
| 23 | **Landscape** | *Conformance determined by Los Angeles City Planning* | | | | |
| 24 | **Private Street** | ☐YES<br>☐NO<br>☑N/A | ☐YES<br>☐NO<br>☑N/A | ☐YES<br>☐NO<br>☑N/A | | |
| | **Other** ***(e.g. ground floor transparency, lighting, utilities, signage, walls, lot area, minimum frontage, etc.)*** | *See additional sheets, if applicable* | | | | Additional Sheet(s) attached:<br>☐YES ☑NO |

**Plan Check Application No.[10]**
22010—10000—01364

**Notes**
CITY PLANNING TO REVIEW ALL OFF-MENU AND WAIVER REQUESTS. CITY PLANNING TO VERIFY COMPLIANCE WITH EXPOSITION CORRIDOR TRANSIT NEIGHBORHOOD PLAN SPECIFIC PLAN.

**DBS Plan Check Staff Name and Title**
KEVIN MORALES SEA II

**DBS Plan Check Staff Signature[11]**

**Date**
07.21.22

[9] Per the applicable section of the Zoning Code, Specific Plan, Zoning Overlay, Ordinance, Bonus Program, Planning Case Condition.
[10] This completed form shall be accompanied by plans stamped and signed by a DBS Plan Check staff following the completion of a zoning Plan Check.
[11] LADBS Plan Check staff will sign Section III of the Preliminary Zoning Assessment Form once the zoning plan check verifications are complete.

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

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

Ann Sewill, General Manager
Tricia Keane, Executive Officer

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

City of Los Angeles

Eric Garcetti, Mayor

LOS ANGELES HOUSING DEPARTMENT
1200 West 7th Street, 9th Floor
Los Angeles, CA 90017
Tel: 213.928.9071

housing.lacity.org

DATE: March 9, 2022

TO: Howard C. Kornberg and Iris K. Kornberg, Trustees of the Kornberg Family Trust Dated August 11, 1992, Owner
Venice Cardiff, LLC, a California limited liability company, Applicant

FROM: Marites Cunanan, Senior Management Analyst II
Los Angeles Housing Department

SUBJECT: **Housing Crisis Act of 2019 (SB 8)**
**(DB) Replacement Unit Determination**
**9431 – 9443 West Venice Boulevard, Los Angeles, CA 90034**
**3780 South Cardiff Avenue, Los Angeles, CA 90034**

Based on the SB 8 Application for a Replacement Unit Determination (RUD) submitted by Venice Cardiff, LLC, a California limited liability company (Applicant) and Howard C. Kornberg and Iris K. Kornberg, Trustees of the Kornberg Family Trust Dated August 11, 1992 (Owner), for the property located at 9431 - 9443 West Venice Boulevard and 3780 South Cardiff Avenue, on Lots 16 thru Lot 19 of Tract 2444 (APN 4313-019-047) (Property), the Los Angeles Housing Department (LAHD) has determined that no units are subject to replacement pursuant to the requirements of the Housing Crisis Act of 2019 (SB 8).

## PROJECT SITE REQUIREMENTS:

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

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

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

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

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

- ***In the absence of occupant income documentation***: Affordability will default to the percentage of extremely low, very low or low income renters in the jurisdiction as shown in the latest HUD Comprehensive Housing Affordability Strategy (CHAS) database, which as of October 1, 2021, is at 28% extremely low income, 18% very low income and 18% low income for Transit Oriented Communities (TOC) projects and 46% very low income and 18% low income for Density Bonus projects. The remaining 36% of the units are presumed above-low income. All replacement calculations resulting in fractional units shall be rounded up to the next whole number.

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

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

Relocation, Right to Return, Right to Remain:

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

## THE PROPOSED HOUSING DEVELOPMENT PROJECT:

Per the statement received by LAHD on January 27, 2022, the Owner plans to construct a six story, fifty (50) unit apartment building on the Property pursuant to Density Bonus (DB) guidelines with discretionary entitlements.

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

Owners submitted an Application for a RUD for the Property on January 27, 2022. In order to comply with the required **5-year** look back period, LAHD collected and reviewed data from January 2017 to January 2022.

### Review of Documents:

Pursuant to the Owner's Grant Deed, the Property was acquired on January 14, 2005.

Department of City Planning (ZIMAS), County Assessor Parcel Information (LUPAMS), DataTree database, Billing Information Management Systems (BIMS) database, and the Code, Compliance, and Rent Information System (CRIS) database indicate a use code of "1100 - Commercial Store – One Story."

Google Earth, Google Street View, and an internet search on the Property show a commercial office building.

The Los Angeles Department of Building and Safety database indicates that the Owner has not applied for a new Demolition Permit or a new Building Permit.

**REPLACEMENT UNIT DETERMINATION:**

LAHD has determined that since January 2017, the Property has been used for commercial purposes. Therefore, the proposed housing development does not require the demolition of any prohibited types of housing. Further, the provisions of SB 8 do not apply to commercial properties, therefore no SB 8 replacement affordable units are required.

Please note that this SB 8 determination will also apply if the proposed project is changed to a Transit Oriented Communities (TOC) project.

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

If you have any questions about this RUD, please contact Jeffrey Ho at jeffrey.ho@lacity.org.

cc: Los Angeles Housing Department File
Howard C. Kornberg and Iris K. Kornberg, Trustees of the Kornberg Family Trust Dated August 11, 1992, Owner
Venice Cardiff, LLC, a California limited liability company, Applicant
Planning.PARP@lacity.org, Department of City Planning

MAC:jh

FORM GEN. 160 (Rev. 6-80)

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

Date: February 27, 2023

To: Vincent Bertoni, Director
Department of City Planning
Attn: Connie Chauv (City Planner)

for

From: Bertram Moklebust, Principal Civil Engineer
Permit Case Management Division
Bureau of Engineering

Subject: **Case Number CPC 2022-7639-DB-CU-WDI-HCA (9431-9443 West Venice Boulevard and 3780 Cardiff Avenue)**

The following recommendations identify the infrastructure deficiencies adjacent to the above-referenced site. These recommendations are respectfully submitted for your consideration in the approval of a Density Bonus, Conditional Use Permit, Waiver of Dedications and Improvements, and Housing Crisis Act application:

1. Dedication Required:

   **Venice Boulevard** (Boulevard II) – A 20-foot radius property line return or a 15-foot by 15-foot corner cut at the intersection with Cardiff Avenue.

   **Cardiff Avenue** (Local Street) – None.

   **Alley** (North of Venice Boulevard) – A 5-foot wide strip of land along the property frontage to complete a 10-foot half alley right-of-way.

2. Improvements Required:

   **Venice Boulevard** – Construct a new full-width concrete sidewalk abutting the property line. Construct ADA compliant access ramps at northeast and northwest corner at the intersection with Cardiff Avenue per BOE standards and per Special Order 01-1020. Remove and replace any broken, off-grade concrete curb, gutter and roadway pavement along the property frontage. These improvements shall suitably transition and constructed satisfactory to the City Engineer (B-permit Office).

   **Cardiff Avenue** – Construct suitable surfacing to join the existing improvements to complete an 18-foot wide half roadway, integral concrete curb, 2-foot gutter and a 12-foot wide concrete sidewalk with tree wells. Construct ADA compliant access ramp at northeast and northwest corner of Venice Boulevard and Cardiff Avenue intersection per BOE standards and per

Special Order 01-1020. These improvements shall suitably transition and constructed satisfactory to the City Engineer (B-permit Office).

Street trees exist along Cardiff Avenue and denial of their removal could impact the ability to widen the roadway. Should the Urban Forestry Division of the Bureau of Street Services deny the removal of street trees, improve Cardiff Avenue with the removal and replacement of concrete sidewalk at existing location. Construct new integral curb and 2-foot gutter and repair all broken, off-grade roadway pavement. Install tree wells and landscape the parkway including any necessary removal and reconstruction of the existing improvements all satisfactory to the City Engineer (B-Permit Office).

**Alley** – Reconstruct the alley pavement along the property frontage including a 2-foot wide longitudinal concrete gutter. Reconstruct the alley intersection with Cardiff Avenue. These improvements shall suitably transition to join the existing improvements satisfactory to the City Engineer (B-Permit Office).

**Notes:** Broken curb and/or gutter includes segments within existing score lines that are depressed or upraised by more than ¼ inch from the surrounding concrete work or are separated from the main body of the concrete piece by a crack through the entire vertical segment and greater than 1/8 inch at the surface of the section.

Non-ADA compliant sidewalk shall include any sidewalk that has a cross slope that exceeds 2% and/or is depressed or upraised by more than ¼ inch from the surrounding concrete work or has full concrete depth cracks that have separations greater than 1/8 inch at the surface. The sidewalk also includes that portion of the pedestrian path of travel across a driveway.

All new sidewalk curb and gutter shall conform to the Bureau of Engineering Standard Plans S410-2, S440-4, S442-5 and S444-0.

Install tree wells with root barriers and plant street trees satisfactory to the City Engineer and the Urban Forestry Division of the Bureau of Street Services. Some tree removal in conjunction with the street improvement project may require Board of Public Works approval. The applicant should contact the Urban Forestry Division for further information (213) 847-3077.

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

Removal of street trees is required in conjunction with the street widening for this project. Please include the tree removal issue in your public hearing notice for this application.

Street lighting improvements may be required satisfactory to the Bureau of Street Lighting (BSL). The applicant should contact BSL for further information (213) 847-1551.

The Department of Transportation (LADOT) may have additional requirements for dedication and improvements. The applicant should contact LADOT for further information regarding traffic signals, signs, and equipment at 213-485-1062.

Regarding any conflicts with any power poles, the applicant should contact the Department of Water and Power at 213-367-2715.

Regarding any conflicts with fire hydrants, the applicant should contact the Fire Department Hydrants and Access Unit at 213-482-6543.

3. Provide proper site and street drainages for all streets being improved. Relocate catch basin per B-Permit plan check requirements. Roof drainage and surface run-off from the property shall be collected and treated at the site and drained to the streets through drain pipes constructed under the sidewalk through curb drains or connection to the catch basins.

4. Sewer lines exist in Venice Boulevard and the Alley. Extension of the house connection laterals to the new property line will be required. All Sewerage Facilities Charges and Bonded Sewer Fees are to be paid prior to obtaining a building permit.

5. The applicant shall file a Sewer Capacity Availability Request (SCAR) with the Bureau of Engineering West Los Angeles District Office to verify that the existing sewer lines have enough capacity to handle the additional flow generated by the proposed development.

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

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

FORM GEN. 160 (Rev. 8-12)

# CITY OF LOS ANGELES

INTER-DEPARTMENTAL CORRESPONDENCE

**DATE:** December 22, 2022

**TO:** Vincent P. Bertoni, Director of City Planning
Department of City Planning

**FROM:** Bryan Ramirez, Street Tree Superintendent I
Bureau of Street Services, Urban Forestry Division

**SUBJECT:** **CPC-2022-7639 – 9431 W. VENICE BLVD**

In regard to your request for review of this case regarding Urban Forestry requirements, it is our recommendation that:

1. **STREET TREES**

a. Project shall preserve all healthy mature street trees whenever possible. All feasible alternatives in project design should be considered and implemented to retain healthy mature street trees. A permit is required for the removal of any street tree and shall be replaced 2:1 as approved by the Board of Public Works and Urban Forestry Division.

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

**Note:** Removal of street trees requires approval from the Board of Public Works. All projects must have environmental (CEQA) documents that appropriately address any removal and replacement of street trees. Contact Urban Forestry Division at: (213) 847-3077 for tree removal permit information.

BR:djm

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

**CITY OF LOS ANGELES**

INTER-DEPARTMENTAL CORRESPONDENCE

December 16, 2022

TO: Vincent Bertoni, AICP, Director of Planning
Department of City Planning
Attention: connie.chauv@lacity.org

FROM: Los Angeles Fire Department

SUBJECT: **CPC-2022-7639.: 9431 Venice**

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

RECOMMENDATIONS:

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

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

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

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

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

Fire Lane Requirements:

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

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

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

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

Standard cut-corners will be used on all turns.

The Fire Department may require additional vehicular access where buildings exceed 28 feet in height.

Smoke Vents may be required where roof access is not possible; location and number of vents to be determined at Plan Review.

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

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

2014 CITY OF LOS ANGELES FIRE CODE, SECTION 503.1.4 (EXCEPTION)

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

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

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

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

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

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

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

That in order to provide assurance that the proposed common fire lane and fire protection facilities, for the project, not maintained by the City, are properly and adequately maintained, the sub-divider shall record with the County Recorder, prior to the recordation of the final map, a covenant and agreement (Planning Department General Form CP-6770) to assure the following:

A. The establishment of a property owners association, which shall cause a yearly inspection to be, made by a registered civil engineer of all common fire lanes and fire protection facilities. The association will undertake any necessary maintenance and corrective measures. Each future property owner shall automatically become a member of the association or organization required above and is automatically subject to a proportionate share of the cost.

B. The future owners of affected lots with common fire lanes and fire protection facilities shall be informed or their responsibility for the maintenance of the devices on their lots. The future owner and all successors will be presented with a copy of the maintenance program for their lot. Any amendment or modification that would defeat the obligation of said association as the Advisory Agency must approve required hereinabove in writing after consultation with the Fire Department.

C. In the event that the property owners association fails to maintain the common property and easements as required by the CC and R's, the individual property owners shall be responsible for their proportional share of the maintenance.

D. Prior to any building permits being issued, the applicant shall improve, to the satisfaction of the Fire Department, all common fire lanes and install all private fire hydrants to be required.

E. That the Common Fire Lanes and Fire Protection facilities be shown on the Final Map.

The plot plans shall be approved by the Fire Department showing fire hydrants and access for each phase of the project prior to the recording of the final map for that phase. Each phase shall comply independently with code requirements.

Building designs for multi-storied residential buildings shall incorporate at least one access stairwell off the main lobby of the building; But, in no case greater than 150ft horizontal travel

distance from the edge of the public street, Private Street or Fire Lane. This stairwell shall extend onto the roof.

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

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

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

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

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

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

Kristin M. Crowley
Fire Chief

Orin Saunders, Fire Marshal
Bureau of Fire Prevention and Public Safety

OS:MRC:mrc

CPC-2022-7639.: 9431 Venice

# EXHIBIT D

# ENVIRONMENTAL CLEARANCE

# ENV-2022-7640-EAF & ENV-2013-622-EIR

LOS ANGELES
DEPARTMENT OF CITY
PLANNING
221 North Figueroa St., Suite 1350
Los Angeles, CA 90012

TECHNICAL MEMORANDUM

# 9431 Venice Boulevard Project

Case Number: CPC-2022-7639-DB-CU-WDI-HCA
ENV-2022-7640-EAF

**Project Location:** 9431-9443 West Venice Boulevard and 3780 South Cardiff Avenue, Los Angeles, CA 90232

**Community Plan Area:** Palms – Mar Vista – Del Rey

**Council District:** 5 - Katy Yaroslavsky

**Project Description:** The Project Site consists of four adjacent lots with a gross lot area of approximately 12,787 square feet and is currently developed with an existing commercial/retail building (a total of approximately 5,251 square feet of floor area) and surface parking lot. The Project includes the demolition of the existing structure for the new construction, use, and maintenance of a seven-story (79 feet above grade) mixed-use building with 47 residential dwelling units and a 2,627 square-foot restaurant. The Project would provide a total of 51,052 square feet of floor area resulting in a floor area ratio of 4.4:1. Of the 47 dwelling units, five units would be reserved for families with "Very Low Income" (9431 Venice Boulevard Project or "Project"). Additionally, the Project would include a total of 4,468 square feet of open space, 38 vehicle parking spaces, and 49 bicycle parking spaces. The Project would include one level of subterranean parking. Access to the ground floor and underground parking would be provided via two driveways from the adjacent alleyway. There are no (0) protected trees or shrubs on the Project Site, and no (0) trees will be removed from the Project Site. The Project would provide 17 trees on-site, consistent with LAMC requirements. Two public street trees located within the public right-of-way on Cardiff Avenue are proposed to be removed and replaced. However, this environmental analysis does not authorize the removal of any street trees without prior approval of Urban Forestry, in compliance with LAMC Sections 62.169 and 62.170 and their applicable findings. Construction of the subterranean parking garage would require a haul route for up to 6,081 cubic yards of soil to be exported from the Project Site.

**PREPARED FOR:**
The City of Los Angeles
Department of City Planning

**PREPARED BY:**
Parker Environmental Consultants, LLC

**APPLICANT:**
Venice Cardiff, LLC

**May 2023**

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Appendix B: Energy Consumption Worksheets

Appendix C1: Geocon West, Inc., Geotechnical Investigation, Proposed Multi-Family Residential Development, 9431-9433 Venice Boulevard, Palms District of Los Angeles, California, February 7, 2022.

Appendix C2: Los Angeles Department of Building and Safety, Soils Approval Letter, LOG # 124182, 3780 S Cardiff Avenue, 9431 W Venice Blvd, December 28, 2022.

Appendix D: GEM Group, Inc., Phase I Environmental Site Assessment Report, 9431 Venice Boulevard, Culver City, CA 90232, November 23, 2021.

Appendix E: Noise Monitoring and Calculations Worksheets

Appendix F1: KOA Corporation, Trip Generation & VMT Screening Assessment for the 9431 W. Venice Boulevard Residential Mixed-Use Project, City of Los Angeles, July 19, 2022.

Appendix F2: Los Angeles Department of Transportation, LADOT Correspondence Letter: Trip Generation Assessment for the Proposed Mixed-Use Project Located at 9431-9443 West Venice Boulevard, August 8, 2022.

Appendix G: The Tree Resource, Tree Report 9431 Venice Boulevard, Culver City, CA 90232, September 1, 2022.

# TECHNICAL MEMORANDUM

## 1. INTRODUCTION

| | |
|---|---|
| Project Title: | 9431 Venice Boulevard Project |
| Environmental Case No.: | ENV-2022-7640-EAF |
| Project Location: | 9431-9443 West Venice Boulevard and 3780 South Cardiff Avenue, Los Angeles, CA 90232 |
| Lead Agency: | City of Los Angeles Department of City Planning<br>200 N. Spring Street, Room 720/721, Los Angeles, 90012 |
| Applicant: | Venice Cardiff, LLC<br>23717 Hawthorn Boulevard, Suite 300<br>Torrance, CA 90505 |
| Prepared By: | Parker Environmental Consultants, LLC<br>25350 Magic Mountain Parkway, Suite 300<br>Valencia, CA 91355 |

Pursuant to the California Environmental Quality Act (CEQA), a Final Environmental Impact Report (EIR) was prepared and certified for the Exposition Corridor Transit Neighborhood Plan (referred to in this document as "ECTNP" or "Specific Plan"). The Final EIR document is hereinafter referred to as the "Certified EIR" or "Program EIR."

This document is a Technical Memorandum that has been prepared to evaluate potential project-specific environmental effects associated with the proposed project to be developed at the Project Site (described in detail in subsection 1.3, below) ("9431 Venice Boulevard Project" or "Project"). Specifically, this Technical Memorandum addresses CEQA Guidelines Section 15168(c), which sets forth criteria to use a program EIR for "later activities" within the scope of a program EIR, and also addresses the Senate Bill (SB) 743 CEQA exemption for certain projects that are consistent with a Specific Plan.

The ECTNP planned for development around the new Expo Light Rail Transit (LRT) Line Phase 2 stations in a manner consistent with state, regional, and local policies, including the General Plan Framework, which directs growth to designated centers and areas served by transit, as a means to improve air quality, mobility, and reduce greenhouse gas (GHG) emissions.

The ECTNP therefore included new policies and programs, as well as zone changes and General Plan land use designation changes for certain properties in specific subareas, and established a

new Specific Plan applicable to all properties within the ECTNP. The ECTNP includes development standards such as heights of structures, setbacks, lot coverage, density and intensity, open space, use of land, parking, and design standards and environmental mitigation measures.

## 1.1 Exposition Corridor Transit Neighborhood Plan Location

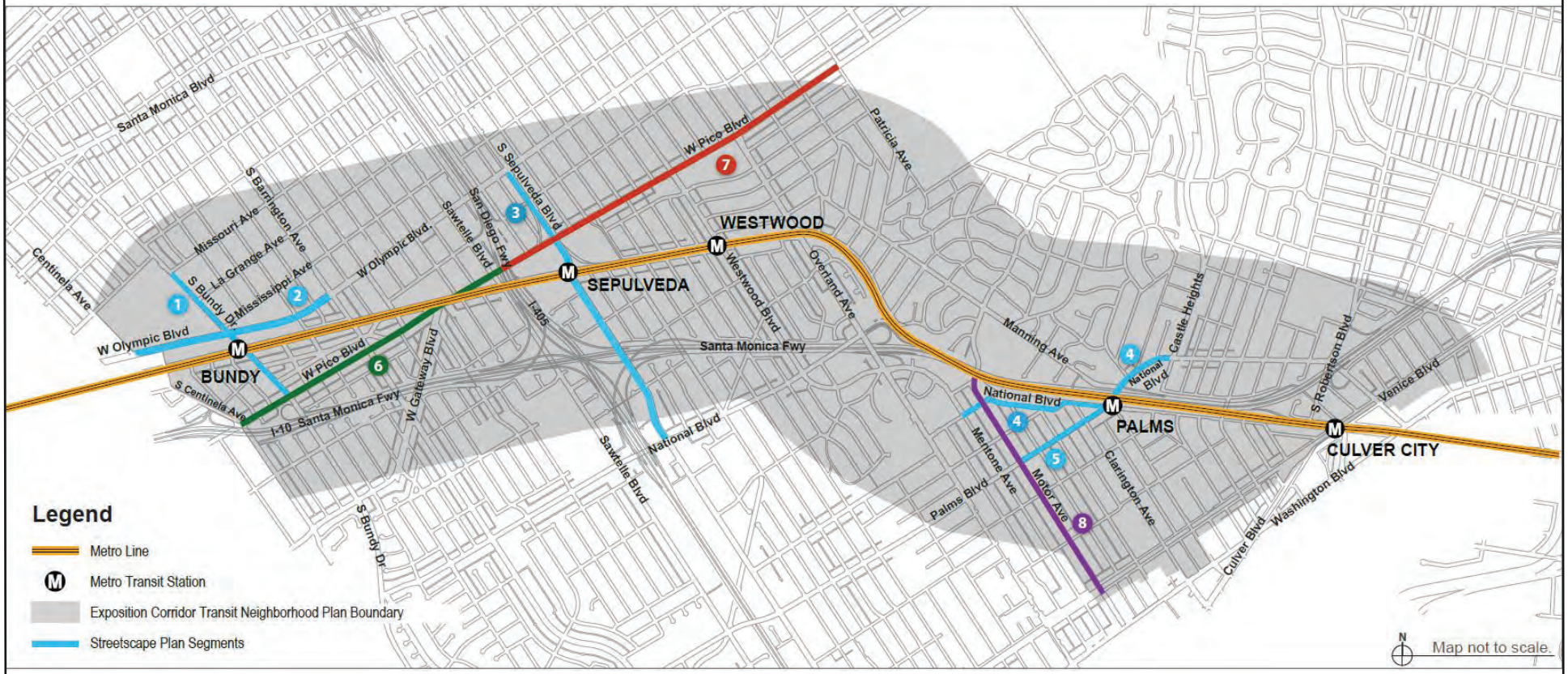
The ECTNP Area is located approximately eight miles west of downtown Los Angeles and contains approximately 1,971 acres. The ECTNP Area is located entirely within the incorporated City of Los Angeles and is comprised of an approximately five-mile-long, one-mile-wide corridor along the Expo Phase 2 LRT Corridor (which generally includes the half-mile radii around five stations: Bundy, Sepulveda, Westwood, Palms, and Culver City). The half-mile radii extend into the neighboring cities of Santa Monica and Culver City, but properties on those other jurisdictions are not included in the ECTNP Area. The ECTNP Area is divided into five station segments to facilitate impact analysis and multiple areas of proposed change/subareas are contained in each of the station segments.

Within the ECTNP Area, there is currently a mix of zoning. The primary zoning around the Palms and Westwood Stations is residential. The Westwood Station Area is comprised almost entirely of R1 (single-family residential) zoned properties, and the Palms Station is comprised mostly of R3 (multi-family residential) zoned properties. Around the Culver City, Sepulveda, and Bundy Stations, there are concentrations of industrially zoned land in the immediate vicinity of the transit stations, with a mix of residential, commercial, and public facilities zoning nearby. See Figure 1-1 for a regional location map of the ECTNP area.

## 1.2 Exposition Corridor Transit Neighborhood Plan

The Los Angeles County Metropolitan Transportation Authority (Metro) Exposition (Expo) LRT is a 15.2-mile-long transit line running between downtown Los Angeles and the City of Santa Monica. The ECTNP establishes an LRT Corridor around five stations. These stations include Exposition/Bundy (Bundy), Exposition/Sepulveda (Sepulveda), Westwood/Rancho Park (Westwood), National/Palms (Palms), and Culver City. The Certified EIR for the ECTNP included an analysis of reasonably foreseeable development resulting from the Specific Plan and General Plan amendments and zone changes necessary for the Specific Plan that were intended to encourage infill development and a mix of uses within the identified areas to promote transit ridership, reduce automobile dependence, and create vibrant neighborhoods around the transit stations.

The ECTNP: (1) created four new zones and one new land use designation and changed zoning and land use designations within specified portions of the ECTNP Area; (2) included public benefit requirements associated with tiered floor area ratios (FAR) in the new zones; (3) established streetscape plans for identified street segments in the ECTNP Area; and (4) required design standards for new development within the ECTNP Area (excluding R1 and R2 zones).




**EXPOSITION CORRIDOR STREETSCAPE PLAN**

1. **BUNDY** Drive between Missouri Avenue and Pico Boulevard
2. **OLYMPIC** Boulevard between Centinela and Barrington Avenues
3. **SEPULVEDA** Boulevard between Olympic and National Boulevards
4. **NATIONAL** Boulevard between Mentone and Castle Heights Avenues
5. **PALMS** Boulevard between Motor Avenue and National Boulevard

**LIVABLE BOULEVARDS STREETSCAPE PLAN (COTERMINOUS SEGMENTS)**

6. **PICO GREEN**
   Pico Boulevard between Centinela Avenue and I-405
7. **PICO PATRICIA**
   Pico Boulevard between I-405 and Patricia Avenue
8. **MOTOR AVENUE**
   Motor Avenue between I-10 and Venice Boulevard

Source: Exposition Corridor Neighborhood Transit Plan, Map C, December 6, 2019.

Figure 1-1
Regional Location Map of Exposition Corridor Transit Neighborhood Plan

The ECTNP also included new open space regulations and parking regulations for select properties within the ECTNP Area. The ECTNP guides future development in identified areas by specifying the type of uses, FAR, development requirements, and design standards that would apply. The ECTNP encourages new development within transit station areas with the goal of promoting transit ridership and creating an active, mixed-use environment in the station areas. The primary objectives for the ECTNP are as follows:

**Primary Objective 1**: Implement the policies of the City of Los Angeles General Plan Framework, the Southern California Association of Governments (SCAG) Regional Transportation Plan/Sustainable Communities Strategy (RTP/SCS), and the West Adams-Baldwin Hills-Leimert, Palms-Mar Vista-Del Rey, and West Los Angeles Community Plans that encourage growth to be directed to transit-oriented areas and foster more sustainable, mixed use development patterns that improve mobility options and reduce auto dependence.

**Primary Objective 2**: Accommodate employment, housing, and population growth projections forecasted through the planning horizon year of 2035 by focusing residential development and new job-generating uses around transit stations.

**Primary Objective 3**: Maintain and expand the City's jobs base and increase opportunities for economic development in the Expo LRT Corridor in order to increase the generation of tax revenue in the City that will help pay for the provision of City services.

**Primary Objective 4**: Implement the General Plan Framework goal to capture a significant share of regional growth in emerging environmentally oriented and clean industries such as technology industry jobs, which are clustered on the Westside and comprise a growing industry sector, and institute zoning that accommodates and creates incentives for the location and continued clustering of these technology industry jobs in the Expo LRT Corridor where they will benefit from the proximity to transit and mixed use environments.

**Primary Objective 5**: Create incentives for the provision of affordable housing in new residential development near the Expo LRT Corridor to enhance accessibility and housing options for core transit riders and increase transit ridership.

**Primary Objective 6**: Improve circulation within the station areas; increase mobility choices; promote transit ridership and use of other alternative transit modes; and reduce vehicle miles traveled per capita for those who live and/or work within the Expo LRT Corridor.

The ECTNP also includes secondary objectives that aim to develop a more comprehensive, cohesive, and sustainable planning document.

**Secondary Objective 1**: Ensure new development is pedestrian-oriented, acknowledges the transit stations, and is compatible with surrounding neighborhoods through the design of buildings, streets, and the public realm.

**Secondary Objective 2**: Stimulate vibrancy and activity and create a unique sense of place within each station area through the design of buildings, streets, and the public realm.

As mentioned above, in adopting the ECTNP, the City approved a Specific Plan and adopted zone changes and General Plan amendments and established new development and urban design standards. The Specific Plan includes new streetscape plans and parking strategies that together would enhance the pedestrian experience, promote transit ridership, and encourage a variety of mobility options. Zone changes and General Plan amendments would not affect every parcel within the ECTNP Area; changes would only occur within specific "areas of proposed change" also referred to as "subareas."

## 1.3 Project Description

### 1.3.1 Project Setting

The Project is located on the northeast corner of West Venice Boulevard and South Cardiff Avenue at 9431 – 9443 West Venice Boulevard and 3780 South Cardiff Avenue (Project Site), within the Palms - Mar Vista - Del Rey Community Plan (Community Plan) area of the City of Los Angeles. The Project Site consists of four adjacent lots with a gross lot area of approximately 12,787 square feet and is currently developed with a commercial/retail building and surface parking. The Project Site is zoned MU(EC), which identifies the Project Site as a Mixed Use: Commercial/Residential Zone of the Exposition Corridor Transit Neighborhood Specific Plan (ECTNP) and allows for the proposed multi-family uses and commercial uses. The Project Site is also located within Subarea 7 of the ECTNP.

Figure 1-2 provides a regional location map of the Project Site, and Figure 1-3 provides an aerial view of the Project Site. Figure 1-4 and Figure 1-5 show the photographs of the existing Project Site and surrounding land uses, respectively.

### 1.3.2 Project Description

The Project involves the construction of a seven-story (79 feet above grade) mixed-use building with 47 residential dwelling units and a 2,627 square-foot restaurant. The Project would provide a total of 51,052 square feet of floor area resulting in a floor area ratio of 4.4:1. Of the 47 dwelling units, five units would be reserved for families with "Very Low Income." The Project would include a total of 4,468 square feet of open space, 38 vehicle parking spaces, and 49 bicycle parking spaces. The Project would include one level of subterranean parking. Access to the underground parking would be provided via two driveways from the adjacent alleyway. There are no (0) protected trees or shrubs on the Project Site, and no (0) trees will be removed from the Project Site. Construction of the subterranean parking garage would require a haul route for up to 6,081 cubic yards of soil to be exported from the Project Site.

The two (2) existing non-protected street trees on Venice Boulevard will be retained. The two (2) existing public street trees on Cardiff Avenue are proposed to be removed to comply with the

Bureau of Engineering's roadway dedication requirements. Compliance with these requirements will require the removal and replacement of these trees subject to the review and approval of the Urban Forestry Division. However, this environmental analysis does not authorize the removal of any street trees without prior approval of Urban Forestry, in compliance with LAMC Sections 62.169 and 62.170 and their applicable findings.

A summary of the Project is provided in Table 1-1, Proposed Development Program, below. The plan layout of the Project is depicted in Figure 1-6, Site Plan. The floor plans are illustrated in Figures 1-7 through 1-11.

**Table 1-1**
**Proposed Development Program**

| Land Uses | Quantity | Proposed Floor Area (Square Feet) |
|---|---|---|
| **Project** | | |
| **Residential** | | 51,052 sf |
| Studio | 2 du | |
| One-Bedroom | 23 du | |
| Two-Bedroom | 16 du | |
| Two-Bedroom + Den | 6 du | |
| **Total** | **47 du** | |
| **Commercial** | | |
| Restaurant | 2,627 sf | |
| **Total Floor Area:** | | **51,052 sf (4.4:1 FAR)** [a] |

*Notes: du = dwelling unit; sf = square feet*
*Source: Kevin Tsai Architecture, January 11, 2023.*

### *Floor Area*

The Project Site includes a gross lot area of 12,787 square feet, of which, 11,781 square feet is buildable lot area. According to the ECTNP's standards, projects zoned MU(EC) are limited to a floor area ratio (FAR) of 2:1. The Applicant is requesting an Off-Menu Incentive under the Density Bonus Law to permit an increase in the allowable FAR from 2:1 to 4.4:1. The Project would include 51,052 square feet of building floor area, which would result in a 4.4:1 FAR.

### *Density*

Pursuant to the ECTNP, for projects in the MU(EC) zones, there is no minimum lot area per dwelling unit; however for the purposes of calculating the required number of Restricted Affordable Units within Density Bonus Projects, residential uses on the MU(EC) zones are limited to one dwelling unit per 400 square feet, or approximately 32 dwelling units for the Project Site. New developments in the MU(EC) zone in the ECTNP that utilize the Density Bonus Affordable Housing Incentive Program contained in LAMC Section 12.22 A.25 and that seek incentives that facilitate a density increase of greater than 35 percent must provide Restricted Affordable Units pursuant to LAMC Section 12.24 U.26 (a)(2) and follow the review procedures in LAMC Section 12.24 U.26. With approval of the density bonus, the Project would provide a total of 47 dwelling units, including 5 "Very Low Income" units, which is consistent with on-site density requirements pursuant to the LAMC.

Source: ArcGIS Maps, 2022.

Figure 1-2
Project Location Map

Source: Google Earth, Aerial View, 2020.

Figure 1-3
Aerial Photograph of the Project Site and Surrounding Land Uses

View 1: From the south side of Venice Boulevard, looking north at the Project Site.

View 2: From the west side of Cardiff Avenue, looking east at the Project Site.

View 3: From the west side of Cardiff Avenue, looking southeast at the Project Site.

View 4: From the north side of Venice Boulevard, looking northwest at the Project Site.

View 5: From the east side of Cardfiff Avenue, looking east at the Project Site.

View 6: From the north side of Venice Boulevard, looking north at the Project Site.

Source: Parker Environmental Consultants, August 2, 2022.

Figure 1-4
Photographs of the Project Site
Views 1-6

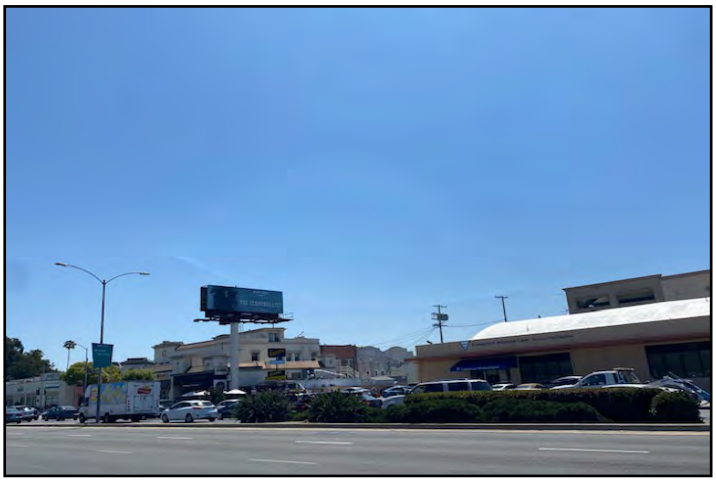
View 7: From the north side of Venice Boulevard, looking north at the surface parking lot east of the Project and the residential properties north of the Project Site.

View 8: From the west side of Cardiff Avenue, looking north at the residential properties north of the Project Site.

View 9: From the south side of Venice Boulevard, looking northeast at the surface parking lot and commercial properties east of the Project Site.

View 10: From the south side of Venice Boulevard, looking northwest at the commercial properties west of the Project Site.

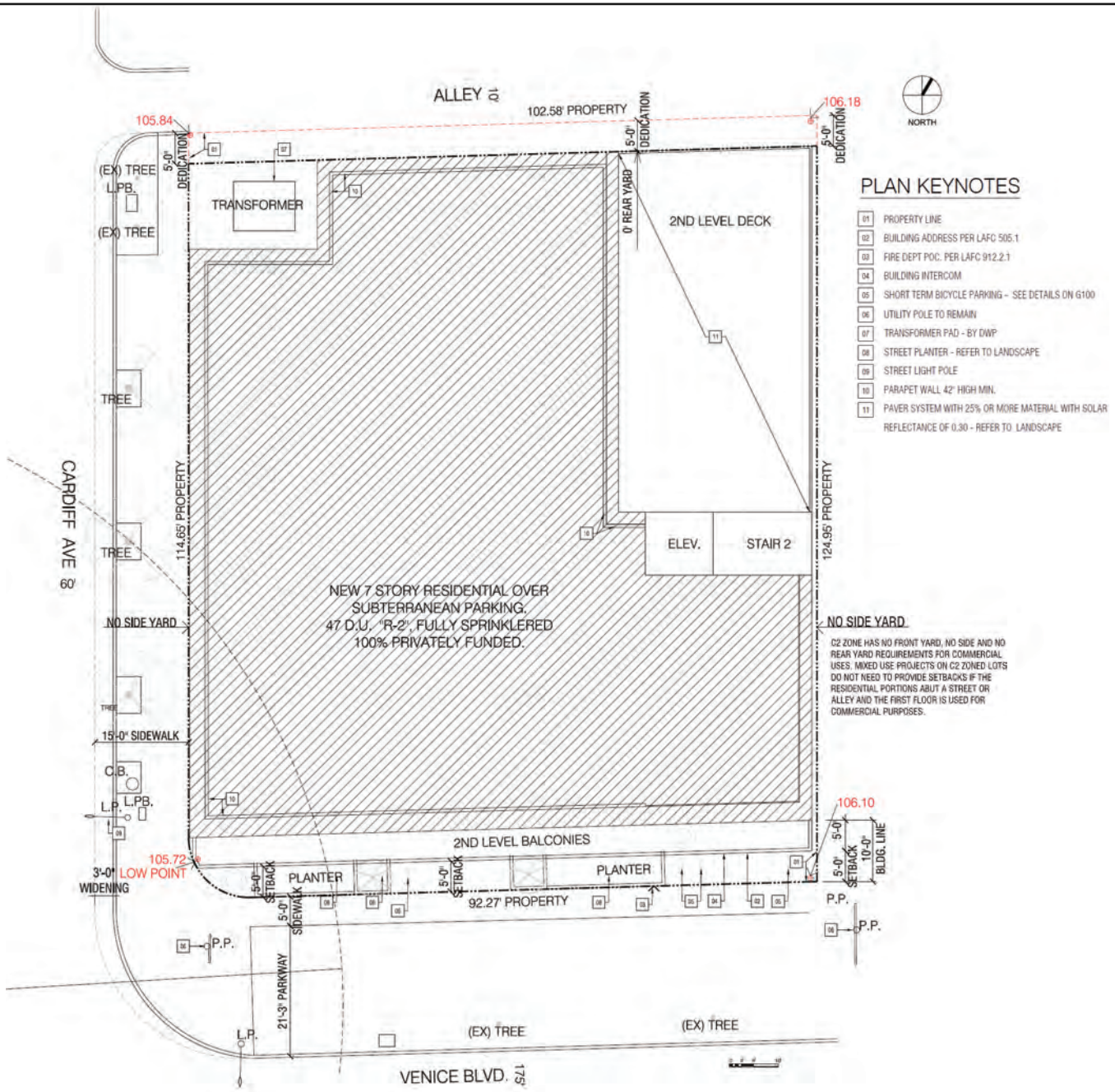
View 11: From the north side of Venice Boulevard, looking southwest at the commercial properties south of the Project Site.



View 12: From the north side of Venice Boulevard, looking southeast at the commercial properties south of the Project Site.

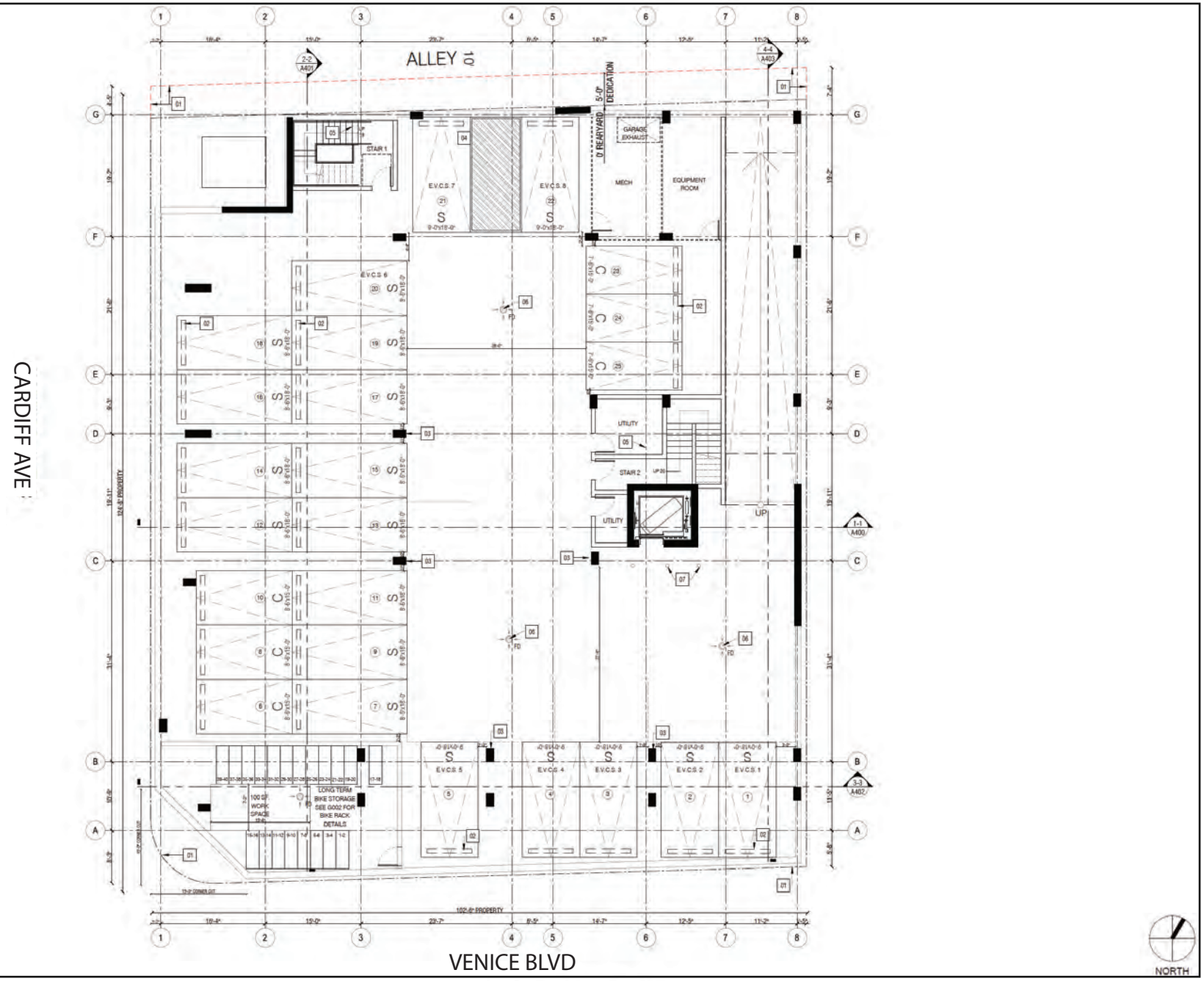
Source: Parker Environmental Consultants, August 2, 2022.

Figure 1-5
Photographs of the Surrounding Land Uses
Views 7 - 12



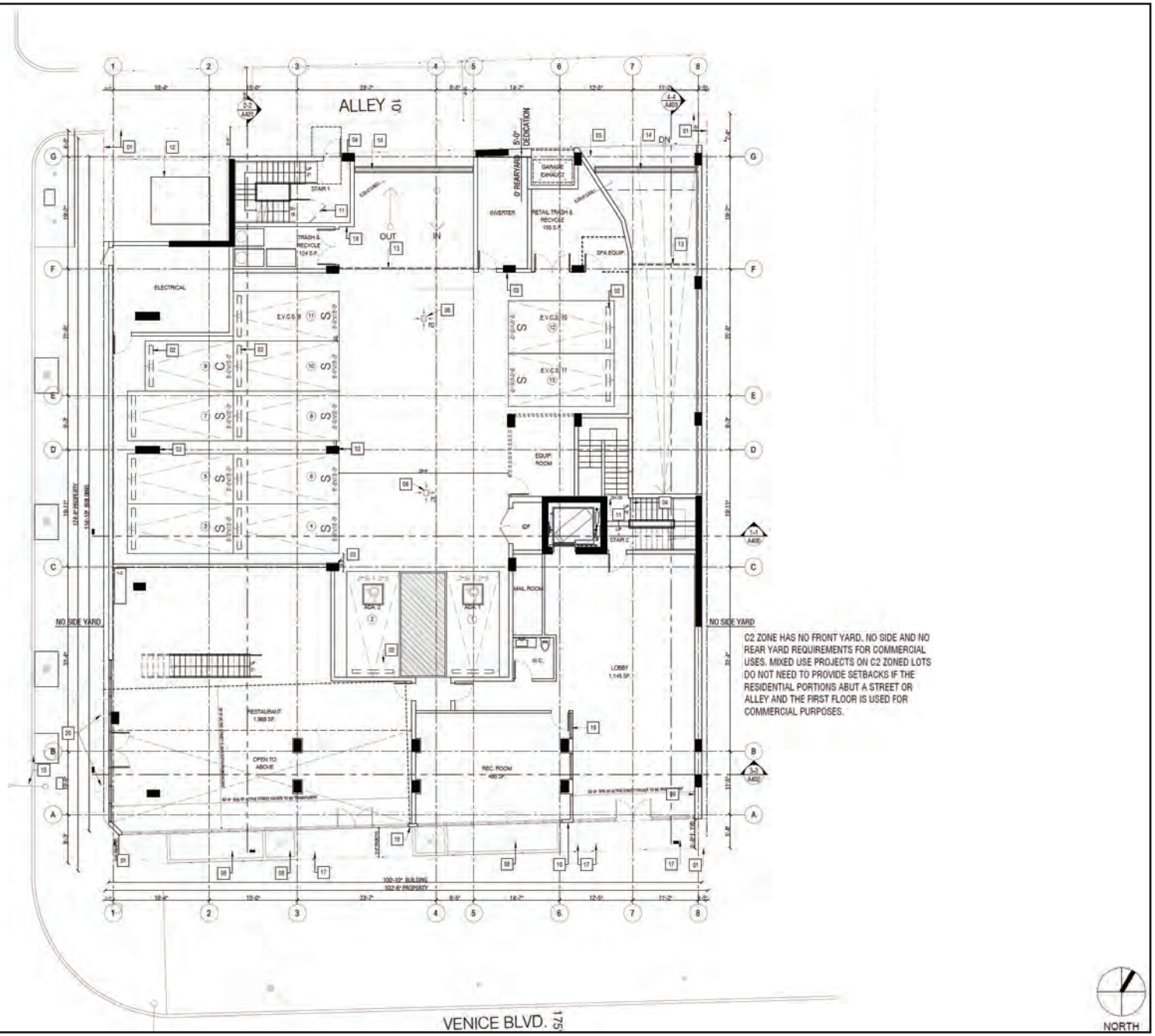

Source: Kevin Tsai Architecture, January 2023.

Figure 1-6
Site Plan



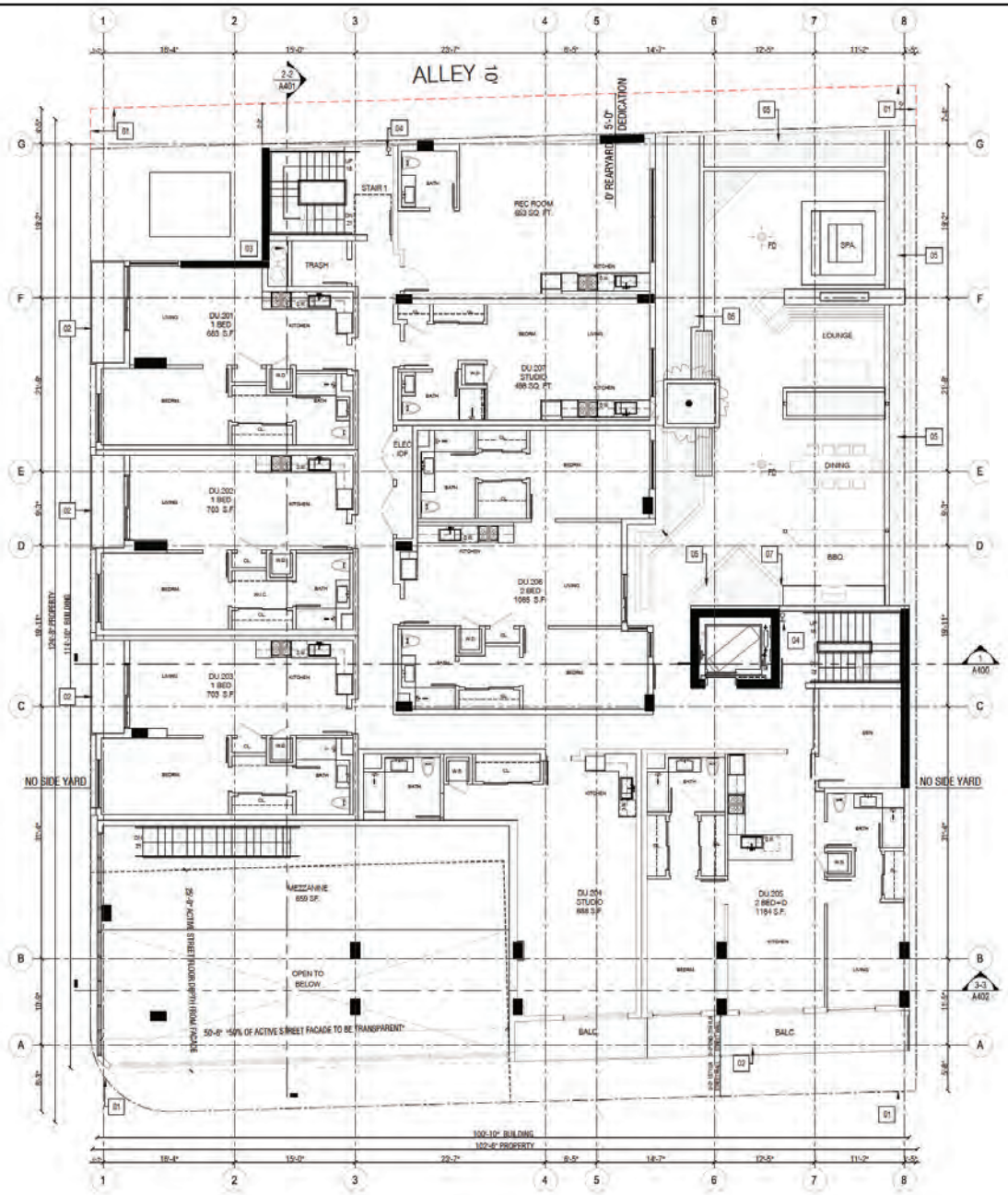

Source: Kevin Tsai Architecture, January 2023.

Figure 1-7
Level P1 Parking Plan



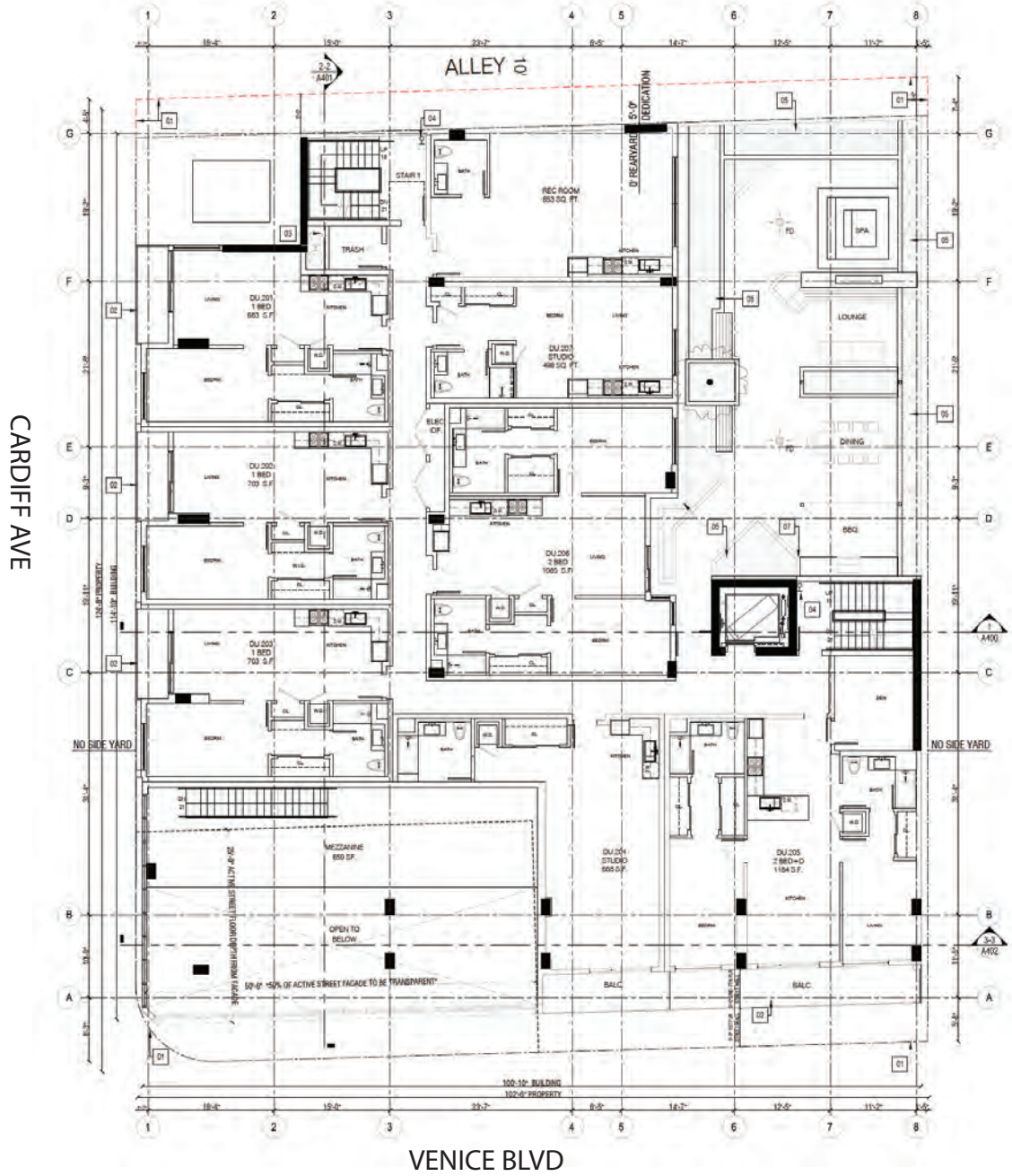

Source: Kevin Tsai Architecture, January 2023.

Figure 1-8
1st Floor Plan



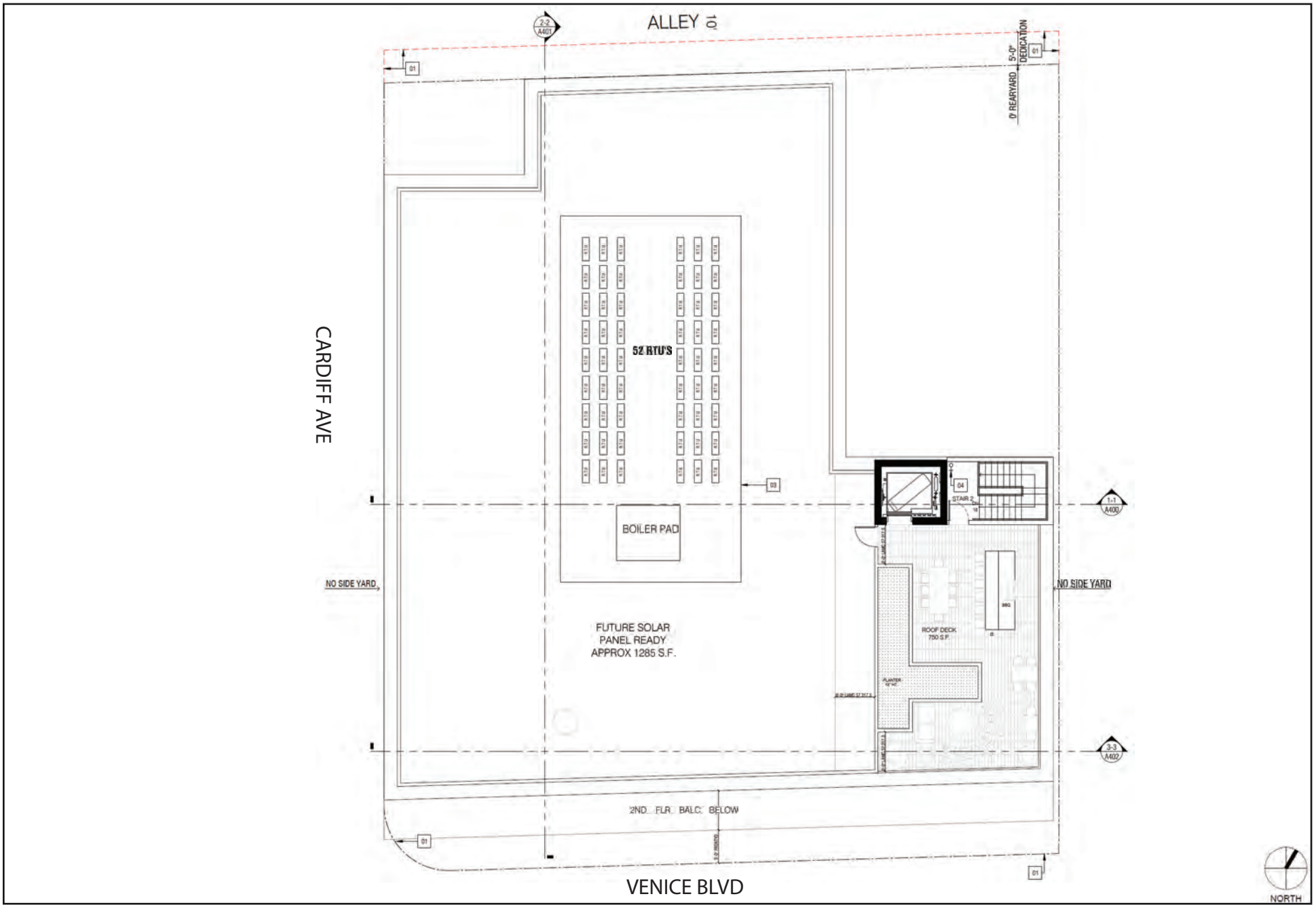

Source: Kevin Tsai Architecture, January 2023.

Figure 1-9
2nd Floor Plan




Source: Kevin Tsai Architecture, January 2023.

Figure 1-10
3rd Floor Plan




Source: Kevin Tsai Architecture, January 2023.

Figure 1-11
Sky Deck Plan

### *Building Height*

Pursuant to the ECTNP, development on the Project Site is limited to a height of 68 feet as the Project Site is located in Subarea 7. The Applicant is requesting a Waiver of Development Standard to increase the allowable height from 68 feet to a maximum of 79 feet. The height of the Project's proposed structures would be 79 feet above grade. Building elevations are illustrated in Figure 1-12 and Figure 1-13. Illustrations depicting the building sections of the Project are provided in Figure 1-14.

### *Setbacks*

Pursuant to the ECTNP, development on the Project Site is required to provide a minimum of zero-foot to 5-foot front yard setback for live/work units along a retail or active street, a 5-foot side yard setback for residential uses, and a 5-foot rear yard setback. The Applicant is requesting Waivers of Development Standards to provide zero-foot side setbacks along the eastern and western property lines. The Project would provide a 5-foot front yard setback along the southern property line, 0-foot side yard setbacks on the eastern and western property lines, and a 5-foot rear yard setback along the northern property line.

### *Design and Architecture*

The Project consists of the construction of a seven-story mixed-use commercial and residential building. The Project will incorporate subtle design improvements such as windows, lighting, and landscaping to activate the street frontage. The Project would be designed with modern architectural materials, such as stucco, resysta composite slats, scala travertine, metal awnings, and glass railings. Architectural renderings of the Project are provided in Figure 1-15.

### *Open Space and Landscaping*

The open space requirements and amount of open space proposed for the Project are summarized in Table 1-2, Summary of Required and Proposed Open Space Areas, below. Pursuant to the LAMC, the Project would be required to provide at a minimum the following usable open space per dwelling unit: 100 square feet for each unit having less than three habitable rooms (studios and one-bedrooms); 125 square feet for each unit having three habitable rooms (two-bedrooms); and 175 square feet for each unit having more than three habitable rooms (three-bedrooms or more). As such, the total amount of open space required by the LAMC is approximately 5,550 square feet. The Applicant is requesting a 20 percent open space reduction through a waiver of development standards. With a reduction, the Project would be required to provide 4,440 square feet of residential open space. The Project is also required to provide a minimum of 1 square foot of open space for every 25 square feet of non-residential use. The Applicant is requesting a Waiver of Development Standard to waive the requirement for non-residential open space. As such, the Project would provide a total of 4,468 square feet of open space, which includes a pool/spa, recreation rooms, roof deck, and private balconies.

South Elevation

West Elevation

Source: Kevin Tsai Architecture, January 2023.

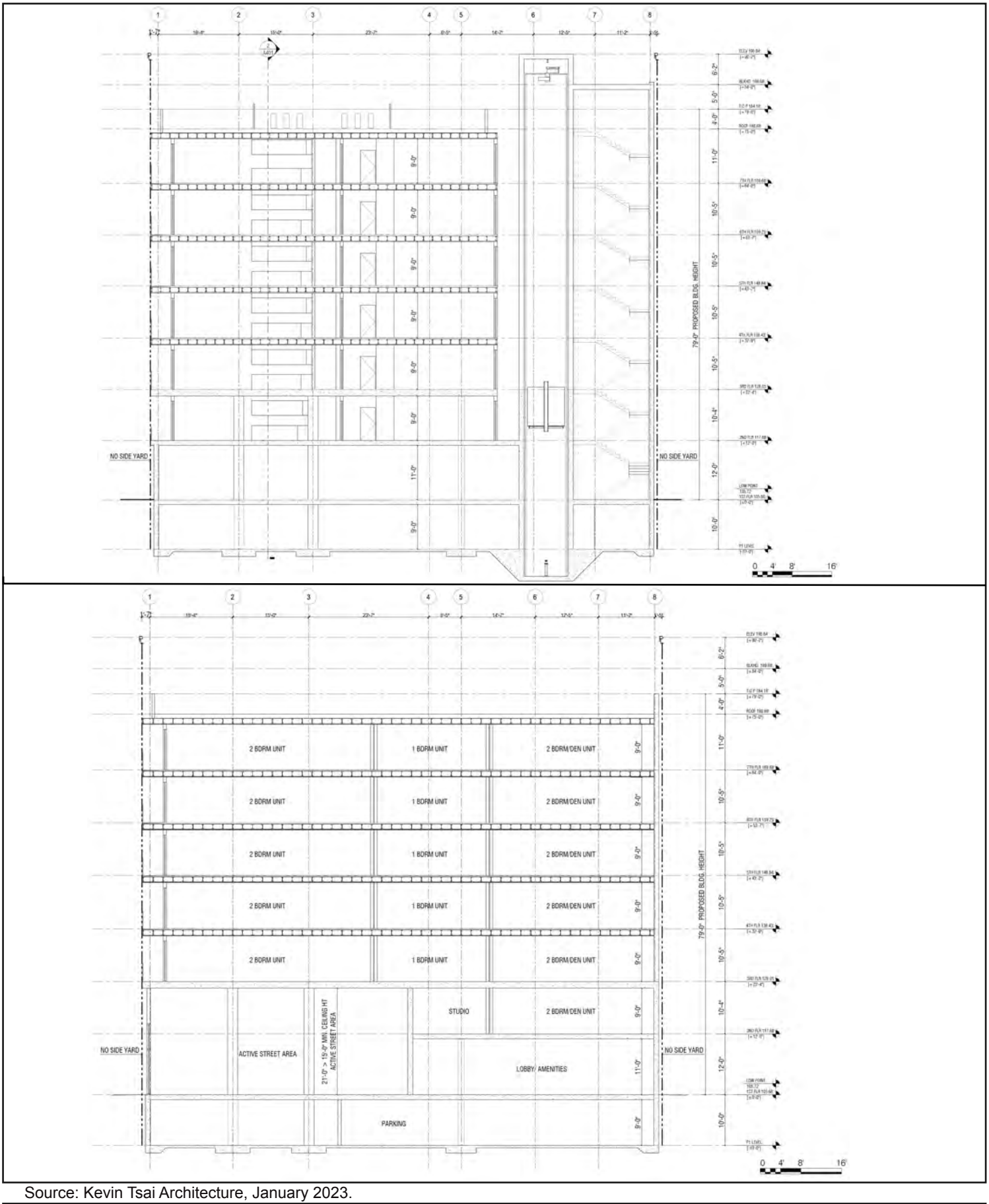
Figure 1-12
South and West Elevations

North Elevation

East Elevation

Source: Kevin Tsai Architecture, January 2023.

Figure 1-13
North and East Elevations




Source: Kevin Tsai Architecture, January 2023.

Figure 1-14
Building Sections

Source: Kevin Tsai Architecture, January 2023.

Figure 1-15
Architectural Rendering

As part of the open space requirements, the Project requires planting trees at a rate of one tree for every four dwelling units for a total of 12 required trees. The Project would provide 17 trees on-site, which is consistent with LAMC requirements. There are four street trees within the parkway perimeter that are considered City of Los Angeles public street trees. To satisfy Bureau of Engineering (BOE) street dedication and widening requirements on Cardiff Avenue, the Project would result in the removal of the two public street trees on Cardiff Avenue. The two public street trees along Venice Boulevard would be retained in place. Removal of public street trees is subject to the review and approval of the Department of Urban Forestry.[1]

**Table 1-2**
**Summary of Required and Proposed Open Space Areas**

| LAMC Open Space Requirements | Dwelling Units | Open Space (square feet) |
|---|---|---|
| Less than 3 Habitable Rooms (100 sf/du) [a] | 25 | 2,500 |
| Equal to 3 Habitable Rooms (125 sf/du) [b] | 16 | 2,000 |
| More than 3 Habitable Rooms (175 sf/du) [c] | 6 | 1,050 |
| | ***Subtotal Required:*** | ***5,550 sf*** |
| | *20% Reduction:* [d] | *(1,110)* |
| | **Total Required:** | **4,440 sf** |
| **Proposed Open Space** | **Open Space (square feet)** | |
| Open Courtyard (Spa and Pool) | 1,858 | |
| Recreation Room | 1,110 | |
| Roof Deck | 750 | |
| Private Balconies | 750 | |
| **Total Provided:** | **4,468 sf** | |

*Notes: du = dwelling unit; sf = square feet*
[a] *Includes the proposed one-bedroom units.*
[b] *Includes the proposed two-bedroom units.*
[c] *Includes the proposed two-bedroom plus den units.*
[d] *The Applicant is requesting a 20% reduction in open space through a waiver of development standards.*
*Source: Kevin Tsai Architecture, January 11, 2023.*

### *Access*

Parking for the Project would be provided in one level of subterranean and ground level of the proposed building. Vehicular access to the Project Site would be provided via two driveways along the adjacent alleyway. The Project also provides a total of three pedestrian entrances to access the building, two entrances along Venice Boulevard and one entrance along Cardiff Avenue.

[1] *This environmental analysis does not authorize the removal of any street trees without prior approval from the Urban Forestry Division, in compliance with LAMC Sections 62.169 and 62.170 and their applicable findings.*

Primary pedestrian access shall be provided along Venice Boulevard for direct access to the ground-floor commercial space.

### *Vehicle Parking*

The Project meets all of the criteria of a Transit Oriented Infill Project pursuant to SB 743. SB 743, now codified as law under Public Resources Code 21099 provides that "aesthetic and parking impacts of a residential, mixed-use residential, or employment center project on an infill site within a transit priority area shall not be considered significant impacts on the environment." Accordingly, the Project's parking impacts shall not be considered significant impacts on the environment as a matter of law under Public Resources Code Section 21099. The following discussion is therefore provided for zoning consistency purposes only.

Pursuant to LAMC Section 12.22 A.25 and AB 2345, the Project would be allowed a parking rate of 0.5 spaces per dwelling unit if the Project contains at least 11 percent Very Low Income units. Therefore, as shown in Table 1-3, below, the Project would be required to provide a maximum of 24 residential parking spaces. As such, the Project would be required to provide 38 residential vehicle parking spaces. With respect to the commercial vehicle parking spaces for the restaurant space, the Project is required to provide 1 space per 100 square feet of restaurant space, resulting in 27 required commercial parking spaces. Pursuant to AB 2097, no residential and non-residential parking would be required. AB 2097 prohibits a public agency from imposing or enforcing any minimum automobile paring requirement on any residential, commercial, or other development that is within ½-mile of a major transit stop. Thus, the Project would not provide vehicle parking spaces for its proposed restaurant use. Therefore, the Project would provide a total of 38 vehicle parking spaces.

**Table 1-3**
**Summary of Required and Proposed Vehicle Parking Spaces**

| Description | Quantity | Rate | Spaces Required | Spaces Provided |
|---|---|---|---|---|
| Residential | 47 du | 0.5 / du [a] | 24 [c] | 38 |
| Commercial | 2,627 sf | 1 / 100 sf [b] | 27 [c] | 0 |
| | | **Total Parking:** | **51** | **38** |

*Notes: du = dwelling unit; sf = square feet*
[a] *Pursuant to AB 2345, required parking for all residential units shall not exceed 0.5 spaces per dwelling unit.*
[b] *Pursuant to LAMC 12.21 A.4.(c).*
[c] *No non-residential parking required pursuant to AB 2097.*
*Source: Kevin Tsai Architecture, January 11, 2023.*

### *Bicycle Parking*

The Project would provide on-site bicycle parking in bicycle storage spaces located throughout the vehicle parking areas as required by the LAMC. Section 12.21.A.16 of the LAMC requires one parking short-term parking space per every 10 dwelling units for the first 25 dwelling units and one parking space per 15 units for units 26 to 100. The long-term parking rate requires one parking

space per dwelling unit for the first 25 dwelling units and one parking space per 1.5 units for units 26 to 100. As shown in Table 1-4, below, the Project is required to supply 40 long-term residential bicycle parking spaces and 5 short-term bicycle parking spaces, for a total of 45 residential bicycle parking spaces. For the commercial uses, the Project would be required to provide one bicycle parking space per 2,000 square feet, with a minimum of two spaces for both short- and long-term parking, per LAMC Section 12.21 A.16.(a)(2). Therefore, the Project is required to provide 2 short-term and 2 long-term bicycle parking spaces for its commercial uses, for a total of 4 bicycle parking spaces. Thus, the Project would be required to provide a total of 49 bicycle parking spaces. The Project would provide 49 bicycle parking spaces.

**Table 1-4**
**Summary of Required and Proposed Bicycle Parking Spaces**

| Description | Quantity | Parking Required | | Total Spaces Required | Total Spaces Provided |
|---|---|---|---|---|---|
| | | Short Term | Long Term | | |
| **Residential (47 du)** [a,b,c] | | | | | |
| Units 1-25 | 25 du | 3 | 25 | -- | -- |
| Units 26-47 | 22 du | 2 | 15 | -- | -- |
| **Subtotal** | | **5** | **40** | **45** | **45** |
| **Commercial** [d] | | | | | |
| Retail | 2,627 sf | 2 | 2 | -- | -- |
| **Subtotal** | | **2** | **2** | **4** | -- |
| **TOTAL** | | **7** | **42** | **49** | **49** |

*Notes: du = dwelling unit, sf = square feet*
[a] *LAMC 12.21 A.16.(a)(1)(i).*
[b] *Short-term bicycle rates for residential uses are as follows: 1 space per 10 units for first 25 units and 1 space per 15 units for units 26-100.*
[c] *Long-term bicycle rates for residential units are as follows: 1 space per unit for first 25 units and 1 space per 1.5 units for units 26-100.*
[d] *LAMC 12.21 A.16.(a)(2). One short-term and long-term stall for every 2,000 square feet.*
*Source: Kevin Tsai Architecture, January 11, 2023.*

### *Lighting and Signage*

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

### *Site Security*

Security for the Project would be provided via site planning and secured access points of entry. The plans for the Project would incorporate security design measures for semi-public and private spaces, which may include but not be limited to access control to the building, secured parking facilities, walls/fences with key systems, well-illuminated public and semi-public space designed with a minimum of dead space to eliminate areas of concealment, location of building entrances in high-foot traffic areas.

### *Sustainability Features*

The Project would comply with all applicable sustainability measures mandated by the L.A. Green Building Code. The L.A. Green Building Code, effective January 1, 2020, requires the use of numerous conservation measures, beyond those required by Title 24 of the California Administrative Code. Among many requirements, the L.A. Green Building Code requires projects to achieve a 20 percent reduction in wastewater generation, provide rooftop solar zones, and provide a specific number of electric vehicle (EV)-ready and EV-charging stations. Therefore, compliance with Title 24 of the California Administrative Code and the L.A. Green Building Code would reduce the Project's energy consumption.

### *Anticipated Construction Schedule*

For purposes of analyzing impacts associated with air quality, this analysis assumes a Project construction schedule of approximately 20 months, with final buildout occurring in 2027, as shown in Table 1-5, Anticipated Project Construction Schedule below. Construction activities would include four main steps: (1) demolition/site clearing; (2) grading/excavation; (3) building construction; and (4) architectural coatings/finishings. All construction activities would be performed in accordance with all applicable state and federal laws and City codes and policies with respect to building construction and activities. As provided in LAMC Section 41.40, the permissible hours of construction within the City are 7:00 A.M. to 9:00 P.M. Monday through Friday, and between 8:00 A.M. and 6:00 P.M. on any Saturday or national holiday. No construction activities are permitted on Sundays. The Project would comply with these restrictions.

**Table 1-5**
**Anticipated Project Construction Schedule**

| Construction Phase | Length |
|---|---|
| Demolition/Site Clearing | 1 month |
| Grading/Excavation | 3 months |
| Building Construction | 12 months |
| Finishing/Architectural Coating | 4 months |
| **TOTAL:** | **20 months** |

*Demolition/Site Clearing Phase*

This phase would include the demolition of the commercial building and surface parking lot. In addition, this phase may include the removal of walls, fences, and associated debris. The demolition/site preparation phase would be completed in approximately one month.

*Grading/Excavation Phase*

After the completion of the demolition phase, the grading phase for the Project Site would occur for approximately three months and would involve excavation of up to 6,081 cubic yards of soil to

be hauled off-site. This phase would also involve grading to ensure the proper base and slope for the building foundations.

*Building Construction Phase*

The building construction phase consists of above grade structures and is expected to occur for approximately 12 months. The building construction phase includes the construction of the proposed building, connection of utilities to the buildings, building foundations, laying irrigation for landscaping, and landscaping the Project Site.

*Finishing/Architectural Coating Phase*

The finishing/architectural coating phase is expected to occur over approximately four months. During this phase, interior cabinets and lighting fixtures would be installed, interior and exterior wall finishings and paint would be applied, and windows, doors, cabinetry, and appliances would be installed.

*Temporary Right-of-Way Encroachment*

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

Unless stated otherwise, all construction activities would be performed in accordance with all applicable state and federal laws and City codes and policies with respect to building construction and activities. As provided in Section 41.40 of LAMC, the permissible hours of construction within the City are 7:00 A.M. to 9:00 P.M. Monday through Friday, and between 8:00 A.M. and 6:00 P.M. on any Saturday or national holiday. The Department of City Planning further restricts the hours of construction in residential areas to 6:00 P.M. on weekdays. No construction activities are permitted on Sundays. The Project would comply with these restrictions.

*Haul Route*

All construction and demolition debris would be recycled to the maximum extent feasible. Since the Project Site is located in a Special Grading Area, a haul route for the Project will be subject to final approval by the Department of Building and Safety. As mentioned previously, the Project would involve excavation of up to 6,081 cubic yards of soil to be hauled off-site. For purposes of analyzing the construction-related impacts, it is anticipated that the soil export would involve haul trucks with up to a 14 cubic yard hauling capacity and would be disposed at the United Rock Product Quarry Pit, located at 1245 Arrow Highway in Irwindale, which accepts inert waste. All trucks are expected to be staged off-site at United Rock Product Quarry Pit and radioed into the Project Site to be filled. The anticipated haul route for transporting soil to the United Rock Product

Quarry Pit would travel westbound along Venice Boulevard, then northbound along Overland Avenue, to the I-10 Freeway eastbound on-ramp. Inbound haul trips would exit the I-10 Freeway westbound at Venice Boulevard, then travel west along Venice Boulevard to the Project Site. See Figure 1-16 below for the illustration of the haul route.

According to Navigate LA, there is one other active haul route application that crosses within 500 feet of the Project Site along Venice Boulevard (for a project located at 3547-3555 South Overland Ave & 10701-10707½ West Tabor St, Board File No. 210069, issued for a start date of 5/3/2022 and end date of 11/3/2024).[2] In light of the increase in construction activity in Special Grading Areas and the increase in associated truck traffic related to the import and export of soil, a haul route monitoring program is being implemented by the Department of Building and Safety for Council Districts 4 and 5 for added enforcement to ensure safety and to protect the quality of life of area residents. As part of this program, a haul route monitor is assigned to a geographic area to monitor haul routes and keep track of daily activities in order to minimize impacts to neighboring residents. Haul routes are tracked via a map for each district to identify the locations of construction sites for which a haul route was required. The haul route approval will include regulatory compliance measures and recommended conditions prepared by the Los Angeles Department of Transportation (LADOT) to be considered by the Board of Building and Safety Commissioners to reduce the impacts of construction related hauling activity, monitor the traffic effects of hauling, and reduce haul trips in response to congestion. Furthermore, LADBS staggers the haul route schedules so as to ensure that all of the haul routes do not occur simultaneously. Therefore, in conjunction with citywide Regulatory Measures and compliance with other applicable regulations, no foreseeable cumulative impacts are expected.

Furthermore, the Project would follow all applicable solid waste policies and objectives that are required by law, statute, or regulation. Under the requirements of the hauler's AB 939 Compliance Permit from the Bureau of Sanitation, all construction and demolition debris would be delivered to a Certified Construction and Demolition Waste Processing Facility.

[2] *NavigateLA, https://www.dropbox.com/s/cwnbk9vjjdpurk3/NavigateLA_Haul%20Routes%20%2801-06-23%29.png?dl=0, Source: https://navigatela.lacity.org/navigatela/, accessed January 6, 2023.*

Source: Doja Inc.; Navigate LA, 2023.

Figure 1-16
Haul Route

### 1.3.3 Discretionary and Ministerial Actions and Approvals for the Project

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

1. Pursuant to Los Angeles Municipal Code (LAMC) Section 12.24 U.26, a Conditional Use to increase the density greater than the maximum permitted in Section 12.22 A 25. The Applicant seeks a density bonus increase of 45 percent over the entire Project Site in order to permit 47 dwelling units in lieu of 32 dwelling units.

2. Pursuant to LAMC Section 12.22.A.25.g.3, the Applicant requests Density Bonus Compliance Review with the following Off-Menu incentives and Waiver of Development Standards:

    a. Pursuant to LAMC Section 12.22.A.25.g.3, an Off-Menu incentive for an increase of Floor Area Ratio to 4.4:1 in lieu of 2:1 permitted by Expo Transit Neighborhood Plan (TNP) Section P 2.3.1 and Table F.

    b. Pursuant to LAMC Section 12.22.A.25.g.3, an Off-Menu incentive to provide 5% non-residential floor area in lieu of the 20% minimum non-residential requirement required in Expo TNP 2.2.3.

    c. Pursuant to LAMC Section 12.22.A.25.g.3, an Off-Menu incentive to remove the Ground Floor Screening required in Expo TNP Section 4.2.5.C.

    d. Pursuant to LAMC Section 12.22.A.25.g.3, a Waiver of Development Standard for a reduction in side yards (Cardiff Ave and easterly yard) setbacks to 0 feet in lieu of 5 feet and otherwise required by EXPO TNP.

    e. Pursuant to Los Angeles Municipal Code LAMC Section 12.22.A.25.g.3, a Waiver of Development Standard to waive the loading space requirement otherwise required in LAMC Section 12.21.A.6

    f. Pursuant to LAMC Section 12.22.A.25.g.3, a Waiver of Development Standard for an open space reduction to 4,440 square feet in lieu of from 5,550 square feet required in LAMC Section 12.21.G.

    g. Pursuant to LAMC Section 12.22.A.25.g.3, a Waiver of Development Standard for a height increase of 11 ft. to 79 ft. in lieu of the 68 ft. permitted in Expo TNP 2.4.2.A, Subarea 7.

    h. Pursuant to LAMC Section 12.22.A.25.g.3 Waiver of Development Standard to waive the requirement for non-residential open space in EXPO TNP 2.5.1.B.

In addition, pursuant to various sections of the LAMC, the Applicant will also request various ministerial administrative approvals and permits from the Los Angeles Department of Building and Safety and other municipal agencies for project construction actions, including but not limited to the following: demolition permits, grading and excavation permits, foundation and building

permits, temporary street closure permits, haul route permit, removal of street trees in the public right-of-way, and sign permits.

# 2. REGULATORY FRAMEWORK

## 2.1 CEQA Guidelines Section 15168 – Program EIR

### 2.1.1 CEQA Guidelines Section 15168 Overview and Requirements

CEQA Guidelines Section 15168(a) defines a program EIR as:

> [A]n EIR which may be prepared on a series of actions that can be characterized as one large project and are related either:
>
> (1) Geographically,
>
> (2) As logical parts in the chain of contemplated actions,
>
> (3) In connection with issuance of rules, regulations, plans, or other general criteria to govern the conduct of a continuing program, or
>
> (4) As individual activities carried out under the same authorizing statutory or regulatory authority and having generally similar environmental effects which can be mitigated in similar ways.

CEQA Guidelines Section 15168(c) sets forth criteria to use a program EIR for "later activities." Specifically, CEQA Guidelines Section 15168(c) states the following:

(c) Use with Later Activities. Later activities in the program must be examined in the light of the program EIR to determine whether an additional environmental document must be prepared.

> (1) If a later activity would have effects that were not examined in the program EIR, a new Initial Study would need to be prepared leading to either an EIR or a Negative Declaration. That later analysis may tier from the program EIR a provided in Section 15152.
>
> (2) If the agency finds that pursuant to Section 15162, no subsequent EIR would be required, the agency can approve the activity as being within the scope of the project covered by the program EIR, and no new environmental document would be required. Whether a later activity is within the scope of a program EIR is a factual question that the lead agency determines based on substantial evidence in the record. Factors that an agency may consider in making that determination include, but are not limited to, consistency of the later activity with the type of allowable land use, overall planned density and building intensity, geographic area analyzed for environmental impacts, and covered infrastructure, as described in the program EIR.
>
> (3) An agency shall incorporate feasible mitigation measures and alternatives developed in the program EIR into later activities in the program.

(4) Where the later activities involve site specific operations, the agency should use a written checklist or similar device to document the evaluation of the site and the activity to determine whether the environmental effects of the operation were within the scope of the program EIR.

### 2.1.2 Applicability of CEQA Guidelines Section 15168 to the Project

The ECTNP EIR meets the definition under Guidelines Section 15168(a) because it analyzed all subsequent development related geographically in the ECTNP project area that would foreseeably occur from the adoption of the ECTNP, and that development was found to have similar impacts which could be mitigated in similar ways.

The ECTNP EIR fully analyzed the potential environmental effects associated with the City's adoption of the ECTNP and subsequent development within the ECTNP plan area. As provided in the ECTNP EIR:

Future development projects within the areas of proposed change that are consistent with the [ECTNP] are included in the analysis of environmental impacts. If development were to exceed this projected growth, additional environmental review will be required. Accordingly, this EIR represents sufficient and adequate environmental review of projects that are fully consistent with the ECTNP and provides a basis for preparation of future environmental documents, as appropriate, for projects that are not fully consistent with the assumptions contained in this EIR. (DEIR at p. 4-3.)

As discussed below, the Project is fully consistent with the ECTNP and within the scope of the ECTNP EIR.

The Project is consistent with the uses, density, and intensity contemplated by the General Plan and zoning, and the ECTNP for the Project Site, and analyzed in the ECTNP EIR. The proposed land use and intensity of the Project is consistent and compatible with the surrounding area and typical for an infill development located near transit and on a major City thoroughfare. Moreover, the Project uses the permitted development rights authorized under the State Density Bonus Law based on (i) the provision of 5 Very Low-Income affordable units, and (ii) the Project Site's proximity to existing transit infrastructure (i.e., Expo (E) rail line; Rapid and local bus lines).

By providing a range of housing opportunities, the Project accommodates an adequate supply of housing units by type and cost that contributes significantly to a range of housing opportunities in the Community Plan area. In addition, the Project is located within a transit rich area served by several Metro lines along Washington Boulevard and Venice Boulevard and is located approximately 0.5 miles from Metro's Culver Expo (E Line) Station, which would help to reduce vehicular trips and vehicle miles travelled. Moreover, the Project is located in a walkable neighborhood near numerous jobs and commercial amenities located along Washington, Venice, and Culver Boulevards.

The four parcels with frontage on Venice Boulevard (approximately 12,787 square feet of gross lot area) is zoned MU(EC). Pursuant to the ECTNP, for projects in the MU(EC) zones, there is no minimum lot area per dwelling unit; however for the purposes of calculating the required number of Restricted Affordable Units within Density Bonus Projects, residential uses on the MU(EC) zones are limited to one dwelling unit per 400 square feet, or approximately 32 dwelling units for the Project Site. New developments in the MU(EC) zone in the ECTNP that utilize the Density Bonus Affordable Housing Incentive Program contained in LAMC Section 12.22 A.25 and that seek incentives that facilitate a density increase of greater than 35 percent must provide Restricted Affordable Units pursuant to LAMC Section 12.24 U.26 (a)(2) and follow the review procedures in LAMC Section 12.24 U.26. With approval of the density bonus, the Project would provide a total of 47 dwelling units, including 5 "Very Low Income" units, which is consistent with on-site density requirements pursuant to the LAMC.

Additionally, the MU zone permits a 2 to 1 FAR. The Project Site is also located within Subarea 7 of the ECTNP, which limits building height to 68 feet above grade. As part of the Density Bonus Incentives, the Project is requesting to increase the allowable FAR from 2:1 up to 4.4:1 FAR. Further, the Project is also seeking a Waiver of Development Standard to increase the allowable height from 68 feet to 79 feet above grade. The density, floor area ratio, reduced parking, and incentives are permitted by the provisions of the City's Density Bonus and State Density Bonus in exchange for providing the 5 affordable housing units. The Project is also requesting Waivers of Development Standards to eliminate the loading space requirement and reduce the residential open space requirements of the zoning code. The ECTNP also requires a minimum of 5-foot side setbacks for buildings used for residential purposes. The Project is requesting a Waiver of Development Standard to reduce side setbacks along Cardiff Avenue and the easterly property line to 0 feet in lieu of 5 feet side setbacks. The Project is also requesting Waivers of Development Standard to provide 5 percent non-residential floor area in lieu of the 20 percent minimum non-residential requirement and to waive the requirement for non-residential open space, pursuant to the ECTNP. The Project would remove the ECTNP's ground floor screening requirement as a Density Bonus Incentive. The Project would comply with all other provisions of the zoning code.

The Project Site is located within the ECTNP and is subject to the Plan's zoning and development standards in Section 2, urban design standards in Section 4, and the applicable environmental standards in Appendix D. Specifically, as a mixed-use residential and commercial development, the Project would be subject to the design standards in Section 4.2 (Mixed Use, Commercial & Industrial Design Standards). The Project complies with the ECTNP's standards applicable to the Site including streetwall height, massing and building coverage, building orientation, architectural treatment, and vehicular access.

In addition, the Project's consistency with applicable environmental standards contained in Appendix D of the ECTNP is provided in Table 2-1, below. The Certified EIR also contains several mitigation measures that would be applicable to future development projects ("later activities") within the ECTNP Area. Table 2-2, below, identifies each of the Certified EIR's mitigation measures and discusses the Project's compliance with these measures. As demonstrated, all

applicable mitigation measures would be implemented by the Project, and each of the applicable mitigation measures would also be made conditions of approval for the Project.

The analysis contained in Section 4 of this Technical Memorandum demonstrates that, pursuant to PRC Section 21166 and CEQA Guidelines Section 15162, there are no substantial changes to the circumstances under which the Project would be undertaken that would result in new or more severe significant impacts, and there is no new information of substantial importance that has become that would result in new or more severe significant impacts.

Therefore, pursuant to PRC 21166 and Section 15162 of the State CEQA Guidelines , no subsequent EIR would be required for the Project. Based on the analysis herein and the ECTNP EIR and the whole of the record, under CEQA Guidelines Section 15168, the Project is within the scope of the ECTNP and the ECTNP EIR adequately describes the activity for purposes of CEQA.

**Table 2-1**
**Project Consistency with ECTNP Appendix D Environmental Standards**

| Environmental Standard | Consistency Assessment |
|---|---|
| ***Mitigation Measures*** | |
| **Aesthetics** | |
| **Glare:** In accordance with the Urban Design Standards of this Specific Plan: Visible exterior surfaces of the proposed structure, fencing, recreational equipment, or outdoor art installations shall be constructed of materials such as, but not limited to, high-performance and/or non-reflective tinted glass (without mirror like tints or films), pre-cast concrete, fabricated wall surfaces, composite materials, wood, coated metal, and stone to minimize glare and reflected heat. | As stated in the analysis provided in Section 4 of this Technical Memorandum, the Project would comply with Mitigation Measure AE1 from the Certified EIR, which is the same as this environmental standard. |
| **Air Quality** | |
| **Air Quality Best Practices**: Projects shall ensure all contractors include the best management practices provided in the bulleted list below in contract specifications:<br>• Use properly tuned and maintained equipment.<br>• Use diesel-fueled construction equipment to be retrofitted with after treatment products (e.g., engine catalysts) to the extent they are readily available and feasible.<br>• Use heavy duty diesel-fueled equipment that uses low NOx diesel fuel to the extent it is readily available and feasible.<br>• Use construction equipment that uses low polluting fuels (i.e., compressed natural gas, liquid petroleum gas, and unleaded gasoline) to the extent available and feasible.<br>• Maintain construction equipment in the good operating condition to minimize air pollutants.<br>• Project applicants shall ensure that all construction equipment meets or exceeds equivalent emissions performance to that of U.S. Environmental Protection Agency (USEPA) Tier 4 standards for non-road engines. In the event that Tier 4 engines | While the analysis provided in Section 4 of this Technical Memorandum demonstrates that implementation of the Project would not require any mitigation measures related to air quality, the Project would nevertheless implement Mitigation Measure AQ1 from the Certified EIR, which mirrors the requirements of this environmental standard. |

| Environmental Standard | Consistency Assessment |
|---|---|
| ***Mitigation Measures*** | |
| are not available for any off-road equipment larger than 100 horsepower, that equipment shall be equipped with a Tier 3 engine, or an engine that is equipped with retrofit controls to reduce exhaust emissions of nitrogen oxides and diesel particulate matter to no more than Tier 3 levels unless certified by engine manufacturers or the on-site air quality construction mitigation manager that the use of such devices is not practical for specific engine types. For purposes of this condition, the use of such devices is "not practical" for the following, as well as other, reasons:<br>o There is no available retrofit control device that has been verified by either the CARB of USEPA to control the engine in question to Tier 3;<br>o The construction equipment is intended to be on site for five days or less; or<br>o Relief may be granted from this requirement if a good faith effort has been made to comply with this requirement and that compliance is not practical.<br>• The use of a retrofit control device may be terminated immediately, provided that a replacement for the equipment item in question meeting the requirement controls occurs within ten days of termination of the use, if the equipment would be needed to continue working at this site for more than 15 days after the use of the retrofit control device is terminated, if one of the following conditions exists:<br>o The use of the retrofit control device is excessively reducing the normal availability of the construction equipment due to increased down time for maintenance, and/or reduced power output due to an excessive increase in back pressure;<br>o The retrofit control device is causing or is reasonably expected to cause engine damage;<br>o The retrofit control device is causing or is reasonably expected to cause a substantial risk to workers or the public; or<br>o Any other serious detrimental cause which has the approval of the project manager prior to implementation of the termination.<br>• Construction contractors shall use electricity from power poles rather than temporary gasoline or diesel power generators, as feasible.<br>• Use building materials, paints, sealants, mechanical equipment, and other materials that yield low air pollutants and are nontoxic. | |

| Environmental Standard | Consistency Assessment |
|---|---|
| ***Mitigation Measures*** | |
| • Construction contractors shall utilize super-compliant architectural coatings as defined by the South Coast Air Quality Management District (Volatile Organic Compound standard of less than ten grams per liter).<br>• Construction contractors shall utilize materials that do not require painting, as feasible.<br>• Construction contractors shall use pre-painted construction materials, as feasible. | |
| **Cultural Resources** | |
| **Archaeology**: A qualified archaeologist is required to monitor excavation and grading activities in soils that have not been previously disturbed, to identify, record, and evaluate the significance of any archaeological resources or tribal cultural resources during construction. All cultural resources, including archaeological and tribal cultural resources, identified on a site be assessed and treated in a manner determined appropriate by a qualified archeologist in consultation with the City's Office of Historic Resources. A report shall be prepared according to current professional standards that describes the resource, how it was assessed, and disposition. | As stated in the analysis provided in Section 4 of this Technical Memorandum, the Project would implement Mitigation Measures CR1 and CR2 from the Certified EIR, which contain the same requirements as this environmental standard. |
| **Paleontology**: A qualified paleontologist is required to monitor excavation and grading activities in soils that have not been previously disturbed. All paleontological resources identified on a project site be assessed and treated in a manner determined by a qualified paleontologist in consultation with the City's Office of Historic Resources. A report shall be prepared according to current professional standards that describes the resource, how it was assessed, and disposition. Any reports and surveys shall be submitted to the City's Office of Historic Resources and the Natural History Museum of Los Angeles County. | As stated in the analysis provided in Section 4 of this Technical Memorandum, the Project would implement Mitigation Measures CR3 and CR4 from the Certified EIR, which contain the same requirements as this environmental standard. |
| **Noise and Vibration** | |
| **Construction Noise and Vibration**:<br>• **Haul Routes**. Construction haul truck and materials delivery traffic shall avoid residential areas whenever feasible. If no alternatives are available, truck traffic shall be routed on streets with the fewest residences.<br>• **Construction Staging Areas**. The construction contractor shall locate construction staging areas away from Sensitive Land Uses.<br>• **Construction Noise Barriers**. When construction activities are located within 500 feet of Sensitive Land Uses, noise barriers (e.g., temporary walls or piles of excavated material) shall be constructed between activities and Sensitive Land Uses.<br>• **Vibrations**. The construction contractor shall manage construction phasing (scheduling demolition, earthmoving, and ground-impacting operations so as not to occur in the same time | As stated in the analysis provided in Section 4 of this Technical Memorandum, the Project would implement Mitigation Measures N1 through N3 from the Certified EIR, which contain applicable requirements that are consistent with this environmental standard. |

| Environmental Standard | Consistency Assessment |
|---|---|
| ***Mitigation Measures*** | |
| period), use low-impact construction technologies, and shall avoid the use of vibration equipment where possible to avoid construction vibration impacts.<br>• **Pile Driving Use and Location**. Impact pile drivers shall be avoided where possible near Sensitive Land Uses. Drilled piles or the use of a sonic vibratory pile driver are quieter alternatives that shall be utilized where geological conditions permit their use. Noise shrouds shall be used when necessary to reduce noise of pile drilling/driving.<br>• **Pile Driving Control Measures**. The construction contractor shall utilize alternatives to impact pile drivers, such as sonic pile drivers or caisson drills. If geotechnical limitations require the use of pile driving, control measures shall be used to reduce vibration levels. These measures may include, but are not limited to:<br>o Predrilled holes;<br>o Cast-in place or auger cast piles;<br>o Pile cushioning (i.e., a resilient material placed between the driving hammer and the pile);<br>o Jetting (i.e., pumping a mixture of air and water through high-pressure nozzles to erode the soil adjacent to the pile); and<br>o Non-displacement piles (i.e., piles that achieve capacity from the end bearing rather than the pile shaft).<br>• Construction equipment shall be equipped with mufflers that comply with manufacturers; requirements.<br>• The construction contractor shall use on-site electrical sources to power equipment rather than diesel generators where feasible. | |
| **Utilities and Service Systems – Water Supply** | |
| **Plumbing**:<br>• Residential shower stalls shall have no more than one showerhead per stall, with a maximum flow rate per City Ordinance.<br>• Toilets shall have a flush volume no more than 1.0 gallons of water per flush.<br>• All urinals shall be waterless. With the exception of those governed by City Ordinance No. 181480, all faucets shall be limited to a flow of 1.5 gallons per minute.<br>• Residential clothes washers shall be high-efficiency and have a water factor of 5.0 or less. Commercial clothes washers shall be high-efficiency and have a water factor of 7.5 or less. | Based on the analysis contained in Section 4 of this Technical Memorandum, no mitigation measures with respect to water supply would be required for the Project. Nevertheless, the Project would comply with the provisions of this environmental standard. |

| Environmental Standard | Consistency Assessment |
|---|---|
| ***Mitigation Measures*** | |
| • Domestic water heaters shall be located in close proximity to the point(s) of use, and all water heaters should be tankless and on-demand, where possible.<br>• Cooling towers shall have conductivity controllers or pH conductivity controllers.<br>• All residential units shall be either individually metered or sub-metered such that each unit is billed individually for its water use.<br>• All projects that involve the installation of a new internal rough plumbing system shall install a dual plumbing system such that toilets and industrial uses can be served by recycled water, if authorized by applicable law. | |
| **Landscaping and Pools**:<br>• The project applicant shall provide a landscape irrigation plan that indicates the location and size of each drip outlet, the specification for the weather-based irrigation controller, and the location and specification of the purple pipe that will service the system.<br>• All irrigation systems shall be either drip, microspray, or subsurface depending on the type of and number of plants the irrigation is servicing.<br>• Where rotating sprinklers are needed for landscaping irrigation, they shall use a maximum of 0.5 gallons per minute.<br>• Irrigation systems shall have a weather-based controller such that the system does not turn on during a storm event or when the soil has a moisture level sufficient to support the plant species.<br>• Irrigation systems shall be designed to meet the water needs of different parts of the landscape (zoned irrigation).<br>• Plants with similar water requirements shall be grouped together (hydro-zoning).<br>• Where possible, landscaping contouring shall be used to minimize precipitation runoff.<br>• All landscaping in the public right-of-way shall be drought tolerant. For landscaping on private property, a minimum of 70% shall be drought tolerant.<br>• All pools shall include a water-saving pool filter.<br>• A leak detection system shall be installed on all swimming pools and jacuzzis.<br>• Projects shall harvest rainwater and reuse on site where possible.<br>• All irrigation systems shall be plumbed with a purple pipe to enable a connection to a recycled or gray water system once it is available. | Based on the analysis contained in Section 4 of this Technical Memorandum, no mitigation measures with respect to water supply would be required for the Project. Nevertheless, the Project would comply with the provisions of this environmental standard. |
| **Transportation** | |

| Environmental Standard | Consistency Assessment |
|---|---|
| ***Mitigation Measures*** | |
| **Neighborhood Improvements:** In addition to the aforementioned traffic calming measures, neighborhood improvements may be used to offset effects of additional traffic. These may include, but are not limited to, measures such as street trees, sidewalks, landscaping, neighborhood identification features, and pedestrian amenities. It shall be the project applicant's responsibility to implement any approved measures through the Bureau of Engineering's permit process. | Based on the analysis contained in Section 4 of this Technical Memorandum, no mitigation measures with respect to transportation would be required for the Project. Nevertheless, the Project would comply with the provisions of this environmental standard. |
| ***Regulatory Compliance Measures*** | |
| **Air Quality** | |
| **Idling**: In accordance with Sections 2485 in Title 13 of the California Code of Regulations, the idling of all diesel fueled commercial vehicles (weighing over 10,000 pounds) during construction shall be limited to five minutes at any location. | The Project would comply with this regulation. |
| **Cultural Resources** | |
| **Archaeological**: If archaeological resources or tribal cultural resources are uncovered (in either a previously disturbed or undisturbed area), the City Department of Building and Safety shall be notified immediately, and all work shall cease in the area of the find until a qualified archaeologist has evaluated the find in accordance with federal, state, and local guidelines, including those set forth in California Public Resources Code Section 21083.2. Personnel of the proposed project shall not collect or move any archaeological resources, tribal cultural resources or associated materials. Construction activity may continue unimpeded on other portions of the project site as approved by the retained archaeologist in consultation with the City's Office of Historic Resources. The found deposits shall be treated in accordance with federal, state, and local guidelines, including those set forth in California Public Resources Code Section 21083.2. | The Project would comply with this regulation, which is also included as part of Mitigation Measure CR1 from the Certified EIR. |
| **Paleontological:** If paleontological resources are uncovered (in either a previously disturbed or undisturbed area), the City Department of Building and Safety shall be notified immediately, and all work on the project site shall cease until a qualified paleontologist evaluates the find. Construction activity may continue unimpeded on other portions of the project site. The paleontologist shall determine the location, the time frame, and the extent to which any monitoring of earthmoving activities shall be required. The found deposits would be treated in accordance with federal, State, and local guidelines, including those set forth in California Public Resources Code Section 21083.2. Halted construction activities on the project site may commence once the identified resources are properly assessed and processed by a qualified paleontologist. | The Project would comply with this regulation, which is also included as part of Mitigation Measure CR3 from the Certified EIR. |
| **Energy** | |
| **Green Building Code**: The Project shall implement all applicable mandatory measures within the LA Green | The Project would comply with this regulation. |

| Environmental Standard | Consistency Assessment |
|---|---|
| ***Mitigation Measures*** | |
| Building Code that would have the effect of reducing the Project's energy use. | |
| **Noise and Vibration** | |
| **Parking Structure Floor and Ramp Treatment**: In accordance with the Urban Design Standards of this Specific Plan: Parking structures located within 200 feet of any Residential Use shall be constructed with a solid wall abutting the residences and utilize textured surfaces on garage floors and ramps to minimize the squeal. | The Project would comply with this regulation. |
| **Transportation** | |
| **Worksite Traffic Control Plan**: Projects that require a worksite traffic control plan per current LADOT guidelines shall submit to LADOT for review and approval a plan that mitigates the impact of traffic disruption and ensures the safety of all users of the affected roadway. The plan shall address construction duration and activities and include measures, such as operating a temporary traffic signal, using flagmen adjacent to construction activities, or providing a dedicated pedestrian walkway, as appropriate | The Project would comply with this regulation. |
| **Utilities and Service Systems – Water Supply** | |
| **Landscape**: The Project shall comply with Ordinance No. 170,978 (Water Management Ordinance), which imposes numerous water conservation measures in landscape, installation, and maintenance (e.g., use drip irrigation and soak hoses in lieu of sprinklers to lower the amount of water lost to evaporation and overspray, set automatic sprinkler systems to irrigate during the early morning or evening hours to minimize water loss due to evaporation and water less in the cooler months and during the rainy season). | The Project would comply with this regulation. |
| **Transportation** | |
| **West Los Angeles Transportation Fee:** Prior to issuance of a Building Permit, the applicant shall pay a transportation impact fee to the City, based on the requirements of the West Los Angeles Transportation Improvement and Mitigation Specific Plan (WLA TIMP). This requirement applies only to Projects falling within the boundaries of WLA TIMP. | The Project would comply with this regulation. |
| **Worksite Traffic Control Plan:** Projects that require a worksite traffic control plan per current LADOT guidelines shall submit to LADOT for review and approval a plan that mitigates the impact of traffic disruption and ensures the safety of all users of the affected roadway. The plan shall address construction duration and activities and include measures, such as operating a temporary traffic signal, using flagmen adjacent to construction activities, or providing a dedicated pedestrian walkway, as appropriate. | The Project would comply with this regulation. |
| *Source: Los Angeles City Planning, Exposition Corridor Transit Neighborhood Plan, Appendix D, Environmental Standards, December 26, 2019.* | |

**Table 2-2**
**Project Consistency with Mitigation Measures from the Certified EIR**

| Mitigation Measure | Consistency Assessment |
|---|---|
| **Aesthetics** | |
| **AE1** The City shall require that glare effects be limited by using non-reflective building and construction materials, such as concrete, wood, composite materials, coated metal, non-reflective glass, and stone. This shall include, but not be limited to, art installations, fencing materials, and recreational equipment. | As stated in the analysis provided in Section 4 of this Technical Memorandum, the Project would comply with Mitigation Measure AE1 from the Certified EIR. |
| **Air Quality** | |
| **AQ1** The City shall require all applicants to include in the agreements with contractors and subcontractors the following best management practices in contract specification:<br>• Use properly tuned and maintained equipment.<br>• Contractors shall enforce the idling limit of five minutes as set forth in the California Code of Regulations.<br>• Use diesel-fueled construction equipment to be retrofitted with after treatment products (e.g., engine catalysts) to the extent they are readily available and feasible.<br>• Use heavy duty diesel-fueled equipment that uses low NOX diesel fuel to the extent it is readily available and feasible.<br>• Use construction equipment that uses low polluting fuels (i.e., compressed natural gas, liquid petroleum gas, and unleaded gasoline) to the extent available and feasible.<br>• Maintain construction equipment in good operating condition to minimize air pollutants.<br>• Project applicants shall ensure that all construction equipment meets or exceeds equivalent emissions performance to that of U.S. Environmental Protection Agency (USEPA) Tier 4 standards for non-road engines. In the event that Tier 4 engines are not available for any off-road equipment larger than 100 horsepower, that equipment shall be equipped with a Tier 3 engine, or an engine that is equipped with retrofit controls to reduce exhaust emissions of nitrogen oxides and diesel particulate matter to no more than Tier 3 levels unless certified by engine manufacturers or the on-site air quality | While the analysis provided in Section 4 of this Technical Memorandum demonstrates that implementation of the Project would not require any mitigation measures related to air quality, the Project would nevertheless implement Mitigation Measure AQ1 from the Certified EIR. |

| Mitigation Measure | Consistency Assessment |
|---|---|
| construction mitigation manager that the use of such devices is not practical for specific engine types. For purposes of this condition, the use of such devices is "not practical" for the following, as well as other, reasons:<br>o There is no available retrofit control device that has been verified by either the CARB or USEPA to control the engine in question to Tier 3;<br>o The construction equipment is intended to be on site for five days or less; or<br>o Relief may be granted from this requirement if a good faith effort has been made to comply with this requirement and that compliance is not practical.<br>• The use of a retrofit control device may be terminated immediately, provided that a replacement for the equipment item in question meeting the required controls occurs within ten days of termination of the use, if the equipment would be needed to continue working at this site for more than 15 days after the use of the retrofit control device is terminated, if one of the following conditions exists:<br>o The use of the retrofit control device is excessively reducing the normal availability of the construction equipment due to increased down time for maintenance, and/or reduced power input due to an excessive increase in back pressure;<br>o The retrofit control device is causing or is reasonably expected to cause engine damage;<br>o The retrofit control device is causing or is reasonably expected to cause a substantial risk to workers or the public; or<br>o Any other seriously detrimental cause which has the approval of the project manager prior to implementation of the termination.<br>• Construction contractors shall use electricity from power poles rather than temporary gasoline or diesel power generators, as feasible. | |

| Mitigation Measure | | Consistency Assessment |
|---|---|---|
| • Use building materials, paints, sealants, mechanical equipment, and other materials that yield low air pollutants and are nontoxic.<br>• Construction contractors shall utilize super-compliant architectural coatings as defined by the South Coast Air Quality Management District (Volatile Organic Compound standard of less than ten grams per liter).<br>• Construction contractors shall utilize materials that do not require painting, as feasible.<br>• Construction contractors shall use pre-painted construction materials, as feasible. | | |
| **Cultural Resources** | | |
| **CR1** | A qualified archaeologist shall be required to monitor excavation and grading activities in soils that have not been previously disturbed, to identify, record, and evaluate the significance of any archaeological resources or tribal cultural resources during construction. If archaeological resources or tribal cultural resources are uncovered (in either a previously disturbed or undisturbed area), the City Department of Building and Safety shall be notified immediately, and all work shall cease in the area of the find until a qualified archaeologist has evaluated the find in accordance with federal, state, and local guidelines, including those set forth in California Public Resources Code Section 21083.2. Personnel of the project shall not collect or move any archaeological resources, tribal cultural resources or associated materials. Construction activity may continue unimpeded on other portions of the project site as approved by the retained archaeologist in consultation with the City's Office of Historic Resources. The found deposits shall be treated in accordance with federal, state, and local guidelines, including those set forth in California Public Resources Code Section 21083.2. Construction activities in the area where resources were found may commence once the identified resources are properly assessed and processed by a qualified archeologist. | As stated in the analysis provided in Section 4 of this Technical Memorandum, the Project would implement Mitigation Measure CR1 from the Certified EIR. |
| **CR2** | The City shall require that all cultural resources, including archaeological and tribal cultural resources, identified on a site | As stated in the analysis provided in Section 4 of this Technical Memorandum, the Project would |

| Mitigation Measure | | Consistency Assessment |
|---|---|---|
| | be assessed and treated in a manner determined appropriate by a qualified archeologist in consultation with the City's Office of Historic Resources. A report shall be prepared according to current professional standards that describes the resource, how it was assessed, and disposition. | implement Mitigation Measure CR2 from the Certified EIR. |
| **CR3** | A qualified paleontologist shall be required to monitor excavation and grading activities in soils that have not been previously disturbed. If paleontological resources are uncovered (in either a previously disturbed or undisturbed area), the City Department of Building and Safety shall be notified immediately, and all work on the project site shall cease until a qualified paleontologist evaluates the find. The paleontologist shall determine the location, the time frame, and the extent to which any monitoring of earthmoving activities shall be required. Halted construction activities on the project site may commence once the identified resources are properly assessed and processed by a qualified paleontologist. | As stated in the analysis provided in Section 4 of this Technical Memorandum, the Project would implement Mitigation Measure CR3 from the Certified EIR. |
| **CR4** | The City shall require that all paleontological resources identified on a project site be assessed and treated in a manner determined by a qualified paleontologist in consultation with the City's Office of Historic Resources. A report shall be prepared according to current professional standards that describes the resource, how it was assessed, and disposition. Any reports and surveys shall be submitted to the City's Office of Historic Resources and the Natural History Museum of Los Angeles County. | As stated in the analysis provided in Section 4 of this Technical Memorandum, the Project would implement Mitigation Measure CR4 from the Certified EIR. |
| **Hazards and Hazardous Materials** | | |
| **HM1** | The City shall require that future development that involves new construction and soil disturbance document that the site is not on any government list of sites containing hazardous waste or hazardous materials (including lists prepared pursuant to Government Code, section 65962.5). A report setting forth the results of this database search (e.g., historical environmental reports prepared by VirusScan, EDR, or similar firms) shall be | As stated in the analysis provided in Section 4 of this Technical Memorandum, the Project would implement Mitigation Measure HM1 from the Certified EIR. |

| Mitigation Measure | | Consistency Assessment |
|---|---|---|
| | provided to the City. If the report indicates the project site, or property within one-quarter mile of the project site has the potential to be contaminated with hazardous waste or hazardous materials for any reason, a Phase I Environmental Site Assessment (ESA) shall be prepared. The Phase I assessment shall be prepared by an appropriately qualified individual (with experience in the identification and mitigation of hazardous materials and wastes) in accordance with state standards and guidelines to evaluate whether the site or the surrounding area is contaminated from the past or current uses including storage, use, transport, generation, and disposal of toxic and hazardous waste or materials. Depending on the results of this study, further investigation and remediation may be required in accordance with local, state, and federal regulations and policies. Any further study found necessary by an appropriately qualified individual or relevant federal, state, or local agency shall be performed prior to project approval or made a condition of project approval. Prior to the Department of Building and Safety's issuance of any permits that allow for grading or construction on the project sites that were on a government list or within one-quarter mile of a site on a government list, the appropriately qualified individual or relevant agency shall provide written confirmation to the City that any necessary remediation has been completed to the satisfaction of the lead agency responsible for cleanup including confirmation that required site remediation was completed consistent with the relevant federal, state, or local requirements. | |
| **Hydrology and Water Quality** | | |
| **HWQ1** | Buildings within a 100-year floodplain shall be designed and constructed a minimum of one foot above the 100-year flood water surface elevation to ensure the protection of structures from all flooding events. | The Certified EIR included Mitigation Measure HWQ1 which applies to projects within a 100-year floodplain. As the Project Site is not located within a 100-year floodplain, Mitigation Measure HWQ1 would not apply to the Project. |
| **Noise** | | |
| **N1** | The City, as a condition of any approval for applicable projects within the ECTNP, shall require all contractors to include the following best management practices in contract specifications: | As stated in the analysis provided in Section 4 of this Technical Memorandum, the Project would implement Mitigation Measure N1 from the Certified EIR. |

| Mitigation Measure | | Consistency Assessment |
|---|---|---|
| | • Construction haul truck and materials delivery traffic shall avoid residential areas whenever feasible. If no alternatives are available, truck traffic shall be routed on streets with the fewest residences.<br>• The construction contractor shall locate construction staging areas away from sensitive uses.<br>• When construction activities are located in close proximity to noise-sensitive land uses, noise barriers (e.g., temporary walls or piles of excavated material) shall be constructed between activities and noise sensitive uses.<br>• Impact pile drivers shall be avoided where possible in noise-sensitive areas. Drilled piles or the use of a sonic vibratory pile driver are quieter alternatives that shall be utilized where geological conditions permit their use. Noise shrouds shall be used when necessary to reduce noise of pile drilling/driving.<br>• Construction equipment shall be equipped with mufflers that comply with manufacturers' requirements.<br>• The construction contractor shall use on-site electrical sources to power equipment rather than diesel generators where feasible. | |
| **N2** | The following conditions shall apply to future development within New Industry, Hybrid Industrial: Jobs Emphasis, Hybrid Industrial-Residential Emphasis, and Mixed Use: Commercial/Residential zones with direct line-of-site to adjacent residential and other sensitive land uses:<br>• Industrial activity yards that include the operation of heavy equipment shall be shielded by sound barriers that block line-of-sight to sensitive receptors.<br>• Mechanical equipment (e.g., HVAC Systems) shall be enclosed with sound buffering materials.<br>• Truck loading/unloading activity shall be prohibited between the hours of 10:00 p.m. and 7:00 a.m. when located within 200 feet of a residential land use.<br>• Parking structures located within 200 feet of any residential use shall be constructed with a solid wall abutting the residences and utilize textured surfaces on garage floors and ramps to minimize tire squeal. | Mitigation Measure N2 is applicable to the Project, as the Project Site is within one of the listed zones (Mixed Use: Commercial/Residential). As stated in the analysis provided in Section 4 of this Technical Memorandum, the Project would implement Mitigation Measure N2 from the Certified EIR. |

| Mitigation Measure | Consistency Assessment |
|---|---|
| **N3** As part of project conditions for new development within the ECTNP Area, the City shall require all contractors to include the following best management practices in contract specifications:<br>• The construction contractor shall manage construction phasing (scheduling demolition, earthmoving, and ground-impacting operations so as not to occur in the same time period), use low-impact construction technologies, and shall avoid the use of vibrating equipment where possible to avoid construction vibration impacts.<br>• The construction contractor shall utilize alternatives to impact pile drivers, such as sonic pile drivers or caisson drills. If geotechnical limitations require the use of pile driving, control measures shall be used to reduce vibration levels. These measures may include, but are not limited to:<br>o Predrilled holes;<br>o Cast-in-place or auger cast piles;<br>o Pile cushioning (i.e., a resilient material placed between the driving hammer and the pile);<br>o Jetting (i.e., pumping a mixture of air and water through high-pressure nozzles to erode the soil adjacent to the pile); and<br>o Non-displacement piles (i.e., piles that achieve capacity from the end bearing rather than the pile shaft). | As stated in the analysis provided in Section 4 of this Technical Memorandum, the Project would implement Mitigation Measure N3 from the Certified EIR. |
| **Transportation** | |
| **TR1** A trip generation analysis, as well as a site access and circulation plan per LADOT guidelines, will be required as part of the development application for projects within the Specific Plan boundary that result in net new square footage for purposes of determining consistency of the project with the transportation assumptions in the EIR. The Specific Plan area is divided into five ECTNP station segments, as shown in Figure 3-2 in the Project Description. To be consistent, a project cannot cause the total estimated 2035 trip forecasts (for the station segment in which it is located) to exceed the number of either AM or PM peak hour net new external trips analyzed in the EIR (see Table 4.12-5). If a project is determined to be consistent, no further | Based on the analysis contained in Section 4 of this Technical Memorandum, no mitigation measures with respect to transportation would be required for the Project. |

| Mitigation Measure | | Consistency Assessment |
|---|---|---|
| | traffic analysis will be required. However, if a project causes the number of either AM or PM peak hour net external trips to exceed the cumulative total number of trips in the corresponding station segment analyzed in the EIR, then a project-specific traffic analysis per current LADOT Guidelines will be required. The City will revise this vehicle trip generation analysis methodology, if appropriate, to reflect new traffic impact guidance mandated by the State of California, Office of Planning and Research in response to SB 743. | |
| **TR2** | **Centinela Avenue & Exposition Boulevard (Intersection 6).** Signalize the intersection. | Based on the analysis contained in Section 4 of this Technical Memorandum, no mitigation measures with respect to transportation would be required for the Project. |
| **TR3** | **Bundy Drive & Olympic Boulevard (Intersection 16).** Restripe and northbound and southbound approaches. The northbound restriping would add one northbound left-turn lane. This would result in a northbound approach of one right-turn lane, two through lanes, and two left-turn lanes. The southbound restriping would add one southbound left-turn lane and change one through lane and the right-turn lane into a shared through/right lane. This would result in a southbound approach of one shared through/right lane, one through lane, and two left-turn lanes. | Based on the analysis contained in Section 4 of this Technical Memorandum, no mitigation measures with respect to transportation would be required for the Project. |
| **TR4** | **Barrington Avenue & Pico Boulevard (Intersection 27).** Restripe the existing northbound curb lane to provide one through lane and one right-turn lane. This improvement would require the removal of one on-street parking space. | Based on the analysis contained in Section 4 of this Technical Memorandum, no mitigation measures with respect to transportation would be required for the Project. |
| **TR5** | **Barrington Avenue & Gateway Boulevard (Intersection 28)**. Restripe the existing northbound shared through/right-turn lane to provide one through lane and one right-turn lane. This improvement would require the removal of four on-street parking spaces. | Based on the analysis contained in Section 4 of this Technical Memorandum, no mitigation measures with respect to transportation would be required for the Project. |
| **TR6** | **Sepulveda Boulevard & Exposition Boulevard (Intersection 43)**. Restripe the existing eastbound shared left /through/right lane to provide one shared through/left-turn lane and one right-turn lane. | Based on the analysis contained in Section 4 of this Technical Memorandum, no mitigation measures with respect to transportation would be required for the Project. |
| **TR7** | **Sepulveda Boulevard & Palms Boulevard (Intersection 46)**. Restripe one existing northbound shared | Based on the analysis contained in Section 4 of this Technical Memorandum, no mitigation measures |

| Mitigation Measure | | Consistency Assessment |
|---|---|---|
| | through/right-turn lane to provide one through lane and one right-turn lane. This improvement would require the removal of two on-street parking spaces | with respect to transportation would be required for the Project. |
| **TR8** | **Military Avenue & National Boulevard (Intersection 47)**. Restripe one existing southbound shared through/right-turn lane to provide one shared through/left-turn lane and one right-turn lane. This improvement would require the removal of four on-street parking spaces. | Based on the analysis contained in Section 4 of this Technical Memorandum, no mitigation measures with respect to transportation would be required for the Project. |
| **TR9** | **Overland Avenue & National Boulevard / I-10 Westbound On- and Off-Ramp (Intersection 53).** Restripe the existing eastbound shared through/left-turn lane to a shared left-/through/right-turn lane. | Based on the analysis contained in Section 4 of this Technical Memorandum, no mitigation measures with respect to transportation would be required for the Project. |
| **TR10** | **La Cienega Boulevard & Venice Boulevard (Intersection 76).** Remove the median to provide a second westbound left-turn lane. | Based on the analysis contained in Section 4 of this Technical Memorandum, no mitigation measures with respect to transportation would be required for the Project. |
| **TR11** | **Sepulveda Boulevard & Venice Boulevard (Intersection 84).** Remove the medians on Venice Boulevard and restripe both the eastbound and westbound approaches to add one left-turn lane to each approach. | Based on the analysis contained in Section 4 of this Technical Memorandum, no mitigation measures with respect to transportation would be required for the Project. |
| **TR12** | **Stewart Street & Olympic Boulevard (Intersection 3).** Modify the existing signal phasing to change eastbound left-turn signal phasing from permitted to protected and change westbound left-turn signal phasing from protected/permitted to protected. | Based on the analysis contained in Section 4 of this Technical Memorandum, no mitigation measures with respect to transportation would be required for the Project. |
| **TR13** | **Barrington Avenue & Mississippi Avenue (Intersection 25).** Restripe the existing eastbound shared left/through/right lane to provide one shared through/left-turn lane and one right-turn lane. This improvement would require the removal of two on-street parking spaces. | Based on the analysis contained in Section 4 of this Technical Memorandum, no mitigation measures with respect to transportation would be required for the Project. |
| **TR14** | In areas where implementation of the Proposed Project could result in diversion of traffic to adjacent residential streets, LADOT shall monitor traffic on identified residential streets, upon request submitted through the Council Office, to determine if traffic diversion occurs. If traffic on residential streets is found to be significantly impacted in accordance with current LADOT guidelines, LADOT will work with the project applicant and neighborhood residents to survey and | Based on the analysis contained in Section 4 of this Technical Memorandum, no mitigation measures with respect to transportation would be required for the Project. |

| Mitigation Measure | | Consistency Assessment |
|---|---|---|
| | monitor the residential street segment/s before and after project occupancy to assess the need for appropriate traffic calming measures. These measures could include the following (but are not limited to):<br>• Traffic circles<br>• Speed humps<br>• Roadway narrowing effects (e.g., raised medians, traffic chokers etc.)<br>• Landscaping features<br>• Roadway striping changes<br>• Stop signs<br>In addition to the aforementioned traffic calming measures, neighborhood improvements can offset the effect of adding traffic. These could include (but are not limited to) measures such as street trees, sidewalks, landscaping, neighborhood identification features, and pedestrian amenities. It would be the project applicant's responsibility to implement any of the approved measures through the Bureau of Engineering's permit process. | |
| **TR15** | **Arterial Monitoring Station #70 (Venice Boulevard & Centinela Avenue).** Restripe one existing northbound shared through/right-turn lane to provide one through lane and one right-turn lane and restripe one existing shared through/right-turn lane to provide one through lane and one right-turn lane. This improvement would require the removal of four on-street parking spaces on Venice Boulevard and the relocation of the bus stop on Centinela Avenue from the south side to the north side of the intersection. | Based on the analysis contained in Section 4 of this Technical Memorandum, no mitigation measures with respect to transportation would be required for the Project. |
| **TR16** | Projects that require a worksite traffic control plan per current LADOT guidelines shall submit to LADOT for review and approval a plan that mitigates the impact of traffic disruption and ensures the safety of all users of the affected roadway. The plan shall address construction duration and activities and include measures, such as operating a temporary traffic signal, using flagmen adjacent to construction activities, or providing a dedicated pedestrian walkway, as appropriate. | Based on the analysis contained in Section 4 of this Technical Memorandum, no mitigation measures with respect to transportation would be required for the Project. Nevertheless, as discussed above in Table 2-1, the Project would implement a worksite traffic control plan, consistent with the environmental standards contained in Appendix D of the ECTNP. |
| Source: City of Los Angeles, Exposition Corridor Transit Neighborhood Plan Final Environmental Impact Report, Table 4-1: Mitigation and Monitoring Program, May 2018. | | |

# 2.2 SB 743 CEQA Exemption

## 2.2.1 SB 743 CEQA Exemption Overview and Requirements

Senate Bill (SB) 743 (Public Resources Code (PRC) §21155.4) sets forth and creates an exemption (the "Statutory Exemption") from the California Environmental Quality Act (CEQA) for certain projects that are consistent with a Specific Plan. Specifically, PRC §21155.4 states the following:

(a) Except as provided in subdivision (b), a residential, employment center, as defined in paragraph (1) of subdivision (a) of Section 21099,[3] or mixed-use development project, including any subdivision, or any zoning, change that meets all of the following criteria is exempt from the requirements of this division:

> (1) The project is proposed within a transit priority area (TPA), as defined in subdivision (a) of Section 21099.[4]
>
> (2) The project is undertaken to implement and is consistent with a specific plan for which an environmental impact report has been certified.
>
> (3) The project is consistent with the general use designation, density, building intensity, and applicable policies specified for the project area in either a sustainable communities strategy or an alternative planning strategy for which the State Air Resources Board, pursuant to subparagraph (H) of paragraph (2) of subdivision (b) of Section 65080 of the Government Code,[5] has accepted a metropolitan planning organization's determination that the sustainable communities strategy or the alternative planning strategy would, if implemented, achieve the greenhouse gas emissions reduction targets.

(b) Further environmental review shall be conducted only if any of the events specified in Section 21166[6] have occurred.[7]

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[3] *https://1.next.westlaw.com/Link/Document/FullText?findType=L&originatingContext=document&transitionType=DocumentItem&pubNum=1000220&refType=SP&originatingDoc=Iee3eace01a0e11e9a89d8c1249eb3f1e&cite=CAPHS21099.*

[4] *https://1.next.westlaw.com/Link/Document/FullText?findType=L&originatingContext=document&transitionType=DocumentItem&pubNum=1000220&refType=SP&originatingDoc=Iee3eace11a0e11e9a89d8c1249eb3f1e&cite=CAPHS21099.*

[5] *https://1.next.westlaw.com/Link/Document/FullText?findType=L&originatingContext=document&transitionType=DocumentItem&pubNum=1000211&refType=SP&originatingDoc=Iee3f22101a0e11e9a89d8c1249eb3f1e&cite=CAGTS65080*

[6] *https://1.next.westlaw.com/Link/Document/FullText?findType=L&originatingContext=document&transitionType=DocumentItem&pubNum=1000220&refType=LQ&originatingDoc=Iee3f22111a0e11e9a89d8c1249eb3f1e&cite=CAPHS21166.*

[7] *An analysis of whether the conditions specified in Section 21166 have been met is provide in Section 4 of this Technical Memorandum.*

PRC Section 21155.4 does not include any other criteria, performance standards or regulations that must be satisfied for a project to qualify for the Statutory Exemption set forth therein. Additionally, PRC Section 21155.4 specifically provides the only exception that would preclude a project from qualifying for the Statutory Exemption, is if further environmental review was required to be conducted pursuant to PRC Section 21166. Accordingly, the Statutory Exemption expressly applies if a project satisfies the enumerated criteria set forth in PRC Section 21155.4 and the conditions specified in PRC Section 21166 for additional CEQA review have not been met. As set forth below, the Project satisfies the criteria enumerated in PRC Section 21155.4, and the conditions specified in Section 21166 have not been met. The Project, therefore, is statutorily exempt from further environmental review.

### 2.2.2 Compliance with Exemption Criteria

As proposed, the Project meets all the requirements of the Statutory Exemption, as detailed below:

1. It is a residential, employment center, or mixed use project;

   The Project is a mixed-use project on an infill site, as defined by PRC Section 21099, because the Project includes the construction of 47 multi-family residential units, including five units reserved for Very Low-Income households and approximately 2,627 square feet of restaurant space.

2. It is located within a transit priority area;

   The Project Site is located within a TPA,[8] because it is located within 0.5 miles of the Culver City Expo (E line) rail station near the intersection of Venice Boulevard and Exposition Boulevard, which qualifies as a major transit stop as determined by the City. The Project Site's location within a TPA is also confirmed by the City's ZIMAS mapping system.

3. The project is consistent with a specific plan for which an environmental impact report was certified; and

   The Specific Plan was fully analyzed in the EIR prepared for the Exposition Corridor Transit Neighborhood Plan, which was certified by the City Council on July 3, 2018, and

[8] *"Transit priority area" means an area within one-half mile of a major transit stop that is existing or planned, if the planned stop is scheduled to be completed within the planning horizon included in a Transportation Improvement Program adopted pursuant to Section 450.216 or 450.322 of Title 23 of the Code of Federal Regulations. (PRC Section 21099(a)(7).) "Major transit stop" means a site containing an existing rail transit station, a ferry terminal served by either a bus or rail transit service, or the intersection of two or more major bus routes with a frequency of service interval of 15 minutes or less during the morning and afternoon peak commute periods. (PRC Section 21064.3.)*

the Project is fully consistent with the Specific Plan's standards and guidelines, as explained below in Section 2.2.3 of this Technical Memorandum.

4. It is consistent with an adopted sustainable communities strategy or alternative planning strategy.

The Project is consistent with the general use designation, density, building intensity, and applicable policies specified for the Project area by the Southern California Association of Governments' (SCAG) 2016-2040 Regional Transportation Plan/Sustainable Communities Strategy (RTP/SCS) and 2020-2045 RTP/SCS, as explained in more detail in Section 2.2.4, below.

### 2.2.3 Project Consistency with Exposition Corridor Transit Neighborhood Plan

The Project Site is located within the ECTNP and the Project is subject to the Plan's zoning and development standards in Section 2, urban design standards in Section 4, and the applicable environmental standards in Appendix D. The Project Site is zoned MU(EC), a Mixed Use: Commercial/Residential Zone. Mixed Use: Commercial/Residential Zone intends to foster a vibrant palette of office, retail, and restaurant uses, either alone or in combination with multifamily residential, to activate commercial corridors with uses that serve the local community while also providing housing. As a mixed-use project, the Project would be subject to the design standards in Section 4.2: Mixed Use, Commercial & Industrial Design.

Pursuant to the ECTNP, for projects in the MU(EC) zones, there is no minimum lot area per dwelling unit; however for the purposes of calculating the required number of Restricted Affordable Units within Density Bonus Projects, residential uses on the MU(EC) zones are limited to one dwelling unit per 400 square feet, or approximately 32 dwelling units for the Project Site. New developments in the MU(EC) zone in the ECTNP that utilize the Density Bonus Affordable Housing Incentive Program contained in LAMC Section 12.22 A.25 and that seek incentives that facilitate a density increase of greater than 35 percent must provide Restricted Affordable Units pursuant to LAMC Section 12.24 U.26 (a)(2) and follow the review procedures in LAMC Section 12.24 U.26. With approval of the density bonus, the Project would provide a total of 47 dwelling units, including 5 "Very Low Income" units, which is consistent with on-site density requirements pursuant to the LAMC.

Additionally, the MU zone permits a 2 to 1 FAR. The Project Site is also located within Subarea 7 of the ECTNP, which limits building height to 68 feet above grade. As part of the Density Bonus Incentives, the Project is requesting to increase the allowable FAR from 2:1 up to 4.4:1 FAR. Further, the Project is also seeking a Waiver of Development Standard to increase the allowable height from 68 feet to 79 feet above grade. The density, floor area ratio, reduced parking, and incentives are permitted by the provisions of the City's Density Bonus and State Density Bonus in exchange for providing the 5 affordable housing units. The Project is also requesting Waivers of Development Standards to eliminate the loading space requirement and reduce the residential open space requirements of the zoning code. The Project would also remove the ECTNP's ground

floor screening requirement as a Density Bonus Incentive, The ECTNP also requires a minimum of 5-foot side setbacks for buildings used for residential purposes. The Project is requesting Waivers of Development Standards to reduce side setbacks along Cardiff Avenue and the easterly property line to 0 feet in lieu of 5 feet side setbacks. The Project is also requesting Waivers of Development Standard to provide 5 percent non-residential floor area in lieu of the 20 percent minimum non-residential requirement, and to waive the requirement for non-residential open space, pursuant to the ECTNP. The Project would comply with all other provisions of the zoning code. The Project complies with the ECTNP's standards applicable to the Project Site including street wall height, massing and building coverage, building orientation, architectural treatment, and vehicular access.

Furthermore, as shown in Table 2-1, above, the Project would be consistent with applicable environmental standards contained in Appendix D of the ECTNP. The Certified EIR also contains several mitigation measures that would be applicable to future development projects ("later activities") within the ECTNP Area. Table 2-2, above, identifies each of the Certified EIR's mitigation measures and discusses the Project's compliance with these measures. As demonstrated, all applicable mitigation measures would be implemented by the Project, and each of the applicable mitigation measures would also be made conditions of approval for the Project. Thus, with the exception of the proposed discretionary requests, the Project would be consistent with the zoning, development, design, and environmental standards of the ECTNP.

### 2.2.4 Project Consistency with RTP/SCS

As described earlier, a project must meet certain criteria to make it eligible for specified CEQA streamlining benefits and exemptions. Specifically, to qualify for the Statutory Exemption, Section 21155.4 applies to a project that:

- Is consistent with the general use designation, density, building intensity, and applicable policies specified for the project area in either a sustainable communities strategy or an alternative planning strategy, for which the California Air Resources Board (CARB) has accepted a metropolitan planning organization's determination that the sustainable communities strategy or the alternative planning strategy would, if implemented achieve the greenhouse gas emission reduction targets established by CARB.

SCAG is the metropolitan planning organization for the Project Site area, and in that capacity bears the responsibility under SB 375 to implement and administer regional transportation plans (RTPs) and sustainable communities strategies (SCSs) for purposes of achieving the goals for reducing greenhouse gases as envisioned by AB 32. On September 3, 2020, SCAG's Regional Council adopted the 2020-2045 Regional Transportation Plan/ Sustainable Communities Strategy (2020 RTP/SCS), a plan that the Regional Council now calls Connect SoCal.

The 2020-2045 RTP/SCS is a long-range visioning plan for the six-county SCAG region that highlights the existing land use and transportation conditions throughout the SCAG region and

forecasts how it will meet the region's transportation needs between 2020 and 2045, as well as achieve CARB's GHG emissions reduction targets. Specifically, the 2020-2045 RTP/SCS identifies and prioritizes expenditures of this anticipated funding for transportation projects of all transportation modes: highways, streets and roads, transit, rail, bicycle and pedestrian, as well as aviation ground access. It also includes a set of visions, goals, objectives, policies and performance measures developed through public and stakeholder outreach sessions across SCAG's region. For the SCAG region, the CARB has set greenhouse gas reduction targets at 8 percent below 2005 per capita emissions level by 2020 and 19 percent below 2005 per capita emissions levels by 2035. The Connect SoCal Plan outlines strategies to meet the targets set by CARB.[9] By Executive Order G-20-239, approved October 30, 2020, CARB officially determined that the Connect SoCal plan would achieve CARB's 2020 and 2035 GHG emission reduction targets.[10]

***Consistency with RTP/SCS Land Use, Density, and Building Intensity***

***2020-2045 RTP/SCS***

The RTP/SCS is the culmination of a multi-year effort involving stakeholders from across the SCAG Region. The 2020-2045 RTP/SCS builds upon and expands land use and transportation strategies established over several planning cycles to increase mobility options and achieve a more sustainable growth pattern. The 2020-2045 RTP/SCS includes strategies for accommodating forecasted population, household and employment growth in the SCAG region by 2045, as well as a transportation investment strategy for the region. These land use strategies are directly tied to supporting related GHG emissions reductions through increasing transportation choices with a reduced dependence on automobiles; an increase growth within walkable, mixed-use communities, and High-Quality Transit Areas (HQTAs);[11] and by encouraging growth near destinations and mobility options, promoting diverse housing choices, leveraging technology innovations, supporting implementation of sustainability policies, and promoting a green region.

*Priority Growth Areas*

As a Land Use Tool, the 2020-2045 RTP/SCS identifies Priority Growth Areas (PGAs) throughout the SCAG region where 2020-2045 RTP/SCS strategies can be fully realized. These PGAs include Job Centers, Transit Priority Areas (TPAs), HQTAs, Neighborhood Mobility Areas (NMAs), Livable Corridors, and Spheres of Influence. These PGAs account for only 4 percent of region's total land area, but implementation of SCAG's growth strategies will help these areas accommodate an estimated 64 percent of forecasted household growth and 74 percent of

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9 *Southern California Association of Governments, Connect SoCal, 2020-2045 Regional Transportation Plan / Sustainable Communities Strategy, Chapter 1: About the Plan, September 3, 2020.*

10 *CARB Executive Order No. G-20-239.*

11 *As defined by SCAG, an HQTA is a walkable transit village or corridor, consistent with the adopted RTP/SCS, and is within one half-mile of a well- serviced transit stop or a transit corridor with 15-minute or less service frequency during peak commute hours. (SCAG, 2020 RTP/SCS, Sustainable Communities Strategy Technical Report, p. 17.)*

forecasted employment growth between 2016 and 2045. This more compact form of regional development, if fully realized, can reduce travel distances, increase mobility options, improve access to workplaces, and conserve the region's resource areas.

The 2020-2045 RTP/SCS identifies these PGAs on Exhibits 3.4 through 3.10, which are included in this Technical Memorandum as Figures 2-1 through 2-7. As shown on the figures, the Project Site is located within the boundaries of a Job Center, TPA, a HQTA, and a Neighborhood Mobility Area, and along a Livable Corridor. (The Project Site is not within a Sphere of Influence.) Accordingly, the Project would be consistent with the general use designation, density, and building intensity set forth in the 2020-2045 RTP/SCS for each of these types of PGA.

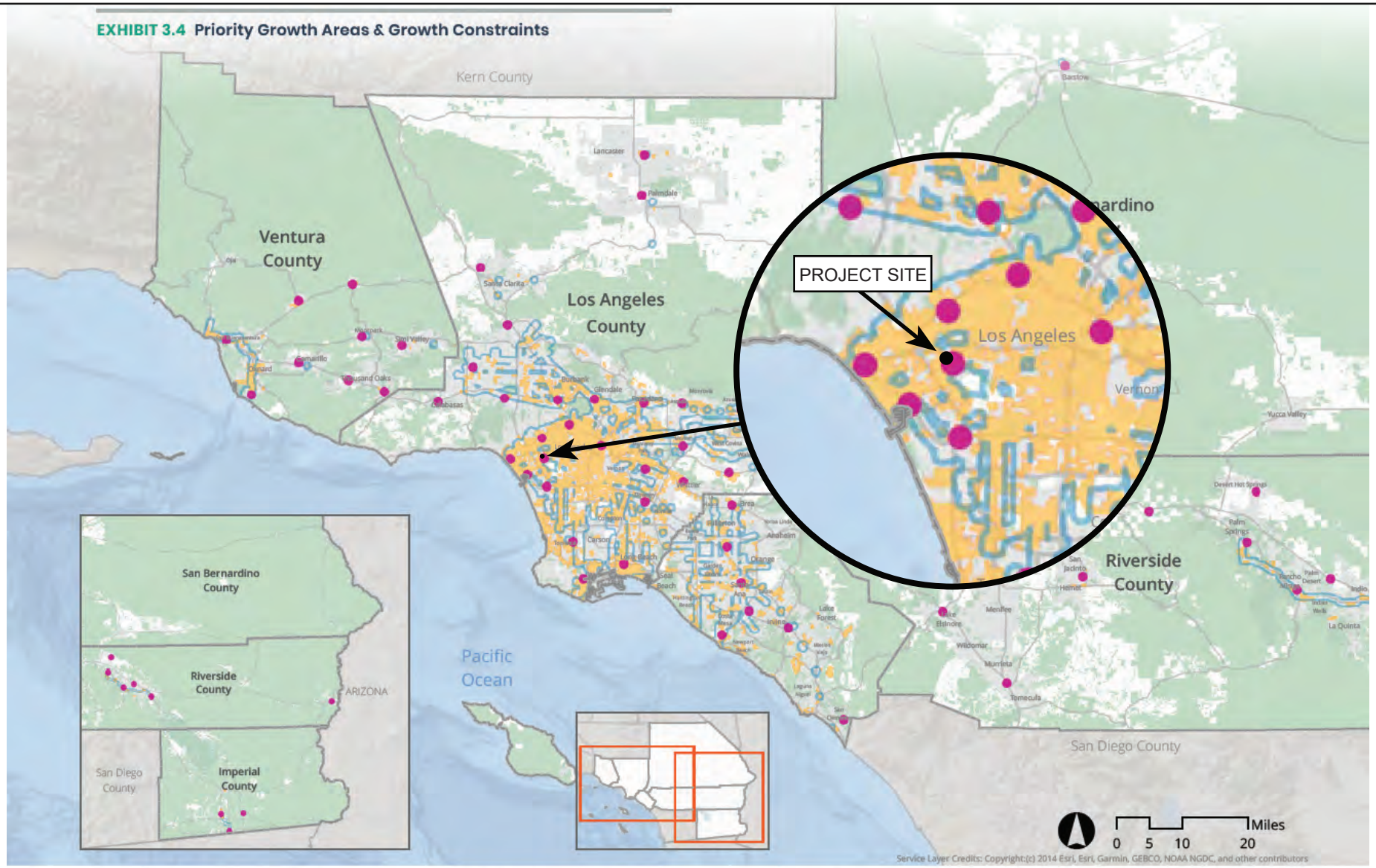
- Job Centers: Areas with denser employment than their surroundings. The Project would be located within the LAX Job Center and near the Culver City Job Center. The 2020-2045 RTP/SCS prioritizes employment growth and residential growth in existing Job Centers in order to leverage existing density and infrastructure. When growth is concentrated in Job Centers, the length of vehicle trips for residents can be reduced.
- Transit Priority Areas (TPAs): Areas within one-half mile of a major transit stop that is existing or planned. According to the 2020-2045 RTP/SCS, focusing regional growth in areas with planned or existing transit stops is key to achieving equity, economic, and environmental goals. Infill within TPAs can reinforce the assets of existing communities, efficiently leveraging existing infrastructure and potentially lessening impacts on natural and working lands. Growth within TPAs supports the 2020-2045 RTP/SCS's strategies for preserving natural lands and farmlands and alleviates development pressure in sensitive resource areas by promoting compact, focused infill development in established communities with access to high-quality transportation.
- High Quality Transit Areas (HQTAs): Areas within one-half mile from major transit stops and high-quality transit corridors. Like TPAs, HQTAs are places where vibrant TOD can be realized and are a cornerstone of land use planning best practice in the SCAG region. Infrastructure investments that support walkable, compact communities that integrate land use and transportation planning for a better functioning built environment are essential within HQTAs. New developments should be context-sensitive, responding to the existing physical conditions of the surrounding area. Sensitively designed TODs can preserve existing development patterns and neighborhood character while providing a balance of housing choices.
- Neighborhood Mobility Areas (NMAs): These areas focus on creating, improving, restoring and enhancing safe and convenient connections to schools, shopping, services, places of worship, parks, greenways and other destinations. NMAs have robust residential to nonresidential land use connections, high roadway intersection densities and low-to-moderate traffic speeds. NMAs can encourage safer, multimodal, short trips in existing and planned neighborhoods and reduce reliance on single occupancy vehicles. NMAs support the principles of center focused placemaking. Fundamental to neighborhood scale

mobility in urban, suburban and rural settings is encouraging "walkability," active transportation and short, shared vehicular trips on a connected network through increased density, mixed land uses, neighborhood design, enhanced destination accessibility and reduced distance to transit. Targeting future growth in these areas has inherent benefits to Southern California residents – providing access to "walkable" and destination-rich neighborhoods to more people in the future.

- Livable Corridors: Livable Corridor land-use strategies include development of mixed-use retail centers at key nodes along corridors, increasing neighborhood-oriented retail at more intersections, applying a "Complete Streets" approach to roadway improvements and zoning that allows for the replacement of underperforming auto- oriented strip retail between nodes with higher density residential and employment. Livable Corridors also encourage increased density at nodes along key corridors, and redevelopment of single-story, under-performing retail with well-designed, higher density housing and employment centers.

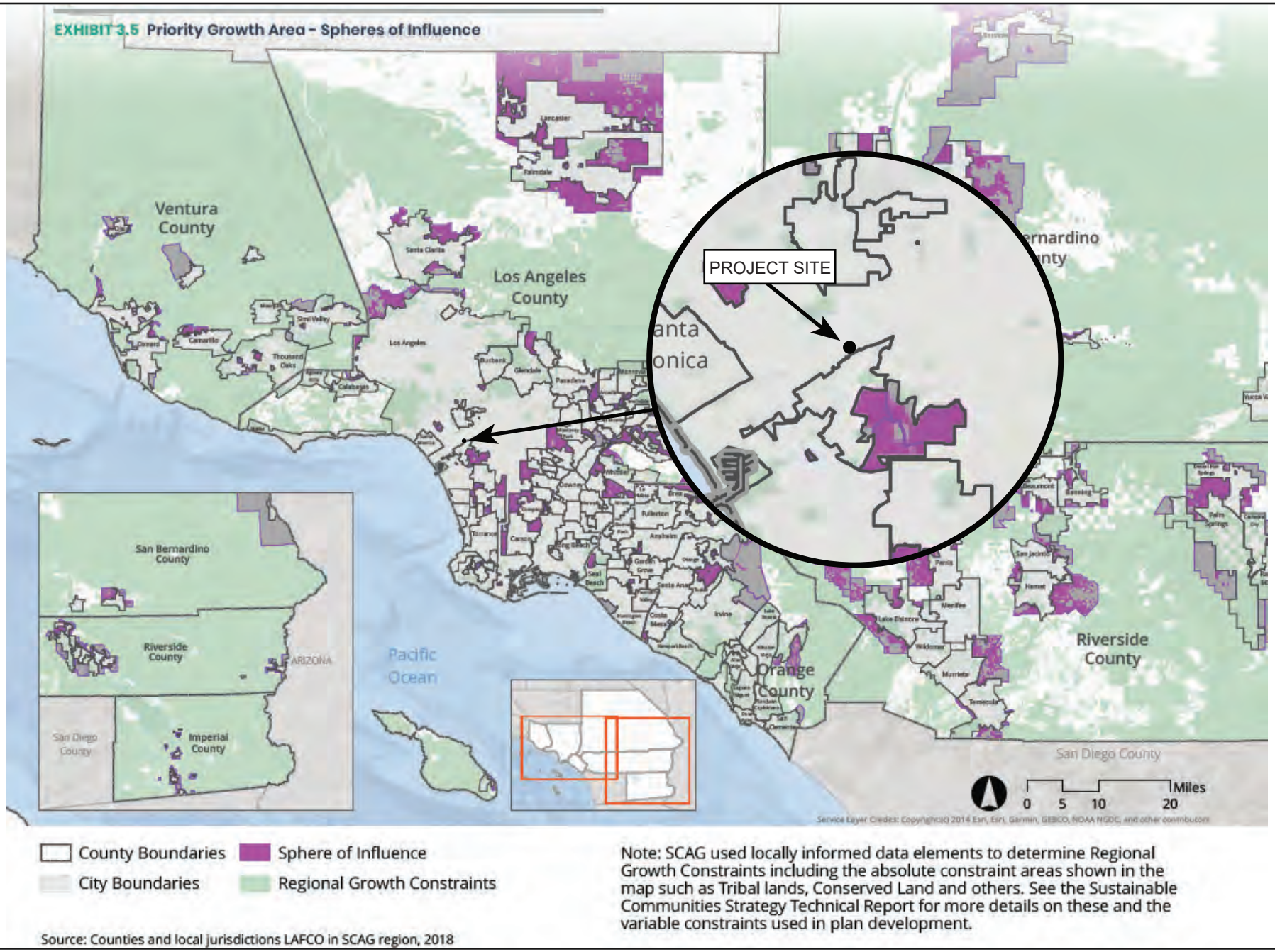
The Project would construct housing on an infill site near transit and sources of commercial and employment. The Project Site is located within specifically designated areas identified in the 2020-2045 RTP/SCS as PGAs, and the Project would increase housing supply in the Project area. The Project would also increase housing diversity and affordability in the PGA in which the Project Site is located. Of the Project's 47 proposed dwelling units, five units would be set aside for rental to households qualifying at the Very Low-Income level. Given the compact urban nature of the Project Site area, Project residents would be able to walk and bike to work and to shop. In addition, the Project Site's location near robust transit opportunities (including multiple bus lines and the Metro E Line) would further reduce dependence on automobile travel, reducing the need to own an automobile and pay for parking. Finally, the parking provided as part of the Project would be unbundled from the residential units.

The Project prioritizes a pedestrian-first design by providing shade trees, landscaped ground cover, and wide sidewalks, which provide a comfortable pedestrian zone along the Project's pathways. The ground floor includes building entrances, resident amenities, large windows along street frontages, and a centrally located courtyard to activate the street level. Finally, the Project would include 42 long-term bicycle parking stalls and 7 short-term bicycle parking stalls, which would encourage bicycling as a form of exercise and transportation. This type of transit-oriented development helps to reduce both dependence on automobile travel and mobile-source GHG emissions. Thus, the Project is consistent with SCAG's land use strategies related to reducing GHG emissions by encouraging growth near destinations and mobility options. As such, the Project would be consistent with the 2020-2045 RTP/SCS's goals, policies and benefits for land use, density, and intensity of development.



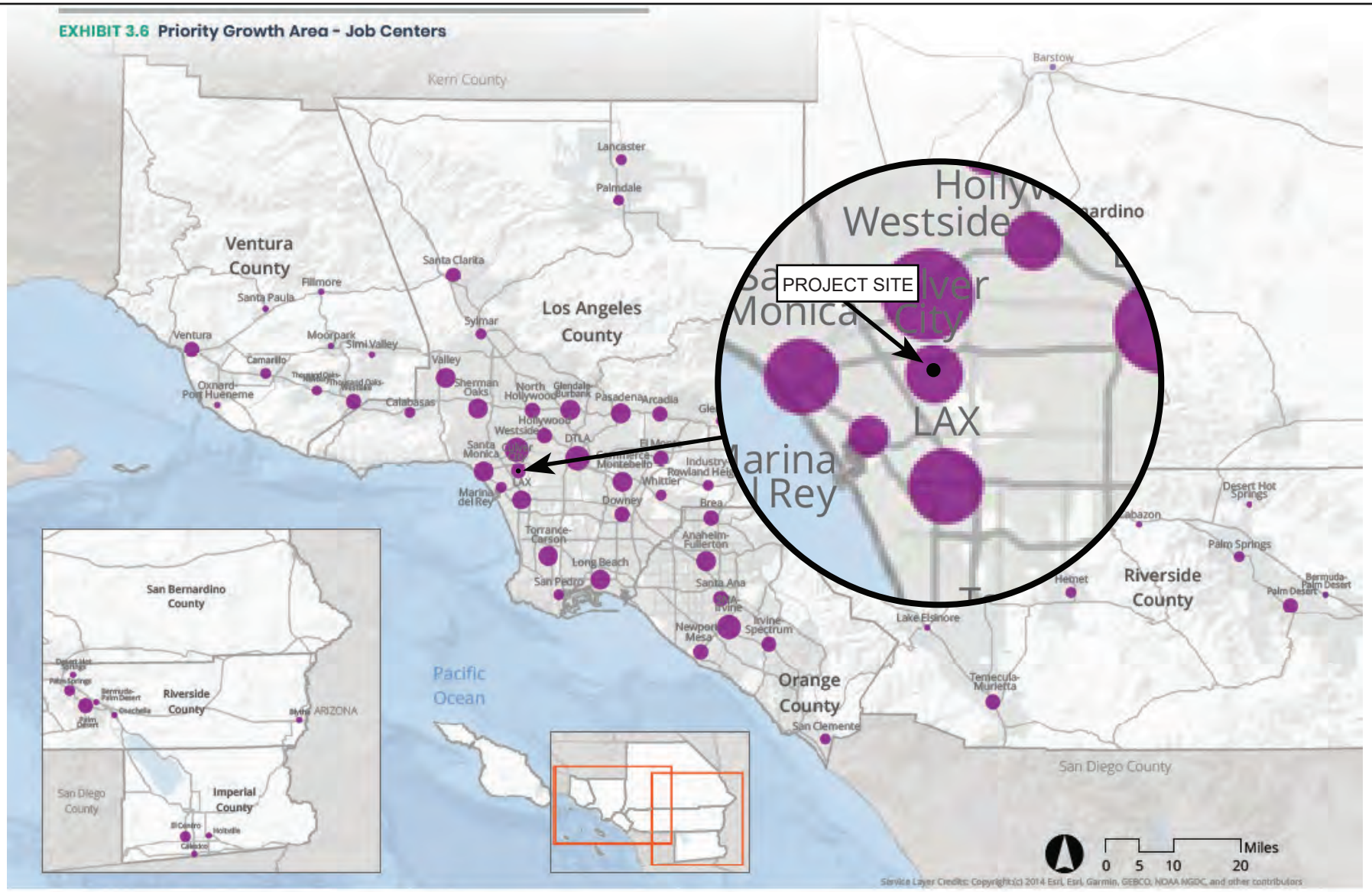

Source: SCAG Connect SoCal, September 3, 2020.

Figure 2-1
Priority Growth Areas & Growth Constraints




Source: SCAG Connect SoCal, September 3, 2020.

Figure 2-2
Priority Growth Area - Spheres of Influence




SCAG Region Proposed 2020 RTP/SCS Job Centers (Total Employment)

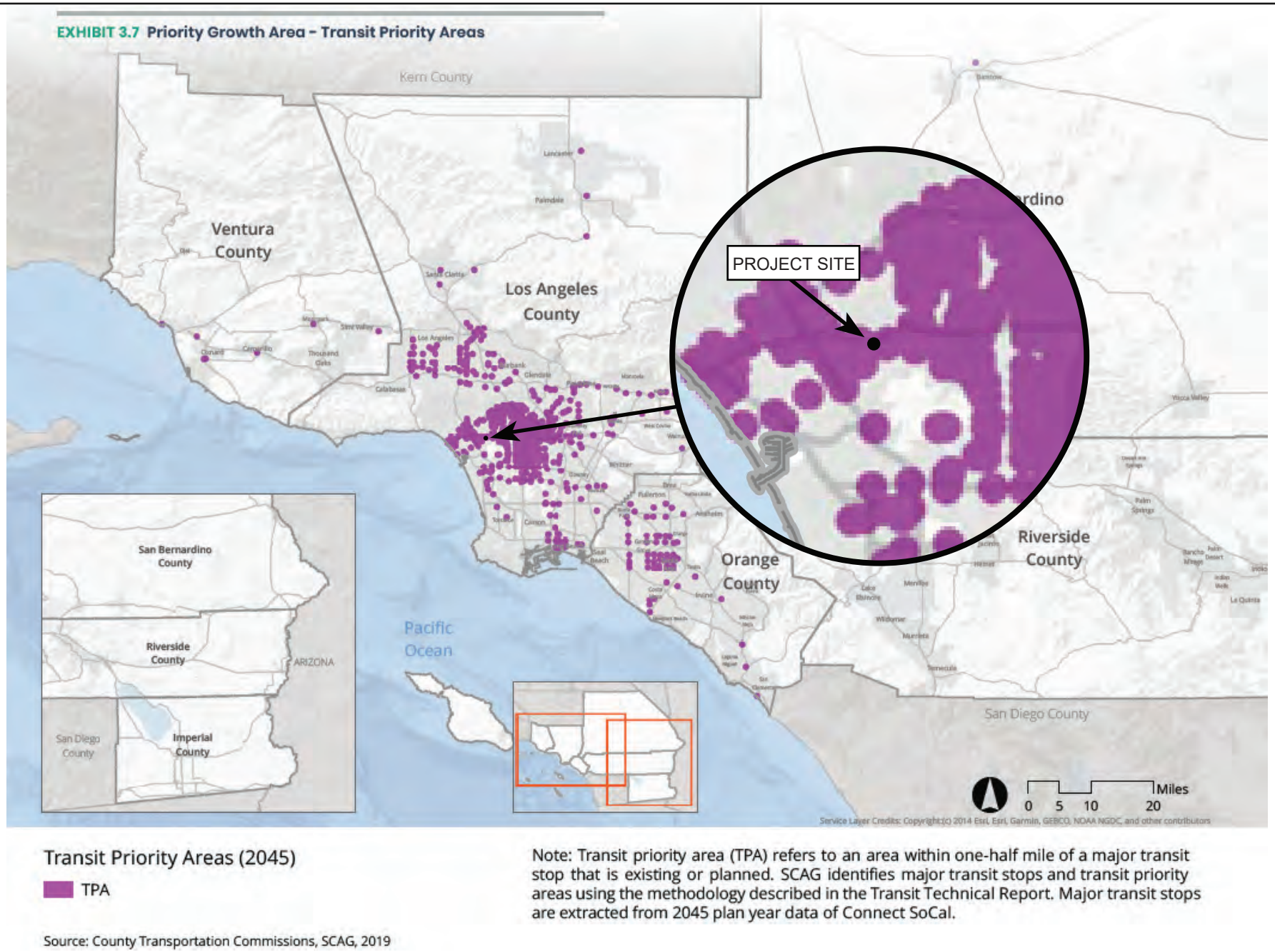
- Less than 10,001 (17)
- 10,001 - 25,000 (22)
- 25,001 - 50,000 (19)
- 50,001 - 150,000 (11)
- More than 150,000 (3)

Source: SCAG, 2019

Notes:
(1) Centers are areas with denser employment than their surroundings.
(2) Dots represent the total employment in each center, not center boundaries.
(3) Names are intended to be illustrative and may not reflect all the jurisdictions in which a center fully lies.

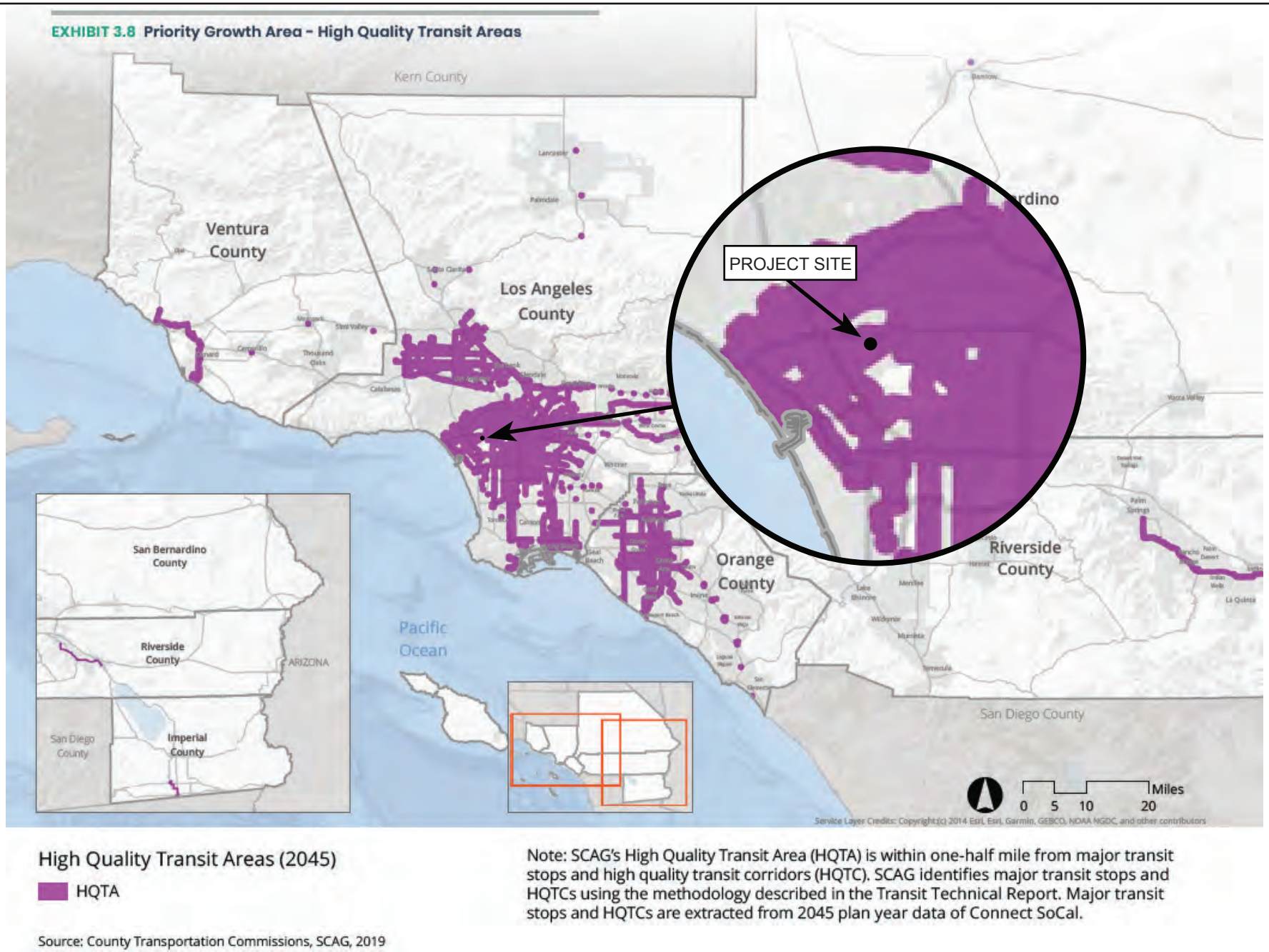
Source: SCAG Connect SoCal, September 3, 2020.

Figure 2-3
Priority Growth Area - Job Centers



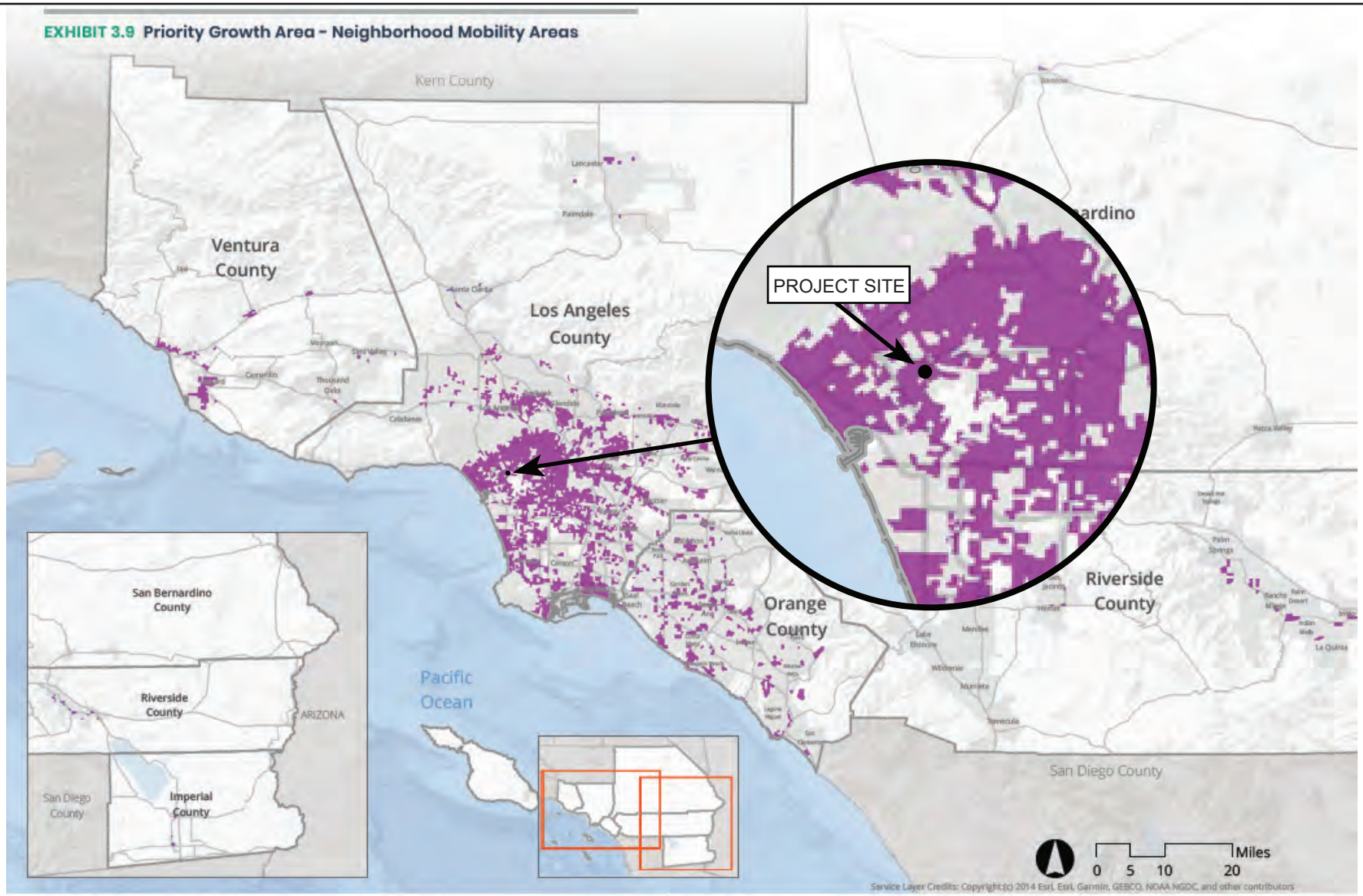

Source: SCAG Connect SoCal, September 3, 2020.

Figure 2-4
Priority Growth Area - Transit Priority Areas



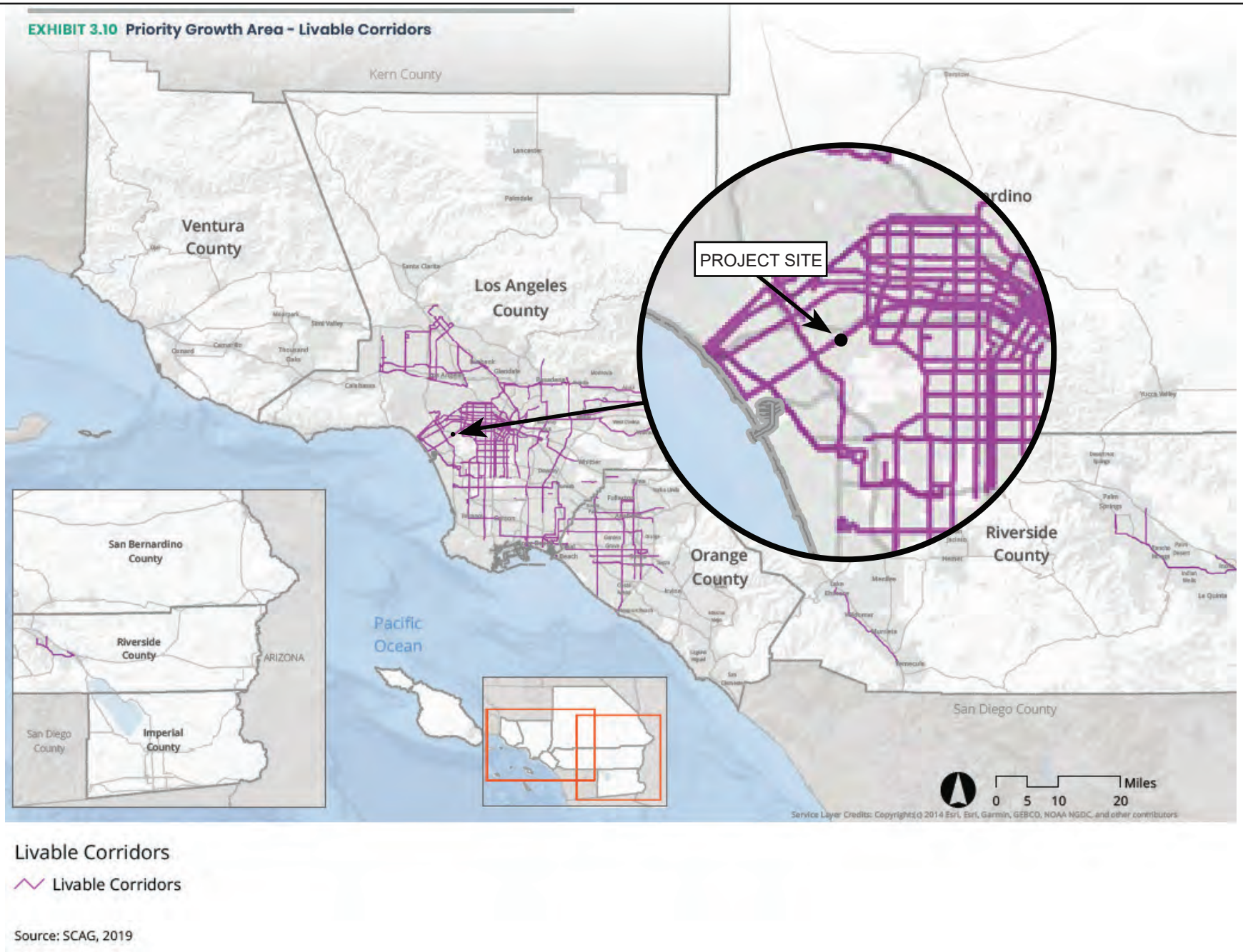

Source: SCAG Connect SoCal, September 3, 2020.

Figure 2-5
Priority Growth Area - High Quality Transit Areas




Source: SCAG Connect SoCal, September 3, 2020.

Figure 2-6
Priority Growth Area - Neighborhood Mobility Areas




Source: SCAG Connect SoCal, September 3, 2020.

Figure 2-7
Priority Growth Area - Liveable Corridors

*Land Development Categories*

SCAG's Scenario Planning Model (SPM) is a data management, land use planning, and modeling tool. SPM enables the creation and organization of local and regional data, plan and policies, facilitates scenario creation and editing and estimates a wide range of potential benefits resulting from alternative transportation and land use strategies.

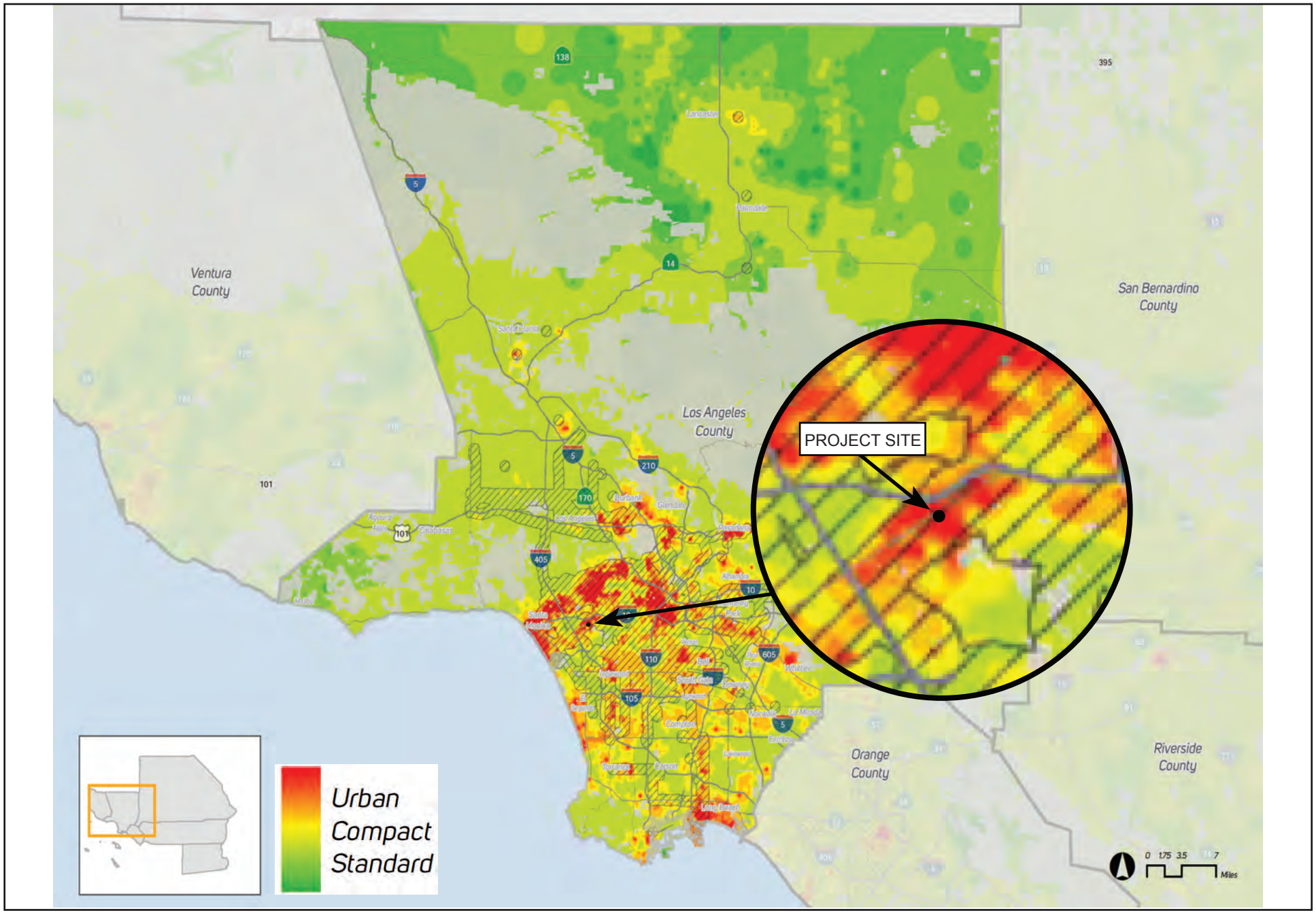
SCAG categorizes existing land uses into land use types. Land Development Categories (LDCs)—Urban, Compact, or Standard—represent distinct forms of land use, ranging from dense and walkable mixed-use urban areas well served by transit, to lower-intensity, less walkable places where land uses are segregated, and most trips are made via automobile. These LDCs are an aggregation of the 35 Place Types and are used to describe the general conditions within a specific area (Connect SoCal, SCS Technical Report, pp. 44-45.) The Connect SoCal, Sustainable Communities Strategy Technical Report, forecasts LDCs by county and subregion for 2045; Exhibit 1: Connect SoCal Forecasted Regional Development Pattern (Connect SoCal, SCS Technical Report, p. 33).

The Project Site is located in the Urban LDC, which is the highest density and most intense land development category assessed in Connect SoCal SCS (see Figure 2-8, below). The Connect SoCal SCS describes the Urban Land Development Category as:

> *These areas are often found within and directly adjacent to moderate and high density urban centers. Virtually all 'Urban' growth would be considered infill or redevelopment. The majority of housing units are multifamily and attached single family (townhome), which tend to consume less water and energy than the larger types found in greater proportion in less urban locations. These areas are supported by high levels of regional and local transit service. Well-connected street networks and the mix of intensity of uses result in a highly walkable environment. Enhanced access and connectivity for people who choose not to drive or do not have access to a vehicle. (Connect SoCal, SCS Technical Report p. 45)*

The Project would be consistent with the Urban LDC. The Project is located within a highly urbanized area within the Palms community of the City of Los Angeles. The Project is an infill project that would provide a mixed-use residential and commercial development. The Project is located within a High-Quality Transit Area (HQTA) as defined by SCAG and a Transit Priority Area as defined by SB 743, which supports transit opportunities and promotes a walkable environment. The Project Site is designated as a "Transit Priority Area" per the Department of City Planning's Zoning Information File ZI No. 2452, Transit Priority Areas (TPAs) / Exemptions to Aesthetics and Parking within TPAs, pursuant to CEQA.[12] The Project Site is served by one nearby rail station within a half-mile: the Culver City Rail Station, which serves the Expo (E) rail line,

[12] *City of Los Angeles, Department of City Planning, Zoning Information File, ZI No. 2452, Transit Priority Areas (TPAs) / Exemptions to Aesthetics and Parking within TPAs Pursuant to CEQA, website: http://zimas.lacity.org/, accessed January 2023.*




Source: SCAG, 2015.

Figure 2-8
Land Development Categories - Los Angeles Region

The predominant housing type in the project area is multi-family residential to the north. Commercial land uses are located east, west, and south of the Project Site along Venice Boulevard. As such, the Project is highly connected and provides accessibility for persons who choose not to drive or do not have access to a vehicle.

Connect SoCal further demonstrates that HQTAs may include high-density development, support pedestrian and bike infrastructure, reduce parking requirements, and retain affordable housing near transit. The Project is a mixed-use project, which includes a seven-story development with 47 residential dwelling units available at market rate and affordable rate. The Project promotes pedestrian activity and bicycling activity along the public right-of-way by providing direct access along Venice Boulevard. The Project would provide bicycle parking that is consistent with LAMC. Therefore, the Project is consistent with other developments within HQTAs.

*Place Types*

SCAG's SPM employs a series of Place Types to describe the different types of land uses in the region. The Place Types—each comprised of a mix of different building types along with assumptions about characteristics such as the amount of land devoted to streets, parks, and civic areas – represent the complete range of development types and patterns that make up a scenario. These Place Types contain a large amount of information relating to the characteristics of the landscape, including jobs and housing density, urban design, mix of land uses and are intended for modeling purposes. Place Types were assigned by one of two methods, utilizing either a density-based or a rule-based approach. Density classification utilized dwelling unit density, employment density, street intersection density and the proportion of retail employment to classify a given SPZ to a place type designation. Rule-based place type assignment was used for locations which could not be classified by density, such as parks, civic institutions, universities and military bases.

The Connect SoCal SCS includes various urban Place Types, including urban mixed use, urban residential, urban commercial, office, mixed office and R&D, industrial, and high intensity activity center. (Connect SoCal, SCS Technical Report, Appendix 1, SPM Place Types). The Project is consistent with a range of place types within the Urban LDC, as described below.

'City Mixed Use' place types "are transit-oriented and walkable, and contain a variety of uses and building types. Typical buildings are between 5 and 30 stories tall, with ground-floor retail space, and offices and/or residences on the floors above. Parking is usually structures below or above ground." The land use mix for this place type is typically approximately 28 percent residential, 17 percent employment, 35 percent mixed use, and 20 percent open space/civic. The residential mix is 97 percent multi-family and 3 percent townhome. The average total net FAR is 3.4, average 7 stories, and the gross density ranges from 25 to 165 employees per acre and 10 to 75 households per acre. (Connect SoCal SCS Appendix 1, SPM Place Types, p. 2.)

'City Residential' place types are "dominated by mid- and high-rise residential towers, with some ground-floor retail space. Parking is usually structured, below or above ground. Residents are

well-served by transit, and can walk or bicycle for many of their daily needs." The land use mix for this place type is typically approximately 65 percent residential, 4 percent employment, 11 percent mixed use, and 20 percent open space/civic. The residential mix is 97 percent multi-family and 3 percent townhome. The average total net FAR is 2.9, average 7 stories, and the gross density ranges from 0 to 17 employees per acre and 35 to 75 households per acre. (Connect SoCal SCS Appendix 1, SPM Place Types, p. 2.)

'Town Mixed Use' place types are "walking mixed-use neighborhoods, such as the mixed-use core of a small city or transit-oriented development, with a variety of uses and building types. Typical buildings are between 3 and 8 stories tall, with ground-floor retail space, and offices and/or residences on the floors above. Parking is usually structured, above or below ground." The land use mix for this place type is typically approximately 26 percent residential, 20 percent employment, 29 percent mixed use, and 25 percent open space/civic. The residential mix is 100 percent multi-family. The average total net FAR is 1.9, range from 2 to 8 stories, and the gross density ranges from 25 to 70 employees per acre and 7 to 35 households per acre. (Connect SoCal SCS Appendix 1, SPM Place Types, p. 3.)

The Project is a seven-story mixed-use development, consisting of multi-family residential and commercial uses in an urbanized part of the Palms community, on a site that is currently occupied by a commercial/retail building and surface parking. Adjacent land uses include multi-family residential buildings and commercial land uses. The Project is approximately 95 percent residential and 5 percent commercial. The Project area is supported by high levels of regional and local transit. The Project will construct approximately 162 dwelling units per acre and will have a total net FAR of 4.4 to 1.

**Consistency with Applicable RTP/SCS Policies**

***2020-2045 RTP/SCS***

As discussed below in Table 2-3, the Project would be substantially consistent with the applicable goals and guiding principles of SCAG's 2020-2045 RTP/SCS. Additionally, as discussed in Table 2-4, the Project would be substantially consistent with the applicable strategies of SCAG's 2020-2045 RTP/SCS.

**Table 2-3**
**Consistency Analysis with Connect SoCal**
**(2020-2045 Regional Transportation Plan / Sustainable Community Strategy)**

| Goals and Principles | Consistency Assessment |
|---|---|
| **Goal 1** Encourage regional economic prosperity and global competitiveness. | **Not Applicable.** This Goal is directed towards SCAG and the City of Los Angeles and does not apply to the Project. However, the Project would construct housing near commercial, office, and entertainment uses in an existing urban area, supporting the regional economic prosperity and global competitiveness of Southern California. |
| **Goal 2** Improve mobility, accessibility, reliability, and travel safety for people and goods. | **No Conflict.** The Project Site is located in a highly urbanized area of the City of Los Angeles. The Project would develop 47 dwelling units within a within a HQTA, as defined by SCAG, and a Transit Priority Area (TPA), as defined by SB 743. The Project Site is located less than one-half mile from a HQTC along Venice Boulevard. The Project would provide residents with convenient access to public transit and opportunities for walking and biking. Furthermore, the Project would be subject to the site plan review requirements of the City of Los Angeles and work with the Department of Building and Safety, Department of Transportation, and the Los Angeles Fire Department to ensure that all access roads, driveways and parking areas would not create a design hazard to local roadways and pedestrian walkways. Thus, the location of the Project encourages a variety of transportation options and access and would not conflict with this Goal. |
| **Goal 3** Enhance the preservation, security, and resilience of the regional transportation system. | **No Conflict.** This goal is directed towards SCAG and does not apply to the Project. Nevertheless, the Project would support this Goal such that the Project would be subject to the site plan review requirements of LADOT and work with the Department of Building and Safety, Department of Transportation, and the Los Angeles Fire Department to ensure that all access roads, driveways, and parking areas would not create a design hazard to local roadways and pedestrian walkways. The Project Site is located along a HQTC along Venice Boulevard and less than ½-mile from two major transit stops. As discussed further in Section 4.16, Transportation, of this Technical Memorandum, the Project would result in a less than significant VMT impact. As such, the Project would not conflict with Connect SoCal's goals and policies related to a sustainable regional transportation system. |
| **Goal 4** Increase person and goods movement and travel choices within the transportation system. | **No Conflict.** The Project includes 47 multi-family residential units and ground-floor restaurant space. Given the Project's location close to transit, the Project would encourage the utilization of transit as a mode of transportation to and from the Project Site. The Project would improve the public sidewalks adjacent to Project |

**Table 2-3**
**Consistency Analysis with Connect SoCal**
**(2020-2045 Regional Transportation Plan / Sustainable Community Strategy)**

| Goals and Principles | Consistency Assessment |
|---|---|
| | Site and to enhance the pedestrian experience and promote walkability. In addition, the Project would provide the required number of bicycle spaces pursuant to the LAMC to promote travel by bicycle. Thus, the Project will contribute to the productivity and use of the regional transportation system by providing housing near transit. Moreover, as discussed in Section 4.16, Transportation, of this Technical Memorandum, the Project would not create a significant impact to the surrounding circulation. |
| **Goal 5** Reduce greenhouse gas emissions and improve air quality. | **No Conflict.** The Project is an infill development in an area that promotes the use of a variety of transportation options, which includes walking, biking, and the use of public transportation. As discussed further in Section 4.3, Air Quality, operational emissions and greenhouse gas emissions generated by the Project's construction and operational activities would not exceed the regional thresholds of significance set by the SCAQMD. Additionally, as further discussed in Section 4.6, Energy and Section 4.8, Greenhouse Gas Emissions, the Project would comply with all regulations and policies aimed at reducing energy and greenhouse gas emissions, reducing the reliance on fossil fuels, and promoting energy-efficiency standards and transportation. Therefore, the Project would not conflict with this Goal. |
| **Goal 6** Support healthy and equitable communities. | **No Conflict.** As stated above, the Project Site is located in a highly urbanized area of the Palms community within a HQTA and a TPA. The Project Site is also located along a HQTC along Venice Boulevard and located less than one-half mile from two major transit stops. The Project would provide residents, employees, and patrons with convenient access to public transit and opportunities for walking and biking. The Project would develop dwelling units and commercial space near mass transit and in close proximity to services, retail stores, and employment opportunities, which would allow residents to live and work in the City. The location of the Project encourages a variety of transportation options and access to community services. Therefore, the Project would not conflict with this Goal. |
| **Goal 7** Adapt to a changing climate and support an integrated regional development pattern and transportation network. | **No Conflict.** This Goal is directed towards SCAG and the City of Los Angeles and does not apply to the Project. Nevertheless, the Project would develop 47 dwelling units within a HQTA and a TPA. The Project Site's location near mass transit and proximity to services, retail stores, and employment opportunities promotes a pedestrian-friendly environment. The location of the Project promotes the use of a variety of transportation |

**Table 2-3**
**Consistency Analysis with Connect SoCal**
**(2020-2045 Regional Transportation Plan / Sustainable Community Strategy)**

| Goals and Principles | Consistency Assessment |
|---|---|
| | options, which includes walking, biking, and the use of public transportation. Therefore, the Project would increase multi-family residential uses in transit-rich areas near services, retail, and employment opportunities. Thus, the Project would adapt to the changing land use and growth patterns of the local area. Therefore, the Project would not conflict with this Goal. |
| **Goal 8** Leverage new transportation technologies and data-driven solutions that result in more efficient travel. | **Not Applicable.** This Goal is directed towards SCAG and the City of Los Angeles and does not apply to the Project. No further discussion is required. |
| **Goal 9** Encourage development of diverse housing types in areas that are supported by multiple transportation options. | **No Conflict.** The Project would provide a variety of dwelling units of different sizes and configurations that would be available at market rate and affordable rate. The Project is increasing the housing choices available in the Palms area. As stated above, the Project Site is located in a highly urbanized area of the Palms – Mar Vista – Del Rey Community within a HQTA and TPA. The Project Site is located less than one-half mile from a major transit stop located at the intersection of Venice Boulevard and Exposition Boulevard, which serves the Expo (E) rail line. The Project would provide residents with convenient access to public transit and opportunities for walking and biking. The Project would develop dwelling units and commercial space near mass transit and in close proximity to services, retail stores, and employment opportunities. Thus, the Project would provide diverse housing types and encourages a variety of transportation options and access and therefore, would not conflict with this Goal. |
| **Goal 10** Promote conservation of natural and agricultural lands and restoration of habitats. | **Not Applicable.** This Goal is not applicable to the Project since the Project Site does not contain any natural or agricultural lands. No further discussion is required. |
| **Guiding Principle 1** Base transportation investments on adopted regional performance indicators and MAP-21/FAST Act regional targets. | **Not Applicable.** This Guiding Principle is directed towards SCAG and the City of Los Angeles and does not apply to the Project. No further discussion is required. |
| **Guiding Principle 2** Place high priority for transportation funding in the region on projects and programs that improve mobility, accessibility, reliability and safety, and that preserve the existing transportation system. | **Not Applicable.** This Guiding Principle is directed towards SCAG and the City of Los Angeles and does not apply to the Project. No further discussion is required. |
| **Guiding Principle 3** Assure that land use and growth strategies recognize local input, promote sustainable transportation options, and support equitable and adaptable communities. | **No Conflict.** This Guiding Principle is directed towards SCAG and the City of Los Angeles and does not apply to the Project. Nevertheless, the Project would develop 47 dwelling units and ground floor commercial space near mass transit and proximity to services, retail stores, and employment opportunities promotes a pedestrian-friendly environment. The location of the Project promotes the |

**Table 2-3**
**Consistency Analysis with Connect SoCal**
**(2020-2045 Regional Transportation Plan / Sustainable Community Strategy)**

| Goals and Principles | Consistency Assessment |
|---|---|
| | use of a variety of transportation options, which includes walking, biking, and the use of public transportation. The Project would increase multi-family residential uses in transit-rich areas near services, retail, and employment opportunities. Thus, the Project would adapt to the changing land use and growth patterns of the local area. Therefore, the Project would not conflict with this Guiding Principle. |
| **Guiding Principle 4** Encourage RTP/SCS investments and strategies that collectively result in reduced non-recurrent congestion and demand for single occupancy vehicle use, by leveraging new transportation technologies and expanding travel choices. | **No Conflict.** This Guiding Policy relates to SCAG goals in supporting investments and strategies to reduce congestion and the use of single occupant vehicles. Nevertheless, the Project is located within a HQTA and a TPA. The Project would support public transportation and other alternative methods of transportation (e.g., walking and biking). Therefore, the Project would not conflict with this Guiding Principle. |
| **Guiding Principle 5** Encourage transportation investments that will result in improved air quality and public health, and reduced greenhouse gas emissions. | **No Conflict.** This Guiding Principle is directed towards SCAG and the City of Los Angeles and does not apply to the Project. However, this relates to the Connect SoCal Goal 5, above.<br>The Project is an infill development in an area that promotes the use of a variety of transportation options, which includes walking, biking and the use of public transportation. As discussed further in Section 4.3, Air Quality, the air quality emissions generated by the Project's construction and operational activities would not exceed the regional thresholds of significance set by the SCAQMD. Additionally, as further discussed in Section 4.6, Energy, and Section 4.8, Greenhouse Gas Emissions, the Project would comply with all regulations and policies aimed at reducing energy consumption and greenhouse gas emissions, reducing the reliance on fossil fuels, and promoting energy-efficiency standards and transportation. Therefore, the Project would not conflict with this Guiding Principle. |
| **Guiding Principle 6** Monitor progress on all aspects of the Plan, including the timely implementation of projects, programs, and strategies. | **Not Applicable.** This Guiding Principle is directed towards SCAG and does not apply to the Project. No further discussion is required. |
| **Guiding Principle 7** Regionally, transportation investments should reflect best-known science regarding climate change vulnerability, in order to design for long term resilience. | **Not Applicable.** This Guiding Principle is directed towards SCAG and does not apply to the Project. No further discussion is required. |
| **Core Vision Topic 1: Sustainable Development** Through our continuing efforts to better align transportation investments and land use decisions, we strive to improve mobility and reduce greenhouse | **No Conflict.** The Project places residential and commercial land uses within a HQTC along Venice Boulevard, and within ½-mile of two major transit stops, which will encourage use of public transportation and result in improvements in air quality and reductions in |

**Table 2-3**
**Consistency Analysis with Connect SoCal**
**(2020-2045 Regional Transportation Plan / Sustainable Community Strategy)**

| Goals and Principles | Consistency Assessment |
|---|---|
| gases by bringing housing, jobs and transit closer together. | greenhouse gas emissions. The Project would place new residential units and commercial uses in a HQTA and a TPA, which will bring housing, jobs, and mass transit closer together. Thus, the Project would not conflict with this Core Vision Topic. |
| **Core Vision Topic 2: System Preservation and Resilience** "Fix it First" has been a guiding principle for prioritizing transportation funding in the RTP for the last decade. The cost of rebuilding roadways is eight times more than preventative maintenance. Preservation of the transportation system can extend the pavement life in a cost effective manner and can also improve safety. | **Not Applicable.** This topic addresses the maintenance of existing roadways and is not applicable to the Project. No further discussion is required. |
| **Core Vision Topic 3: Demand and System Management** Better managing the existing transportation system through demand management strategies and Intelligent Transportation Systems (ITS) yields significant mobility benefits in a cost-effective manner. | **No Conflict.** This Core Vision Topic addresses better managing the existing transportation system through demand management strategies. By placing housing and commercial uses near a variety of mass transit options, the Project would support demand management strategies by increasing mass transit use. Thus, the Project would not conflict with this Core Vision Topic. |
| **Core Vision Topic 4: Transit Backbone** Expanding the transit network and fostering development in transit-oriented communities is central to the region's plan for meeting mobility and sustainability goals while continuing to grow the regional economy. | **No Conflict.** The Project is a transit-oriented mixed-use Project that supports this Core Vision Topic of fostering developing in transit-oriented communities and meeting mobility and sustainability goals. |
| **Core Vision Topic 5: Complete Streets** Creating "complete streets" that are safe and inviting to all roadway users is critical to increasing mobility choices, reducing traffic fatalities and serious injuries and meeting greenhouse gas reduction targets. | **No Conflict.** The Project supports increasing mobility choices by placing housing and commercial uses near a variety of mass transit options and improvements that promote walking, bicycle use, and ride-sharing. The Project also meets greenhouse gas reduction targets. Thus, the Project would not conflict with this Core Vision Topic. |
| **Core Vision Topic 6: Goods Movement** The efficient movement of goods is critical to a strong economy and improves quality of life in the SCAG region by providing jobs and access to markets through trade. However, increased volumes of goods moving across the transportation system contribute to greater congestion, safety concerns and harmful emissions. It is critical to integrate land use decisions and technological advancements to minimize environmental and health impacts while fostering continued growth in trade and commerce. | **No Conflict.** This topic addresses the movement of goods and is not applicable to the development of new housing and commercial uses. Nonetheless, the Project Site's location near a variety of mass transit options would minimize environmental and health impacts, which would indirectly foster continued economic growth. Thus, the Project would not conflict with this Core Vision Topic. |
| **Sustainable Communities Strategy 1** Focus Growth Near Destinations & Mobility Options. | **No Conflict.** As stated previously, the Project would develop a mixed-use residential and commercial building within a HQTA and a TPA. The Project Site's location near mass transit and proximity to services, retail stores, |

**Table 2-3**
**Consistency Analysis with Connect SoCal**
**(2020-2045 Regional Transportation Plan / Sustainable Community Strategy)**

| Goals and Principles | Consistency Assessment |
|---|---|
| | and employment opportunities promotes a pedestrian-friendly environment. The location of the Project promotes the use of a variety of transportation options, which includes walking, biking, and the use of public transportation. The Project would encourage improved access and mobility by providing both residential and commercial uses on a single site. Thus, the Project would not conflict with this Sustainable Communities Strategy. |
| **Sustainable Communities Strategy 2** Promote Diverse Housing Choices. | **No Conflict.** The Project includes 47 multi-family dwelling units. Of the 47 residential dwelling units, the unit mix would include 2 studio units, 23 one-bedroom units, 16 two-bedroom units, and 6 two-bedroom plus den units. Additionally, ten (10) percent of the proposed dwelling units (five units) would be reserved for families with very low income. Further, the Project would locate multi-family residential and commercial uses in close proximity to public transportation, thus providing housing and jobs near transit. The Project would also include bicycle parking spaces in compliance with LAMC requirements. Thus, development of the Project would support a reduction in greenhouse gas emissions. Moreover, as discussed in the Project's Trip Generation Assessment (see Appendix F of this Technical Memorandum), the Project would not create a significant impact with respect to increased VMTs. Thus, the Project would not conflict with this Sustainable Communities Strategy. |
| **Sustainable Communities Strategy 3** Leverage Technology Innovations. | **Not Applicable.** This strategy is directed towards SCAG and does not apply to the Project. No further discussion is required. |
| **Sustainable Communities Strategy 4** Support Implementation of Sustainability Policies. | **Not Applicable.** This strategy is directed towards SCAG and does not apply to the Project. No further discussion is required. |
| **Sustainable Communities Strategy 5** Promote a Green Region. | **No Conflict.** This strategy is directed towards SCAG and does not apply to the Project. However, this relates to the Connect SoCal Goal 5, above. See response to Connect SoCal Goal 5 and Guiding Principle 5, above. |
| *Source: Southern California Association of Governments, 2020-2045 Regional Transportation Plan/Sustainable Communities Strategy (Connect SoCal), September 3, 2020.* | |

**Table 2-4**
**Consistency With SCAG's 2020-2045 RTP/SCS Strategies**

| Strategies | Consistency Assessment |
|---|---|
| **Focus Growth Near Destinations & Mobility Options** | |
| Emphasize land use patterns that facilitate multimodal access to work, educational and other destinations. | **No Conflict.** The Project would construct housing near existing sources of shopping and employment and robust transit opportunities (i.e., bus lines). The Project prioritizes a pedestrian-first design by providing shade trees, landscaped ground cover, and wide sidewalks, which provide a comfortable pedestrian zone along the Project's pathways. The ground floor includes building entrances, resident amenities, large windows along all street frontages, and ground-floor commercial to activate the street level. Finally, the Project would include approximately long-term bicycle parking stalls and short-term bicycle parking stalls, which would encourage bicycling as a form of transportation. Project users would have multiple sources of access to local destinations. |
| Focus on a regional jobs/housing balance to reduce commute times and distances and expand job opportunities near transit and along center-focused main streets. | **No Conflict.** The Project includes development of residential uses on an infill site in an urbanized area of the City that is near many employment options and robust transit. It is also located on a main street. Also, the Project includes pedestrian improvements and bicycle parking spaces. This type of transit-oriented development helps to reduce dependence on automobile travel and to reduce commute times. |
| Plan for growth near transit investments and support implementation of first/last mile strategies. | **No Conflict.** The Project includes development of residential uses on an infill site in an urbanized area of the City that is near several sources of transit, including bus lines. Also, the Project includes pedestrian improvements and bicycle parking spaces. The Project's inclusion of pedestrian amenities and bicycle parking would support implementation of first/last mile strategies for people traveling to and from the Project Site from the existing bus lines. |
| Promote the redevelopment of underperforming retail developments and other outmoded nonresidential uses. | **No Conflict.** The Project includes development of residential uses on an infill site that currently contains outmoded uses, in an urbanized area of the City that is near several sources of transit. The Project's redevelopment of the Project Site would allow for the inclusion of additional needed residential units to be constructed, including 5 units reserved for Very Low-Income households. |
| Prioritize infill and redevelopment of underutilized land to accommodate new growth, increase amenities and connectivity in existing neighborhoods. | **No Conflict.** The Project includes development of residential uses on an underutilized infill site, in an urbanized area of the City that is near several sources of transit. The Project prioritizes a pedestrian-first design by providing shade trees, landscaped ground cover, and wide sidewalks, which provide a comfortable pedestrian zone along the Project's pathways. The ground floor includes building entrances, resident amenities, large windows along |

| Strategies | Consistency Assessment |
|---|---|
| | street frontages, and ground-floor commercial to activate the street level. Finally, the Project would include 42 long-term bicycle parking stalls and 7 short-term bicycle parking stalls, which would encourage bicycling as a form of transportation as another form of connectivity with the existing neighborhood. |
| Encourage design and transportation options that reduce the reliance on and number of solo car trips (this could include mixed uses or locating and orienting close to existing destinations). | **No Conflict.** The Project's location near several sources of transit would reduce reliance of the automobile and solo car trips. Also, the Project includes pedestrian improvements and bicycle parking spaces, which would further reduce reliance on the automobile. |
| Identify ways to "right size" parking requirements and promote alternative parking strategies (e.g., shared parking or smart parking). | **No Conflict.** The Project includes 38 vehicle parking spaces, based on allowable parking reductions, but below the amount otherwise required under the LAMC based on a Density Bonus waiver for commercial parking spaces. Further, the Project would promote bicycle transportation by replacing some of the required vehicle parking with short-term and long-term bicycle parking spaces. |
| **Promote Diverse Housing Choices** | |
| Preserve and rehabilitate affordable housing and prevent displacement. | **No Conflict.** The Project would not displace any existing residential housing and would construct 47 new dwelling units, including 5 units restricted for Very Low-Income households. Further, the Project provides multi-family housing on an infill site that allows such uses based on the Site's existing zoning. |
| Identify funding opportunities for new workforce and affordable housing development. | **No Conflict.** Although this strategy is not directed at individual development projects, the Project would privately fund construction of 5 Very Low-Income units. |
| Create incentives and reduce regulatory barriers for building context-sensitive accessory dwelling units to increase housing supply. | **Not Applicable.** This strategy is directed to jurisdictions/agencies that can create incentives and have control over regulations. |
| Provide support to local jurisdictions to streamline and lessen barriers to housing development that supports reduction of greenhouse gas emissions. | **Not Applicable.** This strategy is directed at SCAG and other jurisdictions/agencies. Nonetheless, the Project would support this strategy be developing residential uses on an infill site, in an urbanized area of the City that is near several sources of transit. Also, the Project includes pedestrian improvements and bicycle parking spaces. This type of transit-oriented development supports growth near transit and reduces automobile trips, VMT, and associated pollutant emissions. |
| **Leverage Technology Innovations** | |
| Promote low emission technologies such as neighborhood electric vehicles, shared rides hailing, car sharing, bike sharing and scooters by providing supportive and safe infrastructure such as dedicated lanes, charging and parking/drop-off space. | **No Conflict.** This strategy is not directed at individual development projects. Nonetheless, the Project would include 42 long-term bicycle parking stalls and 7 short-term bicycle parking stalls, which would encourage bicycling as a form of transportation. In addition, the Project would include EV charging stations in at least 10 percent of the total code-required parking spaces and pre-wiring for such stations in least 30 percent of the spaces. |

| Strategies | Consistency Assessment |
|---|---|
| Improve access to services through technology— such as telework and telemedicine as well as other incentives such as a "mobility wallet," an app-based system for storing transit and other multi-modal payments. | **Not Applicable.** Although this strategy is not applicable to the Project, the Project would not inhibit its implementation. |
| Identify ways to incorporate "micro-power grids" in communities, for example solar energy, hydrogen fuel cell power storage and power generation. | **Not Applicable.** Although this strategy is not applicable to the Project, the Project would not inhibit its implementation. |
| **Support Implementation of Sustainability Policies** | |
| Pursue funding opportunities to support local sustainable development implementation projects that reduce greenhouse gas emissions. | **Not Applicable.** This strategy is directed at SCAG and other jurisdictions/agencies. However, the Project's provision of residential uses near robust transit options, including multiple bus lines, would allow Project residents and guests to be able to walk or bike to work, shopping, or entertainment uses, thereby reducing VMT and greenhouse gas emissions. |
| Support statewide legislation that reduces barriers to new construction and that incentivizes development near transit corridors and stations. | **Not Applicable.** This strategy is directed at SCAG and other jurisdictions/agencies. However, the Project involves the development of residential uses within a HQTA and in close proximity to multiple bus lines. |
| Support local jurisdictions in the establishment of Enhanced Infrastructure Financing Districts (EIFDs), Community Revitalization and Investment Authorities (CRIAs), or other tax increment or value capture tools to finance sustainable infrastructure and development projects, including parks and open space. | **Not Applicable.** This strategy is directed at SCAG and other jurisdictions/agencies. |
| Work with local jurisdictions/communities to identify opportunities and assess barriers to implement sustainability strategies. | **Not Applicable.** This strategy is directed at SCAG and other jurisdictions/agencies. |
| Enhance partnerships with other planning organizations to promote resources and best practices in the SCAG region. | **Not Applicable.** This strategy is directed at SCAG and other jurisdictions/agencies. |
| Continue to support long range planning efforts by local jurisdictions. | **Not Applicable.** This strategy is directed at SCAG and other jurisdictions/agencies. |
| Provide educational opportunities to local decisions makers and staff on new tools, best practices and policies related to implementing the Sustainable Communities Strategy. | **Not Applicable.** This strategy is directed at SCAG and other jurisdictions/agencies. |
| **Promote a Green Region** | |
| Support development of local climate adaptation and hazard mitigation plans, as well as project implementation that improves community resiliency to climate change and natural hazards. | **Not Applicable.** This strategy is directed at SCAG and other jurisdictions/agencies. |
| Support local policies for renewable energy production, reduction of urban heat islands and carbon sequestration. | **Not Applicable.** This strategy is directed at SCAG and other jurisdictions/agencies. |
| Integrate local food production into the regional landscape. | **Not Applicable.** This strategy is directed at SCAG and other jurisdictions/agencies. |
| Promote more resource efficient development focused on conservation, recycling, and reclamation. | **Not Applicable.** This strategy is directed at SCAG and other jurisdictions/agencies. |

| Strategies | Consistency Assessment |
|---|---|
| Preserve, enhance, and restore regional wildlife connectivity. | **No Conflict.** The Project is an infill development in an urbanized area and would not interfere with regional wildlife connectivity. |
| Reduce consumption of resource areas, including agricultural land. | **No Conflict.** The Project is an infill development in an urbanized area would not affect any agricultural land. |
| Identify ways to improve access to public park space. | **Not Applicable.** Nonetheless, the Project is an infill development in an urbanized area would not interfere with access to public park space. In addition, the Project applicant would pay park fees that would be used to provide for new and improved public parks. |
| Source: Southern California Association of Governments, 2020-2045 Regional Transportation Plan/Sustainable Communities Strategy (Connect SoCal), page 49-50, September 3, 2020. | |

### 2.2.5 Project Consistency with Applicable Program EIR Mitigation Measures

Table 2-2, provided above, identifies each of the Program EIR's mitigation measures and discusses the Project's compliance with these measures. As demonstrated, all applicable mitigation measures would be implemented by the Project, and each of the applicable mitigation measures would also be made conditions of approval for the Project.

### 2.2.6 Exceptions to the Statutory Exemption

As described above, the Project fully complies with the requirements of PRC Section 21155.4, thereby qualifying for the Statutory Exemption from CEQA. Moreover, and as described below, the Project is not subject to the only exception from the Statutory Exemption, as none of the events specified in PRC Section 21166 have occurred.

1. No substantial changes have been proposed for the Project which would require major revisions of the certified EIR.

The Project complies with the ECTNP's standards applicable to the Site including street wall massing and building coverage, building orientation, architectural treatment, open space, and vehicular access as modified by allowed Density Bonus incentives and waivers. Further, as confirmed by the analysis provided in Section 4 of this Technical Memorandum, no substantial changes have been proposed for the Project that would require major revisions to the Certified EIR.

2. No substantial changes have occurred with respect to the circumstances under which the Project is being undertaken which would require major revisions in the certified EIR.

As discussed above, the Project is consistent with the Specific Plan. Moreover, the Specific Plan has not been amended. Further, although the City certified the Program EIR in July 2018, it did not finally adopt the Specific Plan until November 2019. Due to the COVID-19 pandemic, there

have been relatively few projects approved in the Specific Plan area since its adoption. Therefore, there have been no substantial changes with respect to the circumstances under which the Project is being undertaken that would require any revisions in the Certified EIR. Further, the analysis provided below in Section 4 of this Technical Memorandum confirms that no substantial changes have occurred with respect to the circumstances under which the Project is being undertaken which would have required major revisions to the Certified EIR.

3. No new information, which was not known and could not have been known at the time the EIR was certified, has become available.

The EIR was certified in July 2018, and as described above, the Project would be fully consistent with the Specific Plan and comply with all relevant environmental mitigation measures, which would be incorporated as conditions of approval for the Project. As confirmed by the analysis provided in Section 4 of this Technical Memorandum, there is no new information that has become available since the EIR's certification that is relevant to the proposed development of the Project, the implementation of the Specific Plan, or the analysis contained in the EIR.

# 3. REVISIONS TO APPENDIX G OF THE CEQA GUIDELINES

## 3.1 Introduction

The California Natural Resources Agency adopted revisions to the CEQA Guidelines that became effective on December 28, 2018. These revisions were adopted after preparation of the Certified EIR for the Exposition Corridor Transit Neighborhood Plan. Therefore, the revisions did not apply to the Certified EIR under CEQA Guidelines Section 15007.

The revisions to the CEQA Guidelines were adopted largely to create efficiencies and to align the CEQA Guidelines with California appellate court and Supreme Court decisions. The revisions that are most applicable to the EIR are those associated with changes to Appendix G.

Appendix G of the CEQA Guidelines contains a sample initial study format. The purpose of an initial study is to assist lead agencies in determining whether a project may cause a significant impact on the environment. To help guide that determination, Appendix G asks a series of questions in the form of a checklist regarding a range of environmental resources and potential impacts. The City uses Appendix G in their EIRs to analyze whether a project would result in significant impacts on the environment that cannot be mitigated.

When the Appendix G checklist was originally developed, it contained only a handful of questions. Over time, the list of questions has grown in response to increasing awareness of the effects of development on the environment. Currently, the sample checklist contains 89 questions divided into 20 categories of potential impacts.

## 3.2 Modifications to Appendix G of the CEQA Guidelines

The revisions to Appendix G were adopted largely to reduce redundancy, provide additional clarity, and to align Appendix G with California appellate court and Supreme Court decisions and changes to the Public Resources Code. An overview of the modifications to Appendix G is provided below by environmental topic for those topics where modifications were made. While many of the modifications are not substantive and were therefore adequately addressed in the Certified EIR, the modified Appendix G questions that are substantive in nature are addressed in this document.

### 3.2.1 Aesthetics

Consistent with SB 743, the modifications clarify that the checklist questions regarding aesthetics do not apply to projects that are located in a transit priority area and are defined as set forth in PRC Section 21099. Per SB 743, aesthetic impacts for such projects are deemed less than significant by operation of law. For those projects that do not meet the definition provided in PRC Section 21099, the modifications provide distinct checklist questions for public views and

consistency with zoning regulations governing scenic views, depending upon whether the project is within a non-urbanized or urbanized area. As discussed below, the Project meets the definition of PRC 21099 and as such, aesthetic impacts associated with the Project are less than significant.

### 3.2.2 Air Quality

These checklist questions were modified to delete Checklist Question III.b, regarding violation of air quality standards and to modify the question regarding odors. The modified Appendix G questions are addressed below.

### 3.2.3 Cultural Resources

These modifications consist of a minor word change to Checklist Question V.a and moving Checklist Question V.c from the cultural resources subsection to the geology subsection of Appendix G. Impacts to cultural resources are addressed in Section 4.3, Cultural Resources, of the Draft EIR. As such, these modifications are not substantive and were therefore adequately addressed in the Certified EIR.

### 3.2.4 Geology and Soils

These checklist questions have been modified to focus on both the direct and indirect impacts associated with geology and soils and to move the analysis of paleontological resources to this topic (from the cultural resources section). The modified Appendix G questions are addressed below.

### 3.2.5 Hazards and Hazardous Materials

These checklist questions were revised to delete Checklist Question VIII.f regarding safety hazards associated with proximity to a private airstrip and to clarify that Checklist Question VIII.g (formerly Checklist Question VIII.h) includes both direct or indirect impacts associated with wildland fires. The modified Appendix G questions are addressed below.

### 3.2.6 Hydrology and Water Quality

These checklist questions were revised to provide clarification and eliminate redundancy. As such, these modifications are not substantive and were therefore adequately addressed in the Certified EIR.

### 3.2.7 Land Use and Planning

Checklist Question X.b has been revised to focus on conflicts with any land use plan, policy, or regulation adopted for the purpose of avoiding or mitigating an environmental effect. Checklist Question X.c has been deleted, as it addressed habitat conservation plans, which are already

addressed under the biological resources checklist questions. The modified Appendix G questions are addressed below.

### 3.2.8 Noise

Checklist Questions XII.a and XII.b were revised to focus on impacts associated with the generation of noise and vibration noise levels. In addition, Checklist Questions XII.c, XII.d, and XII.f were deleted, as they were redundant, and Checklist Question XII.e was revised accordingly. The modified Appendix G questions are addressed below.

### 3.2.9 Population and Housing

Checklist Question XIII.a was clarified to focus on potential impacts associated with unplanned growth, and Checklist Questions XIII.b and XIII.c were combined. The modified Appendix G questions are addressed below.

### 3.2.10 Transportation

Checklist Questions XVI.a and XVI.f were combined and clarified to focus on conflicts with a program, plan, ordinance, or policy addressing the circulation system. Checklist Question XVI.c regarding airport traffic safety was eliminated, as airport traffic safety is already addressed under the hazards questions. Former Checklist Question XVI.d (now Checklist Question XVI.c) was revised to add “geometric” for clarity. The modified Appendix G questions are addressed below.

In addition, Checklist Question XVI.b was revised to address consistency with CEQA Guidelines Section 15064.3, subdivision (b), which relates to use of vehicle miles traveled (VMT) as the methodology for evaluating traffic impacts. The City adopted a VMT methodology on July 30, 2019. The traffic analysis prepared for the Project, and included herein, has therefore been prepared using the City’s adopted VMT methodology.

### 3.2.11 Tribal Cultural Resources

Assembly Bill (AB) 52 went into effect on July 1, 2015, and requires that for a project for which a Notice of Preparation (NOP) for a Draft EIR was filed on or after July 1, 2015, the lead agency is required to consult with a California Native American tribe that is traditionally and culturally affiliated with the geographic area of a proposed project, if: (1) the tribe requested to the lead agency, in writing, to be informed by the lead agency of proposed projects in that geographic area; and (2) the tribe requests consultation, prior to the release of a negative declaration, mitigated negative declaration or environmental impact report for a project. The NOP for the ECTNP EIR was released on March 14, 2013, and therefore, the lead agency was not required to comply with the requirements of AB 52. AB 52 also required an update to Appendix G of the CEQA Guidelines to include questions related to impacts to tribal cultural resources. The Final EIR was released in May of 2018, and therefore did not include responses to the updated

Appendix G questions related to tribal cultural resources. Nevertheless, a discussion of tribal cultural resources is provided below.

### 3.2.12 Wildfire

New Checklist Question XX. Wildfire pertains to projects that are located in, or near, state responsibility areas or lands classified as very high fire hazard severity zones. The Project Site is not located in or near state responsibility areas, nor is the Project Site located in a City-designated Very High Fire Hazard Severity Zone. Therefore, these questions are not applicable to the Project.

# 4. ENVIRONMENTAL IMPACT ANALYSIS

The information below addresses each of the environmental issues that were previously analyzed within the scope of the previously certified EIR and the recently revised Appendix G of the CEQA Guidelines. The conclusions of the Certified EIR are provided as a reference for each environmental issue area for purpose of describing how the proposed changes would not result in any new significant impacts and would not increase the severity of the significant impacts identified in the Certified EIR.

Consistent with CEQA Guidelines Section 15168, a modified Environmental Checklist Form was used to compare the anticipated environmental effects of the Project with those disclosed in the Certified EIR and to review whether any of the conditions set forth in Public Resources Code, Section 21166 or CEQA Guidelines, Section 15162, requiring preparation of a subsequent or supplemental EIR, have been triggered. This analysis provides the following information as to each of the impact thresholds analyzed in each of the impact categories:

**1 Impact Determination in the EIR**

This column sets forth the impact determination made in the Certified EIR for each impact threshold.

**2 Any Substantial Changes Involving New Significant Impacts or a Substantial Increase in the Severity of Significant Impacts?**

Pursuant to Section 15162(a)(1) of the CEQA Guidelines, this column indicates whether the changes represented by the Project will result in new significant impacts that have not already been considered and mitigated by the measures in the Certified EIR or a substantial increase in the severity of a previously identified impact.

**3 Any Substantial Changed Circumstances Involving New Significant Impacts or a Substantial Increase in the Severity of Significant Impacts?**

Pursuant to Section 15162(a)(2) of the CEQA Guidelines, this column indicates whether there have been substantial changes to the circumstances under which the Project is undertaken (e.g., changes to the Project Site or vicinity) that have occurred subsequent to the preparation of the Certified EIR, which would result in the Project having a new significant environmental impact or a substantial increase in the severity of a previously identified impact.

**4 Any New Information of Substantial Importance?**

Pursuant to Section 15162(a)(3)(A-D) of the CEQA Guidelines, this column indicates whether new information of substantial importance, which was not known and could not have been known

with the exercise of reasonable diligence at the time the Program EIR was certified is available, shows that: (A) the Project will have one or more significant effects not discussed in the Certified EIR; or (B) that significant effects previously examined will be substantially more severe than shown in the Certified EIR; or (C) that mitigation measures or alternatives previously found not to be feasible would in fact be feasible and would substantially reduce one or more significant effects of the Project, but the project proponents decline to adopt the mitigation measure or alternative; or (D) that mitigation measures or alternatives, which are considerably different from those analyzed in the Certified EIR would substantially reduce one or more significant effects on the environment, but the project proponents decline to adopt the mitigation measure or alternative. New studies completed as part of this environmental review are attached to this Technical Memorandum or are on file with the Planning Department.

New or revised studies and/or technical analysis completed as part of this environmental review are attached to this Technical Memorandum as Appendices A through H.

## 5 Mitigation Measures Addressing Impacts

Pursuant to Section 15162(a)(3) of the CEQA Guidelines, this column indicates whether the prior environmental document provides mitigation measures to address effects in the related impact category. In some cases, the mitigations have already been implemented. A “yes” response will be provided in either instance. If “No” is indicated, this environmental review concludes that the impact does not occur with this Project, and therefore no mitigations are needed.

**Discussion and Mitigation Sections.** A discussion of the elements of the checklist is provided under each environmental category in order to clarify and provide support for the answers. The discussion provides information about the particular environmental issue, how the Project relates to the issue, and the status of any mitigation that may be required or that has already been implemented. Applicable mitigation measures from the Certified EIR that apply to the Project are listed under each environmental category.

## 6 Conclusions

A discussion of the conclusion relating to the analysis is contained in each environmental category section.

# 4.1 AESTHETICS

| Issues (and Supporting Information Sources | Impact Determination in the EIR | Any Substantial Changes Involving New Significant Impacts or Substantially More Severe Impacts? | Any Substantial Changed Circumstances Involving New Significant Impact or Substantially More Severe Impacts? | Any New Information of Substantial Importance? | EIR'S Mitigation Measures Addressing Impacts |
|---|---|---|---|---|---|
| Except as provided in Public Resources Code Section 21099 would the project: | | | | | |
| a. Have a substantial adverse effect on a scenic vista? | Less Than Significant. | No | No | No | No |
| b. Substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings within a state scenic highway? | Less Than Significant. | No | No | No | No |
| c. In non-urbanized areas, substantially degrade the existing visual character or quality of public views of the site and its surroundings? (Public views are those that are experienced from publicly accessible vantage point). If the project is in an urbanized area, would the project conflict with applicable zoning and other regulations governing scenic quality? | Significant and Unavoidable. | No | No | No | No |
| d. Create a new source of substantial light or glare which would adversely affect day or nighttime views in the area? | Less Than Significant with Mitigation. | No | No | No | Yes |

In 2013, the State of California enacted Senate Bill 743 (SB 743),[13] which provides that "aesthetic and parking impacts of a residential, mixed-use residential, or employment center project on an infill site within a Transit Priority Area shall not be considered significant impacts on the environment." PRC Section 21099 defines a "Transit Priority Area" as an area within one-half mile of a Major Transit Stop that is "existing or planned, if the planned stop is scheduled to be completed within the planning horizon included in a Transportation Improvement Program adopted pursuant to Section 450.216 or 450.322 of Title 23 of the Code of Federal Regulations." PRC Section 21064.3 defines "Major Transit Stop" as "a site containing an existing rail transit station, a ferry terminal served by either a bus or rail transit service, or the intersection of two or more major bus routes with a frequency of service interval of 15 minutes or less during the morning and afternoon peak commute periods." PRC Section 21061.3 defines an "Infill Site" as a lot located within an urban area that has been previously developed, or on a vacant site where at least 75 percent of the perimeter of the site adjoins, or is separated only by an improved public right-of-way from, parcels that are developed with qualified urban uses. This state law supersedes

[13] *SB 743 is codified as Public Resources Code Section 21099.*

the aesthetic impact thresholds of significance that were previously adopted in the *L.A. CEQA Thresholds Guide* (2006).

The related City of Los Angeles Department of City Planning Zoning Information (ZI) File No. 2452 provides further instruction concerning the definition of transit priority projects and that "[v]isual resources, aesthetic character, shade and shadow, light and glare, and scenic vistas or any other aesthetic impact as defined in the [L.A. CEQA Thresholds Guide] shall not be considered an impact for infill projects within TPAs pursuant to CEQA."

The Project is an infill site within the Palms – Mar Vista – Del Rey Community Plan Area that is zoned to allow for residential and commercial uses. The Project would construct a new mixed-use residential and commercial building containing 47 residential units (including five units reserved for Very Low-Income households) and approximately 2,627 square feet of restaurant space. The Project Site has convenient access to public transportation and is served by numerous bus lines. The Project Site is located within 0.5 miles of the Culver City Expo (E line) rail station near the intersection of Venice Boulevard and Exposition Boulevard, which qualifies as a major transit stop as determined by the City. Therefore, the Project is located in a transit priority area, as confirmed by the City of Los Angeles Zoning Information and Map Access System (ZIMAS). As the Project qualifies as a mixed-use residential project located in a transit priority area, its aesthetic impacts shall not be considered significant impacts on the environment pursuant to PRC Section 21099. The following analysis regarding scenic vistas, scenic resources, consistency with applicable regulations governing scenic quality, shade/shadow, and light and glare is provided for informational purposes only, and not for determining whether the Project will result in significant impacts to the environment.[14]

### 4.1.1 Impact Determination in the EIR

**Scenic Vistas/Views**

The Certified EIR stated that there are no publicly available scenic vista points within the ECTNP Area.[15] Views of scenic resources, which include public parks, historic buildings, landmarks, historic signage, and heritage trees, are limited to public rights-of-way and adjacent sidewalks. Changes proposed, including implementation of design standards and streetscape plans, would not substantially alter these views and impacts would be less than significant.

Presently, existing buildings and infrastructure in the ECTNP Area do not obstruct views of recognized scenic resources or mountains from the Baldwin Hills Scenic Overlook. While the ECTNP would allow a maximum building height of up to 161 feet (roughly 12 stories), given the elevation of the ECTNP Area, these buildings are unlikely to obstruct views of recognized scenic

[14] *While not a specific environmental topic under Appendix G, this analysis includes an evaluation of shading for informational purposes only in the light and glare section as it is related to light and the City has identified criteria for its analysis.*

[15] *See Exposition Corridor Transit Neighborhood Plan Certified EIR at pages 4.1-38 to 4.1-39 in Section 4.1 Aesthetics.*

resources or mountains from the Baldwin Hills Scenic Overlook. Therefore, the Certified EIR concluded that implementation of the ECTNP would result in less than significant impacts with respect to scenic vistas.

**Scenic Resources**

There are no state-designated scenic highways located within the ECTNP Area. While not designated a scenic highway by the State, Venice Boulevard (State Route 187) is a City of Los Angeles-designated scenic highway. This City-designated scenic highway features a center median that is intermittently planted with grass and mature trees. There is no proposed streetscape plan or other changes to the landscaped median. Future development occurring within areas of proposed change along Venice Boulevard would not result in the removal of the landscaped median or trees within the median. Accordingly, future development occurring under the ECTNP would not result in the damage of a scenic resource within a state- or locally-designated scenic highway, and this impact would be less than significant.

**Visual Character**

As discussed on page 4.1-44 of the Certified EIR, compliance with existing and proposed development regulations and design standards would help establish consistency in the visual character of the ECTNP Area, which is currently lacking in industrial areas and commercial corridors. However, the proposed land use and zoning changes that allow increases in height, scale, and density in the ECTNP Area would represent a significant change in the visual character in some portions of the ECTNP Area, particularly in the limited single-family areas that are proposed to have land use and zoning changes. Therefore, the Certified EIR determined that implementation of the ECTNP over time would result in significant visual contrast and change in visual character, and this impact would be significant and unavoidable.

Regarding shade and shadow, the ECTNP includes a design standard for transitional height, which requires new construction that directly abuts or is across an alley from R1 or R2 residential zones to step back heights to minimize casting shadows on these residential uses. In addition, individual projects located outside of TPAs with increased heights adjacent to shadow-sensitive uses would be required to prepare individual shade and shadow studies to assess the potential for shade/shadow impacts and to determine whether such impacts can be reduced or minimized through the project's design. Although the ECTNP includes protections for shadow-sensitive areas, future development could still cast shadows on shadow-sensitive land uses for a potentially significant period of time. Therefore, the Certified EIR concluded that implementation of the ECTNP would result in a significant and unavoidable impact related to development of structures that would shade shadow-sensitive uses.

**Light and Glare**

As described on page 4.1-45 of the Certified EIR, existing sources of nighttime lighting include street, security, and wayfinding outdoor lighting, vehicle headlights, and interior building

illumination. This relatively high level of ambient light currently reduces the visibility of the nighttime sky. With implementation of the ECTNP, additional sources of nighttime lighting associated with increased development capacity within areas of proposed change, streetscape improvements, crime prevention, and increased vehicle traffic can be anticipated. While there is anticipated to be increased illumination from sidewalk lighting, and light from commercial and residential windows in mixed use and stand-alone projects, these effects would be incremental and less than significant impacts related to lighting are anticipated. The LAMC contains specific regulations with respect to lighting. LAMC Section 12.21 A.5 (k) (amended by Ordinance No. 171,858) states that all lights used to illuminate parking areas shall be designed, located and arranged so as to reflect the light away from any street and any adjacent premises. Additionally, any new lighting would be designed to conform to applicable standards including LAMC Sections 93.0117 and 12.21 A.5 (k), which pertains to outdoor lighting affecting residential property (no more than two foot-candles of lighting intensity from a light source is allowed on adjacent residential property). All new development would be required to be consistent with these LAMC regulations to reduce impacts from light. In addition, General Plan Framework Policies 5.5.3, 5.5.4, and 5.8.1 call for the formulation of building and site design standards, determination of appropriate urban design elements, and lighting commensurate with intended nighttime use. Illuminated signs are regulated by City Ordinance and other design provisions of the ECTNP, and it is not anticipated that lighting levels from these elements would result in significant impacts. Compliance with proposed design standards and the LAMC regulations would help to reduce the light impacts of future development occurring under the ECTNP to less than significant.

Due to proposed design standards and Title 24 energy standards, the Certified EIR determined, on page 4.1-46, that the ECTNP would not result in development with extensive glazing that would generate substantial glare and annoyance. However substantial glare may still result due to building facades being constructed with other highly reflective materials. Therefore, glare impacts were identified as potentially significant. With implementation of Mitigation Measure AE1, provided below, the Certified EIR determined that impacts with respect to glare would be less than significant.

**Mitigation Measures**

The following mitigation measure was included in the Certified EIR to reduce impacts related to aesthetics:

**AE1** The City shall require that glare effects be limited by using non-reflective building and construction materials, such as concrete, wood, composite materials, coated metal, nonreflective glass, and stone. This shall include, but not be limited to, art installations, fencing material, and recreational equipment.

### 4.1.2 Do Proposed Changes Involve New Significant Impacts or Substantially More Severe Impacts?

The following analysis is provided for informational purposes only.

**Scenic Vistas**

With respect to scenic vistas, as discussed in the Certified EIR, there are no scenic vistas in the ECTNP Area, including the area near the Project Site. The maximum height of the Project would be 79 feet, and therefore, the Project would be within the maximum height contemplated in the Certified EIR for the ECTNP Area (161 feet). As such, the Project would also not obstruct views of recognized scenic resources or mountains, including from the Baldwin Hills Scenic Overlook. Therefore, the Project would result in no impact with respect to scenic vistas. Pursuant to SB 743 and ZI No. 2452, the Project would also have no impacts with respect to scenic vistas.

**Scenic Resources**

The only State Scenic Highway within the City of Los Angeles is the Topanga Canyon State Scenic Highway, State Route 27, which travels through a portion of Topanga State Park. The Project Site is approximately 22 miles away from the Topanga Canyon State Scenic Highway. As stated below under "Biological Resources," the Project Site does not contain any protected trees. Further, the Project Site does not contain any rock outcroppings, nor is it located within a State scenic highway. Finally, as discussed below under "Cultural Resources," the Project would not result in any impacts with respect to historic resources. Therefore, the Project would result in no impact with respect to scenic resources. Pursuant to SB 743 and ZI No. 2452, the Project would result in no impact with respect to scenic resources.

**Visual Character**

***Construction***

Construction activities at the Project Site would be mostly visible from the surrounding uses and are estimated to occur over approximately 20 months. Construction activity would vary on a weekly basis, depending largely on the number of workers and construction trucks needed for the activities during each time period. Temporary fencing would be installed around the Project Site during construction, which would partially shield views of construction activities and equipment. Though the Project's construction activities would be visible from adjacent public and private vantage points, changes to the appearance of the Project Site would be temporary in nature. Temporary construction changes are necessary for the development of the Project Site, and would not rise to the level of a change that would substantially degrade the existing visual character. Therefore, no impacts with respect to visual character would occur during construction.

***Operation***

The Project would develop the Project Site with a new, contemporary seven-story residential building on parcels that are currently underutilized. The Project is designed with different height volumes that respond to the context in scale, massing, and articulation and features a ground floor lobby that prominently sits on, and connects to, Venice Boulevard complemented with commercial uses. The mixed-use building would provide as a land use transition from the commercial land uses fronting Venice Boulevard and the residential land uses along Cardiff Avenue. The proposed seven-story building would be consistent with the prevailing heights of comparable residential buildings along Cardiff Avenue. Furthermore, articulation of the facades breaks down the size of the building mass with plane changes, balconies, and windows of various sizes.

The Project prioritizes pedestrian-first design by providing shade trees, landscaped ground cover, and wide sidewalks which provide a comfortable pedestrian zone along the Project's pathways. The ground floor includes commercial uses, building entrances, resident amenities, and large windows to activate the street level and provide visual connections to the public way. In addition, residents and visitors can easily and conveniently walk their bicycles to the short- and long-term bicycle facilities from all the street frontages.

Overall, the Project would be compatible with the scale and character of the adjacent properties and surrounding neighborhood and would also enhance the surrounding neighborhood. Therefore, the Project's impacts with respect to visual character would be less than significant. Pursuant to SB 743 and ZI No. 2452, the Project would result in no impact with respect to visual character.

**Light and Glare**

The Project would include lighting designed to highlight architectural elements of the building as well as security lighting designed to deter criminal activity on the Project Site. The lights associated with the Project would be directed toward the interior of the Project Site so as not to create impacts to surrounding land uses or motorists traveling on surrounding roadways. All exterior lighting would be designed with internal and/or external glare control and would also be designed, arranged, directed, or shielded to contain direct illumination on-site, thereby preventing excess illumination and light spillover onto adjacent land uses and/or roadways. Blinking, flashing, or oscillating lights would be prohibited. Due to its scale in relation to existing residential development in the Project vicinity, light generated from the interior of the proposed building could potentially be seen from surrounding uses. However, the increase in light that would be generated would not be out of character with the existing light sources in the Project vicinity. As such, nighttime views in the Project vicinity would not be affected by the Project, and impacts with respect to light would be less than significant. Pursuant to SB 743 and ZI No. 2452, the Project would result in no impact with respect to light.

The Project's architectural features and facades would not be constructed of highly reflective materials, and therefore would not be expected to create daytime glare. Materials used on the façade of the proposed mixed-use building would include exterior stucco, resysta composite slats, scala travertine, metal awnings, and glass railings. In addition, the Project would implement Mitigation Measure AE1 from the Certified EIR, which would ensure that non-reflective building materials are used. As such, impacts with respect to glare would be less than significant. Pursuant to SB 743 and ZI No. 2452, the Project would result in no impact with respect to glare.

**Shade and Shadow**

As discussed above, the Certified EIR stated that future development in the ECTNP Area could cause shadow impacts. Therefore, the Certified EIR determined that implementation of the ECTNP would result in a significant and unavoidable impact related to shade and shadow. However, based on SB 743 and ZI No. 2452, described above, the Project would have a less than significant impact with respect to shade and shadow.

**Mitigation Measures**

The Project would comply with Mitigation Measure AE1 from the Certified EIR.

### 4.1.3 Any Substantial Changes to the Project or Substantial Changes in Circumstances Involving New Significant Impacts or a Substantial Increase in the Severity of Significant Impacts?

The Project would not result in new or increased significant aesthetic impacts beyond those already identified in the Certified EIR.

### 4.1.4 Any New Information of Substantial Importance?

There is no new information of substantial importance that has become available relative to visual or aesthetic resources. No substantial changes in the aesthetic or visual environment have occurred since certification of the ECTNP EIR, and no substantial new scenic resources have been identified within the vicinity of the Project Site that would result in new or more severe significant environmental impacts.

### 4.1.5 EIR's Mitigation Measures Addressing Impact

The Project qualifies as a residential project located in a transit priority area, and therefore its aesthetic impacts shall not be considered significant impacts on the environment. Therefore, no mitigation measures would be required for the Project. Nevertheless, the Project would implement Mitigation Measure AE1 from the Certified EIR.

### 4.1.6 Conclusion

Based on the above, no new significant aesthetic impacts or a substantial increase in previously identified aesthetic impacts would occur as a result of the Project. Therefore, the Project does not meet the conditions for a subsequent or supplemental EIR pursuant to CEQA Guidelines Section 15162.

# 4.2 AGRICULTURE AND FORESTRY RESOURCES

| Issues (and Supporting Information Sources | Impact Determination in the EIR | Any Substantial Changes Involving New Significant Impacts or Substantially More Severe Impacts? | Any Substantial Changed Circumstances Involving New Significant Impact or Substantially More Severe Impacts? | Any New Information of Substantial Importance? | EIR'S Mitigation Measures Addressing Impacts |
|---|---|---|---|---|---|
| Would the project: | | | | | |
| a. Convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland), as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use? | No Impact. | No | No | No | No |
| b. Conflict with existing zoning for agricultural use, or a Williamson Act contract? | No Impact. | No | No | No | No |
| c. Conflict with existing zoning for, or cause rezoning of, forest land (as defined in Public Resources Code section 12220(g)), timberland (as defined by Public Resources Code section 4526), or timberland zoned Timberland Production (as defined by Government Code section 51104(g))? | No Impact. | No | No | No | No |
| d. Result in the loss of forest land or conversion of forest land to non-forest use? | No Impact. | No | No | No | No |
| e. Involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland, to non-agricultural use or conversion of forest land to non-forest use? | No Impact. | No | No | No | No |

## 4.2.1 Impact Determination in the EIR

As stated on page 6-5, in Section 6.0, Other CEQA Considerations, of the Certified EIR, the ECTNP Area is located in a densely-developed portion of the City that is zoned for urban uses and not for agricultural purposes. Therefore, the Certified EIR determined that implementation of the ECTNP would not result in the conversion of farmland to non-agricultural uses. No Williamson Act contracts are applicable to ECTNP Area, and no loss of farmland would result from the implementation of the ECTNP.

### Mitigation Measures

No impacts related to agricultural and forestry resources were determined for the ECTNP, and no mitigation measures were required.

### 4.2.2 Do Proposed Changes Involve New Significant Impacts or Substantially More Severe Impacts?

As stated in the Certified EIR, the ECTNP Area contains land that is zoned for urban uses and not for agricultural purposes. The Project does not propose to change the zoning or land use designation for the Project Site. Therefore, the Project would not result in new or increased significant impacts beyond those already identified in the Certified EIR.

### 4.2.3 Any Substantial Changes to the Project or Substantial Changes in Circumstances Involving New Significant Impacts or a Substantial Increase in the Severity of Significant Impacts?

The Project would not result in new or increased significant impacts beyond those already identified in the Certified EIR.

### 4.2.4 Any New Information of Substantial Importance?

There is no new information of substantial importance that has become available relative to agricultural or forestry resources. No substantial changes have occurred since certification of the ECTNP EIR, and no new agricultural or forestry resources have been identified within the vicinity of the Project.

### 4.2.5 EIR's Mitigation Measures Addressing Impact

Because the Certified EIR determined the ECTNP would have no impacts on agricultural or forestry resources, no mitigation measures were required. Implementation of the Project does not change these impact determinations. Therefore, no mitigation measures are required.

### 4.2.6 Conclusion

Based on the above, no new significant impacts or a substantial increase in the severity of previously identified impacts to agricultural or forestry resources would occur as a result of the Project. Therefore, the Project does not meet the conditions for a subsequent or supplemental EIR pursuant to CEQA Guidelines Section 15162.

# 4.3 AIR QUALITY

| Issues (and Supporting Information Sources | Impact Determination in the EIR | Any Substantial Changes Involving New Significant Impacts or Substantially More Severe Impacts? | Any Substantial Changed Circumstances Involving New Significant Impact or Substantially More Severe Impacts? | Any New Information of Substantial Importance? | EIR'S Mitigation Measures Addressing Impacts |
|---|---|---|---|---|---|
| Would the project: | | | | | |
| a. Conflict with or obstruct implementation of the applicable air quality plan? | Less Than Significant. | No | No | No | No |
| b. Result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under an applicable federal or state ambient air quality standard? | Significant and Unavoidable. | No | No | No | No |
| c. Expose sensitive receptors to substantial pollutant concentrations? | Significant and Unavoidable. | No | No | No | No |
| d. Result in other emissions (such as those leading to odors) adversely affecting a substantial number of people? | Less Than Significant. | No | No | No | No |

This section is based on the Certified EIR and the following item, which is included as **Appendix A** to this Technical Memorandum:

- Air Quality Modeling and Greenhouse Gas Emissions Worksheets, prepared by Parker Environmental Consultants, dated February 2023.

## 4.3.1 Impact Determination in the EIR

### AQMP Consistency

As discussed on page 4.2-20 in Section 4.2, Air Quality, of the Certified EIR, the ECTNP would increase dwelling units by 18 percent, population by 18 percent, and employment by 42 percent over existing conditions within the ECTNP Area. On a Citywide basis, this increased population and employment is within the assumptions of the 2012-2035 RTP/SCS provided to SCAQMD for the 2012 AQMP. Therefore, the Certified EIR concluded that the ECTNP is consistent with the goals and policies of the 2012-2035 RTP/SCS and AQMP and with the Citywide growth assumptions for the City of Los Angeles, and as such, would not conflict with or obstruct implementation of applicable air quality plans. Potential impacts were therefore determined to be less than significant.

### Construction

On page 4.2-21, the Certified EIR determined that exhaust-related $NO_X$ construction emissions could exceed the SCAQMD regional significance threshold, depending primarily on truck activity.

In addition, it is likely that the construction of individual projects would generate emissions that exceed the SCAQMD regional VOC significance threshold (related to architectural coatings). In addition to regional thresholds, SCAQMD has established localized thresholds that are dependent on the size of the project site and the distance from emissions to sensitive land uses. Depending on the specifics of the project being developed, the Certified EIR anticipated that emissions from construction activities would exceed the localized thresholds due to the dense nature of development and the associated proximity of existing sensitive land uses. Accordingly, the Certified EIR concluded that, without mitigation, the ECTNP would result in a significant impact related to regional and localized construction emissions.

Regarding toxic air contaminants (TACs), there is no specifically planned development as a part of the ECTNP. There is no construction schedule or phasing, and it is difficult to accurately characterize emissions from the wide range of projects that may be constructed. Construction emissions were assessed as a new source, and example projects were compared to the SCAQMD thresholds. Depending on the specifics of future development projects (i.e., amount of diesel particulate emissions and sensitive receptor locations), it is anticipated that emissions from construction activities would exceed the health risk significance thresholds established by the SCAQMD. It is also likely that specific development projects constructed within the ECTNP Area would have overlapping construction activities and combined emissions that exceed the thresholds. Therefore, without mitigation, implementation of the ECTNP would result in a significant construction impact related to exposing people to substantial pollutant concentrations.

Mitigation Measure AQ1, provided below, was included in the Certified EIR to reduce regional and local emissions generated by various construction activities, including equipment operation, truck trips, and painting. However, a reduction in emissions below the SCAQMD significance thresholds was not demonstrated in the absence of specific project details to assess. It is reasonable to assume that a construction project within the ECTNP Area could generate emissions that would exceed the significance thresholds despite Mitigation Measure AQ1. Therefore, construction activities associated with implementing the ECTNP would result in a significant and unavoidable regional and localized construction impact related to violating an air quality standard and/or contributing substantially to an existing or projected air quality violation after mitigation.

While Mitigation Measure AQ1 would also reduce TAC emissions generated by various construction activities, the Certified EIR determined that a reduction in emissions below the SCAQMD thresholds cannot be demonstrated in the absence of specific project details to assess. Therefore, the Certified EIR concluded that a construction project within the ECTNP Area could generate emissions that would exceed the significance thresholds, exposing sensitive receptors to substantial pollutant concentrations, despite Mitigation Measure AQ1. As such, this impact (construction) is determined to be significant and unavoidable.

### Operation

Implementation of the ECTNP would generate mobile source emissions and area source emissions associated with increased development. Mobile source emissions were estimated using cumulative VMT data presented in Section 4.12, Transportation and Traffic, of the Certified EIR, and vehicle emission rates from CARB's EMFAC2014 model. Additional sources of emissions associated with land use development include natural gas use and volatile emissions of ROG from consumer products and cleaning supplies. These emissions were estimated based on the methodology used in the CalEEMod and data presented in Section 4.13, Utilities and Service Systems, of the Certified EIR. The 2015 With Project Scenario would result in a theoretical calculated significant impact related to regional operational emissions, because it assumes the ECTNP would be fully implemented and all anticipated development constructed and occupied by 2015, which would not occur. The 2035 With Project scenario was found to result in a less than significant impact related to regional operational emissions due to more stringent regulations. Accordingly, the ECTNP would not generate emissions that exceed the SCAQMD regional significance thresholds shown in Table 4.2-7 of the Certified EIR. Therefore, the ECTNP was found to result in a less than significant impact related to regional operational emissions and would not violate an air quality standard or contribute substantially to an existing or projected air quality violation.

### Odors

On page 4.2-29, the Certified EIR determined that the ECTNP does not include land uses that are typically associated with odor complaints, and therefore, implementation of the ECTNP would result in a less than significant impact related to odors.

### Mitigation Measures

The following mitigation measure was included in the Certified EIR to reduce impacts related to air quality:

**AQ1** The City shall require all applicants to include in the agreements with contractors and subcontractors the following best management practices in contract specifications:

- Use properly tuned and maintained equipment.
- Contractors shall enforce the idling limit of five minutes as set forth in the California Code of Regulations.
- Use diesel-fueled construction equipment to be retrofitted with after treatment products (e.g., engine catalysts) to the extent they are readily available and feasible.
- Use heavy duty diesel-fueled equipment that uses low NOx diesel fuel to the extent it is readily available and feasible.
- Use construction equipment that uses low polluting fuels (i.e., compressed natural gas, liquid petroleum gas, and unleaded gasoline) to the extent available and feasible.
- Maintain construction equipment in good operating condition to minimize air pollutants.

- Project applicants shall ensure that all construction equipment meets or exceeds equivalent emissions performance to that of U.S. Environmental Protection Agency (USEPA) Tier 4 standards for non-road engines. In the event that Tier 4 engines are not available for any off-road equipment larger than 100 horsepower, that equipment shall be equipped with a Tier 3 engine, or an engine that is equipped with retrofit controls to reduce exhaust emissions of nitrogen oxides and diesel particulate matter to no more than Tier 3 levels unless certified by engine manufacturers or the on-site air quality construction mitigation manager that the use of such devices is not practical for specific engine types. For purposes of this condition, the use of such devices is "not practical" for the following, as well as other, reasons:
    - There is no available retrofit control device that has been verified by either the CARB or USEPA to control the engine in question to Tier 3;
    - The construction equipment is intended to be on site for five days or less; or
    - Relief may be granted from this requirement if a good faith effort has been made to comply with this requirement and that compliance is not practical.
- The use of a retrofit control device may be terminated immediately, provided that a replacement for the equipment item in question meeting the required controls occurs within ten days of termination of the use, if the equipment would be needed to continue working at this site for more than 15 days after the use of the retrofit control device is terminated, if one of the following conditions exists:
    - The use of the retrofit control device is excessively reducing the normal availability of the construction equipment due to increased down time for maintenance, and/or reduced power output due to an excessive increase in back pressure;
    - The retrofit control device is causing or is reasonably expected to cause engine damage;
    - The retrofit control device is causing or is reasonably expected to cause a substantial risk to workers or the public; or
    - Any other seriously detrimental cause which has the approval of the project manager prior to implementation of the termination.
- Construction contractors shall use electricity from power poles rather than temporary gasoline or diesel power generators, as feasible.
- Use building materials, paints, sealants, mechanical equipment, and other materials that yield low air pollutants and are nontoxic.
- Construction contractors shall utilize super-compliant architectural coatings as defined by the South Coast Air Quality Management District (Volatile Organic Compound standard of less than ten grams per liter).
- Construction contractors shall utilize materials that do not require painting, as feasible.
- Construction contractors shall use pre-painted construction materials, as feasible.

### 4.3.2 Do Proposed Changes Involve New Significant Impacts or Substantially More Severe Impacts?

**Air Quality Plan**

*Consistency with the AQMP*

A significant air quality impact may occur if the Project is not consistent with the applicable Air Quality Management Plan (AQMP) or would in some way represent a substantial hindrance to employing the policies or obtaining the goals of that plan. In the case of projects proposed within the City of Los Angeles or elsewhere in the South Coast Air Basin (Basin), the applicable plan is the AQMP, which is prepared by the South Coast Air Quality Management District (SCAQMD), which is the agency principally responsible for comprehensive air pollution control in the Basin. To that end, the SCAQMD, a regional agency, works directly with the SCAG, county transportation commissions, local governments, and cooperates actively with all state and federal government agencies. The SCAQMD develops rules and regulations, establishes permitting requirements, inspects emissions sources, and enforces such measures through educational programs or fines, when necessary.

The Project Site is located within the Basin and is therefore under the jurisdiction of the SCAQMD. In conjunction with SCAG, SCAQMD is responsible for formulating and implementing air pollution control strategies. The SCAQMD is directly responsible for reducing emissions from stationary (area and point), mobile, and indirect sources. It has responded to this requirement by preparing a series of AQMPs. The most recent AQMP was adopted by the Governing Board of the SCAQMD on December 2, 2022 ("2022 AQMP"). The 2022 AQMP establishes a comprehensive air pollution control program leading to the attainment of State and federal air quality standards in the Basin, which is a non-attainment area. The 2022 AQMP represents a thorough analysis of existing and potential regulatory control options, includes available, proven, and cost-effective strategies, and seeks to achieve multiple goals in partnership with other entities promoting reductions in greenhouse gasses and toxic risk, as well as efficiencies in energy use, transportation, and goods movement. The 2022 AQMP recognizes the critical importance of working with other agencies to develop funding and incentives that encourage the accelerated transition to cleaner vehicles, and the modernization of buildings and industrial facilities to cleaner technologies in a manner that benefits not only air quality, but also local businesses and the regional economy.

In addition, SCAG approved their 2020-2045 RTP/SCS that include transportation programs, measures, and strategies generally designed to reduce vehicle miles traveled (VMT), which are contained within baseline emissions inventory in the 2022 AQMP. The transportation strategy and transportation control measures (TCMs), included as part of the 2022 AQMP and the State Implementation Plan (SIP) for the South Coast Air Basin, are based on SCAG's 2020-2045 RTP/SCS (Connect SoCal) and Federal Transportation Improvement Program (FTIP).[16] For

[16] *SCAQMD, Final 2022 AQMP, December 2, 2022, at Page ES-24-51.*

purposes of assessing a project's consistency with the AQMP, projects that are consistent with the growth forecast projections of employment and population forecasts identified in the RTP/SCS are considered consistent with the AQMP, since the growth projections contained in the RTP/SCS form the basis of the land use and transportation control portions of the AQMP.

SCAG has the responsibility for preparing and approving the portions of the AQMP relating to regional demographic projections and integrated regional land use, housing, employment, and transportation programs, measures, and strategies. With respect to the determination of consistency with AQMP growth assumptions, the projections in the AQMP for achieving air quality goals are based on assumptions in SCAG's 2020-2045 RTP/SCS regarding population, housing, and growth trends. Determining whether or not a project exceeds SCAG's growth forecasts involves the evaluation of the following: (1) consistency with applicable population, housing, and employment growth projections; (2) project mitigation measures; and (3) appropriate incorporation of AQMP land use planning strategies.

A project is consistent with the AQMP, in part, if it is consistent with the population, housing, and employment assumptions that were used in the development of the AQMP. As discussed in response to Checklist Question 4.14(a), Population and Housing, the Project is consistent with the regional growth projections for the Los Angeles Subregion and is consistent with the smart growth policies of the 2020-2045 RTP/SCS to increase housing density within close proximity to HQTAs. The Project would concentrate new development within a half of a mile (walking distance) of several Metro and Culver City bus lines that connect to all regions of the Los Angeles and Culver City areas, specifically the transit corridors along Venice Boulevard, Washington Boulevard, and Culver Boulevard. Thus, the Project Site's location provides opportunities for residents, patrons, and visitors to use public transit to reduce vehicle trips.

The Project Site is also located in a TPA as defined by PRC Sections 21099 and 21064.3. The California Department of Transportation, the U.S. Environmental Protection Agency, and the Metropolitan Transportation Commission have found that focusing development in areas served by transit can result in local, regional and statewide benefits including reduced air pollution and energy consumption. The Project's close proximity to neighborhood-serving commercial/retail land uses and regional transit would result in fewer trips and a reduction to the Project's vehicle miles traveled (VMTs) as compared to the base trip rates for similar stand-alone land uses that are not located in close proximity to transit. Thus, because the Project would be consistent with the growth projections and regional land use planning policies of the most recently adopted RTP/SCS (as discussed in greater detail in response to Checklist Question 4.8(b), Greenhouse Gas Emissions), the Project would not conflict with or obstruct implementation of the 2022 AQMP, and the Project's impacts with respect to AQMP consistency would be less than significant.

*Consistency with Air Quality Element*

The City's Air Quality Element sets forth the goals, objectives, and policies that guide the City in the implementation of its air quality improvement programs and strategies. Goals, objectives, and

polices of the Air Quality Element that are relevant to the Project include minimizing traffic congestion and increasing energy efficiency, as well as reducing air pollutant emissions consistent with the AQMP. A detailed analysis of the consistency of the Project with relevant policies in the City's General Plan Air Quality Element is presented in Table 4-1, Project Consistency with Applicable Policies of the General Plan Air Quality Element. As shown in Table 4-1, the Project would not conflict with the applicable goals, objectives, and policies set forth in the City's General Plan Air Quality Element. Therefore, impacts related to consistency with the applicable air quality policies in the General Plan would be less than significant.

**Table 4-1**
**Project Consistency with Applicable Policies of the General Plan Air Quality Element**

| Policy | Consistency Analysis |
|---|---|
| **Goal 1:** Good air quality and mobility in an environment of continued population growth and healthy economic structure. | **No Conflict.** Discussed in more detail below, the Project would not exceed any regional air quality standards during operation. The Project would place dwelling units and ground-floor commercial space in a TPA and HQTA, thereby minimizing demands for vehicles and reducing regional VMT. The Project would thereby encourage walking from the new residential units to the on-site and nearby commercial uses. The Project Site's location near mass transit and proximity to services, retail stores, and employment opportunities promotes a pedestrian-friendly environment. The Project would improve the public sidewalks in accordance with the Mobility Plan standards adjacent to Project Site on Venice Boulevard and would include active ground floor uses to enhance the pedestrian experience and promote walkability. In addition, the Project would provide on-site bicycle spaces to promote travel by bicycle. Thus, the Project would not conflict with this goal. |
| **Objective 1.1:** It is the objective of the City of Los Angeles to reduce air pollutants consistent with the Regional Air Quality Management Plan (AQMP), increase traffic mobility, and sustain economic growth citywide. | **No Conflict.** As discussed herein, the Project would be consistent with the 2022 AQMP and would not exceed regional air quality standards during operation. Additionally, the Project Site's location in proximity to transit, services, retail stores, and employment opportunities promotes the use of a variety of transportation options, which includes walking, biking, and the use of public transportation. |
| **Objective 1.3:** It is the objective of the City of Los Angeles to reduce particulate air pollutants emanating from unpaved areas, parking lots, and construction sites. | **No Conflict.** The Project would adhere to SCAQMD Rules that regulate particulate emissions. Construction workers would not utilize any unpaved roads, but may utilize the western parking lot during construction to avoid parking on the surrounding streets. During the earthwork phases of construction, the Project would comply with SCAQMD Rule 403, which requires dust control measures that would reduce particulate air pollutants from construction activity. The Project |

**Table 4-1**
**Project Consistency with Applicable Policies of the General Plan Air Quality Element**

| | |
|---|---|
| | Site would be watered to suppress dust emissions as required through SCAQMD Rule 403. |
| **Policy 1.3.1:** Minimize particulate emissions from construction sites. | **No Conflict.** Construction activities associated with the Project would be required to comply with CARB's In-Use Off-Road Diesel Regulation, which controls the construction fleet engine fuel efficiency, and with CARB's Airborne Toxic Control Measure (ATCM), which also sets requirements for construction fleet engines and horsepower. Further, the Project would comply with SCAQMD Rule 403—Fugitive Dust, which requires appropriate dust control measures to be implemented during each phase of development. Accordingly, particulate emissions at the Project Site during construction of the Project would be minimized. Therefore, the Project would not conflict with this policy. |
| **Policy 1.3.2:** Minimize particulate emissions from unpaved roads and parking lots which are associated with vehicular traffic. | **No Conflict.** The Project would not utilize any unpaved roads, but may utilize the western parking lot during construction to avoid construction workers parking on the surrounding streets. During the earthwork phases of construction, the Project would incorporate measures that would reduce particulate air pollutants from construction activity. The Project Site would be watered to suppress dust emissions as required through SCAQMD Rule 403. Therefore, the Project would not conflict with this policy. See also description under Policy 1.3.1. |
| **Goal 2:** Less reliance on single-occupant vehicles with fewer commute and non-work trips. | **No Conflict.** The Project would place new dwelling units and ground-floor commercial space in a TPA and HQTA, thereby minimizing demands for vehicles and reducing regional VMT. The Project would thereby encourage walking from the new residential units to the on-site and nearby commercial uses. The Project Site's location near mass transit and proximity to services, retail stores, and employment opportunities promotes a pedestrian-friendly environment. Additionally, the Project would include bicycle parking on-site to encourage travel by bicycle. Therefore, the Project would promote other modes of travel besides single-occupant vehicles and would not conflict with this goal. |
| **Objective 2.1:** It is the objective of the City of Los Angeles to reduce work trips as a step towards attaining trip reduction objectives necessary to achieve regional air quality goals. | **No Conflict.** As mentioned above, the Project Site's location near mass transit options and proximity to services, retail stores, and employment opportunities promotes other modes of transportation, such as walking and bicycling. This option for future residents and employees of the Project Site would serve to reduce trips and VMT. As such, the Project would not conflict with this |

**Table 4-1**
**Project Consistency with Applicable Policies of the General Plan Air Quality Element**

| | |
|---|---|
| | objective. |
| **Policy 2.2.1.** Discourage single-occupant vehicle use through a variety of measures such as market incentive strategies, mode-shift incentives, trip reduction plans and ridesharing subsidies. | **No Conflict.** The Project would discourage single-occupant vehicle use by providing 0.5 parking spaces per dwelling unit. The Project Site's proximity to local bus, rapid bus, and bicycle and pedestrian infrastructure will promote transportation options residents who would have options for commuting to work. The Project Site is a TOC Tier 3 location with transit stops along Venice, Culver, Exposition, and Washington Boulevards. Metro operates the Expo (E) railway line along Exposition Boulevard and bus lines 33 and rapid line 733 along Venice Boulevard. LADOT Commuter Express line 437A provides long-distance service from Washington Boulevard, with local Culver City bus lines 1, 3, 5, and 7 on Washington and Culver Boulevards, while the Santa Monica Big Blue Bus operates Rapid Line R12. This location is considered a "Walker's Paradise," scoring 95 of 100 points for walkability, while residents can use Class II bicycle lanes on Venice Boulevard. Finally, the Project also provides 7 short-term and 42 long-term bicycle parking spaces. |
| **Goal 4:** Minimal impact of existing land use patterns and future land use development on air quality by addressing the relationship between land use, transportation, and air quality. | **No Conflict.** The Project would provide a variety of land uses, including multi-family residential and commercial space, which are consistent with the surrounding land uses. The Project Site is developed with existing commercial uses and is surrounded by a variety of mixed-use residential and commercial buildings, commercial, office, and light industrial land uses. Thus, the introduction of a mixed-use project with retail and multi-family land uses would be compatible with the existing established land uses in the project area. The Project would also provide direct bicycle and pedestrian access to Venice Boulevard, which connect to major transit lines in the Los Angeles area. Thus, this would reduce VMT, promote alternatives to driving, and aim to improve air quality. The Project Site is located within ½ mile from numerous bus lines, which would reduce overall VMT. The land uses proposed and the location of the Project Site would promote an efficient land use pattern that would be served by public transportation and would overall reduce air quality impacts. Further, as discussed in detail below, the Project would result in less than significant impacts with regard to regional and localized air quality emissions. Thus, based on the above, the Project would minimize impacts from future land use development by addressing the |

**Table 4-1**
**Project Consistency with Applicable Policies of the General Plan Air Quality Element**

| | |
|---|---|
| | relationship between land use, transportation, and air quality, and would not conflict with this goal. |
| **Objective 4.2:** It is the objective of the City of Los Angeles to reduce vehicle trips and vehicle miles traveled associated with land use patterns. | **No Conflict.** The Project would provide a mix of residential and commercial land uses in an area with a variety of entertainment, restaurant, retail, and employment services that would allow residents and employees to live and work in close proximity. The availability of diverse land uses within close proximity and with transit options would promote other modes of transportation such as walking, biking, and public transportation. This would serve to reduce vehicle trips and VMTs associated with the proposed and surrounding land uses. See also description under Goal 4, above. |
| **Policy 4.2.2:** Improve accessibility for the City's residents to places of employment, shopping centers, and other establishments. | **No Conflict.** The Project would include a mix of residential and commercial uses located in the Palms area of the City of Los Angeles. The Project would provide accessibility to mass transit, jobs, and shopping centers along Venice Boulevard. Additionally, due to the variety of mixed uses proposed by the Project on site, the residents would have access to a variety of commercial/retail uses, which would provide access to places of employment and shopping. Therefore, the Project would not conflict with this policy. |
| **Policy 4.2.3:** Ensure that new development is compatible with pedestrians, bicycles, transit, and alternative fuel vehicles. | **No Conflict.** The design of the Project would encourage patrons to walk and bike to and from the Project Site. The Project would provide pedestrian-oriented connectivity along Venice Boulevard, which would provide direct street frontage and pedestrian access to the Project Site, compared to the existing on-site surface parking lot that buffers commercial uses and the sidewalks. In addition, through the implementation of the L.A. Green Building Code, the Project would be required to provide the necessary infrastructure for electric vehicle charging stations, and on-site bicycle parking to promote the use of bicycle transportation as an alternative to the vehicle. The Project would also include a bicycle repair workstation and shower facilities to further encourage bicycle travel among residents and employees. Thus, the Project would not conflict with this policy. |
| **Policy 4.2.4.** Require that air quality impacts be a consideration in the review and approval of all discretionary projects. | **No Conflict.** The Project's air quality impacts are analyzed in this document, and as discussed herein, all impacts with respect to air quality would be less than significant. |
| **Policy 4.2.5:** Emphasize trip reduction, alternative transit and congestion management measures for discretionary projects. | **No Conflict.** The Project is an infill mixed-use residential and commercial development. The Project would include neighborhood-serving restaurant uses that would serve Project residents |

**Table 4-1**
**Project Consistency with Applicable Policies of the General Plan Air Quality Element**

| | |
|---|---|
| | and the Project vicinity, thereby reducing VMT that would otherwise be generated to travel to similar commercial and retail uses elsewhere in the community. In addition, the Project would include on-site bicycle parking to encourage alternate modes of transportation. Therefore, the Project would not conflict with this policy. |
| **Policy 5.1.2:** Effect a reduction in energy consumption and shift to non-polluting sources of energy in its buildings and operations. | **No Conflict.** As discussed in more detail in Section 6.8, Greenhouse Gas Emissions of this Technical Memorandum, the implementation of the Project Design Features together with the requirements established by the City's Green Building Code would reduce energy consumption for the Project. The Project would be required to meet the Title 24 2022 Standards, which includes stringent Building Energy Efficiency Standards. Therefore, the Project would not conflict with this policy. |
| **Policy 5.1.4:** Reduce energy consumption and associated air emissions by encouraging waste reduction and recycling. | **No Conflict.** As stated above, compliance with the City's Green Building Code would reduce energy consumption for the Project. Furthermore, operations on the Project Site would continue to be subject to requirements set forth in AB 939 requiring each city and county to divert 50 percent of its solid waste from landfill disposal through source reduction, recycling, and composting. Additionally, as required by the California Solid Waste Reuse and Recycling Access Act of 1991, the Applicant would be required to provide adequate storage areas for the collection and storage of recyclable waste materials, which would reduce air emissions associated with said waste. Therefore, the Project would not conflict with this policy. |
| *Source(s): Policies applicable to the Project were derived from the City's General Plan Air Quality Element, Adopted November 1992; Project consistency analysis by Parker Environmental Consultants, 2022.* | |

## Construction Emissions

For purposes of analyzing impacts associated with air quality, this analysis assumes a construction schedule of approximately 20 months, with a final buildout year in 2027. This construction schedule is conservative and yields the maximum daily impacts. Construction activities associated with the Project would be undertaken in four main steps: (1) demolition/site clearing; (2) grading/excavation; (3) building construction; and (4) architectural coating/finishing. The building construction phase includes the construction of the proposed building, connection of utilities to the building, and landscaping the Project Site. Construction activities would temporarily create emissions of dusts, fumes, equipment exhaust, and other air contaminants. Construction

activities involving foundation preparation would primarily generate $PM_{2.5}$ and $PM_{10}$ emissions. Mobile sources (such as diesel-fueled equipment onsite and traveling to and from the Project Site) would primarily generate $NO_x$ emissions. The application of architectural coatings would primarily result in the release of ROG emissions. The amount of emissions generated on a daily basis would vary, depending on the amount and types of construction activities occurring at the same time.

The Project's construction emissions were quantified utilizing the California Emissions Estimator Model (CalEEMod *Version 2022.1*) as recommended by the SCAQMD. Table 4-2, Estimated Peak Daily Construction Emissions, identifies daily emissions that are estimated to occur on peak construction days for each phase of the Project construction. These calculations assume that appropriate dust control measures and compliance with AQMD Rules (i.e., Rule 403, Rule 1403, Rule 1113 Rule 1108, and Rule 1138) and regulations would be implemented as part of the Project during each phase of development. As shown in Table 4-2, construction-related daily emissions associated with the Project would be below the peak daily regional SCAQMD significance thresholds for criteria pollutants during the construction phases. Therefore, construction impacts are considered to be less than significant.

**Table 4-2**
**Estimated Peak Daily Construction Emissions**

| | Emissions in Pounds per Day | | | | | |
|---|---|---|---|---|---|---|
| **Emission Source** | **ROG** | **$NO_x$** | **CO** | **$SO_2$** | **$PM_{10}$** | **$PM_{2.5}$** |
| 2024 | 1.72 | 17.8 | 17.5 | 0.03 | 4.06 | 2.18 |
| 2025 | 5.35 | 11.5 | 17.2 | 0.02 | 1.03 | 0.55 |
| **Maximum Daily Construction Emissions:** | **5.35** | **17.8** | **17.5** | **0.03** | **4.06** | **2.18** |
| **SCAQMD Daily Significance Thresholds:** | **75** | **100** | **550** | **150** | **150** | **55** |
| **Significant Impact?** | **No** | **No** | **No** | **No** | **No** | **No** |

*Note: Calculations assume compliance with SCAQMD Rule 403 – Fugitive Dust and Rule 1113 – Architectural Coatings. The interface on CalEEMod (Version 2022.1) lists these rules under the "Mitigation" tab, when they are actually required rules by the SCAQMD. The term "Mitigation" in CalEEMod is defined differently than "Mitigation Measures" in this Technical Memorandum. The model does not allow for these regulatory measures to be implemented in the "unmitigated project" impact scenario. As such, the values that appear under the "Mitigated" results columns are reflective of the Modified Project impacts that are compliant with required regulations. Source: CalEEMod 2022.1, Calculation sheets are provided in Appendix A to this Technical Memorandum.*

## Operational Emissions

### *Existing Emissions*

The Project Site is currently developed with a one-story commercial building and a surface parking lot. The existing conditions baseline reflect existing daily operational emissions from the actively used portions of the existing Project Site, which is approximately 5,251 square feet. The existing use generates air pollutant emissions from stationary sources, such as space and water heating,

architectural coatings (paint), and mobile vehicle traffic traveling to and from the Project Site. The peak daily emissions generated by the existing uses at the Project Site were estimated utilizing the California Emissions Estimator Model (CalEEMod *Version 2022.1*). As shown in Table 4-3, motor vehicles are the primary source of air pollutant emissions associated with existing uses at the Project Site.

**Table 4-3**
**Existing Daily Operational Emissions from Project Site**

| Emissions Source | Emissions in Pounds per Day | | | | | |
|---|---|---|---|---|---|---|
| | ROG | $NO_x$ | CO | $SO_x$ | $PM_{10}$ | $PM_{2.5}$ |
| **Summertime (Smog Season) Emissions** | | | | | | |
| Mobile Sources | 0.82 | 0.47 | 4.70 | 0.01 | 0.26 | 0.05 |
| Area Sources | 0.16 | <0.005 | 0.23 | <0.005 | <0.005 | <0.005 |
| Energy Sources | <0.005 | 0.01 | 0.01 | <0.005 | <0.005 | <0.005 |
| ***Total Emissions*** | ***0.98*** | ***0.48*** | ***4.93*** | ***0.01*** | ***0.26*** | ***0.05*** |
| **Wintertime (Non-Smog Season) Emissions** | | | | | | |
| Mobile Sources | 0.80 | 0.52 | 4.57 | 0.01 | 0.26 | 0.05 |
| Area Sources | 0.13 | -- | -- | -- | -- | -- |
| Energy Sources | <0.005 | 0.01 | 0.01 | <0.005 | <0.005 | <0.005 |
| ***Total Emissions*** | ***0.93*** | ***0.52*** | ***4.58*** | ***0.01*** | ***0.26*** | ***0.05*** |

*Source: CalEEMod 2022.1, Calculation sheets are provided in Appendix A to this Technical Memorandum.*

*Project Emissions*

The Project would result in the demolition of the existing commercial building and the development of a seven-story mixed-use residential and commercial building. Operational emissions generated by both stationary and mobile sources would result from normal day-to-day activities of the Project. Area source emissions would be generated by the consumption of natural gas and landscape maintenance. Mobile emissions would be generated by the motor vehicles traveling to and from the Project Site.

The analysis of daily operational emissions associated with the Project has been prepared utilizing CalEEMod (*Version 2022.1*). The results of these calculations are presented in Table 4-4, Project Estimated Daily Operational Emissions. As shown, the operational emissions generated by the Project would not exceed the daily regional thresholds of significance set by the SCAQMD. Therefore, impacts associated with regional operational emissions from the Project would not conflict with or obstruct implementation of the applicable air quality plan and air quality impacts would be less than significant.

**Table 4-4**
**Project Estimated Daily Operational Emissions**

| Emissions Source | Emissions in Pounds per Day | | | | | |
|---|---|---|---|---|---|---|
| | ROG | $NO_x$ | CO | $SO_x$ | $PM_{10}$ | $PM_{2.5}$ |
| **Summertime (Smog Season) Emissions** | | | | | | |
| Mobile Sources | 1.04 | 0.72 | 8.39 | 0.02 | 0.75 | 0.14 |
| Area Sources | 1.81 | 0.03 | 3.33 | <0.005 | <0.005 | <0.005 |
| Energy Sources | <0.005 | 0.07 | 0.06 | <0.005 | 0.01 | 0.01 |
| Stationary Sources | 0.82 | 3.67 | 2.09 | <0.005 | 0.12 | 0.12 |
| ***Total Project Emissions*** | ***3.68*** | ***4.49*** | ***13.9*** | ***0.02*** | ***0.88*** | ***0.27*** |
| *Less Existing On-Site Emissions* | *(0.98)* | *(0.48)* | *(4.93)* | *(0.01)* | *(0.26)* | *(0.05)* |
| **NET Project Emissions** | **2.70** | **4.01** | **8.97** | **0.01** | **0.62** | **0.22** |
| **SCAQMD Thresholds** | **55** | **55** | **550** | **150** | **150** | **55** |
| **Potentially Significant Impact?** | **No** | **No** | **No** | **No** | **No** | **No** |
| **Wintertime (Non-Smog Season) Emissions** | | | | | | |
| Mobile Sources | 1.03 | 0.79 | 7.78 | 0.02 | 0.74 | 0.14 |
| Area Sources | 1.47 | -- | -- | -- | -- | -- |
| Energy Sources | <0.005 | 0.07 | 0.06 | <0.005 | 0.01 | 0.01 |
| Stationary Sources | 0.82 | 3.67 | 2.09 | <0.005 | 0.12 | 0.12 |
| ***Total Project Emissions*** | ***3.32*** | ***4.53*** | ***9.93*** | ***0.02*** | ***0.88*** | ***0.27*** |
| *Less Existing On-Site Emissions* | *(0.93)* | *(0.52)* | *(4.58)* | *(0.01)* | *(0.26)* | *(0.05)* |
| **NET Project Emissions** | **2.39** | **4.01** | **5.35** | **0.01** | **0.62** | **0.22** |
| **SCAQMD Thresholds** | **55** | **55** | **550** | **150** | **150** | **55** |
| **Potentially Significant Impact?** | **No** | **No** | **No** | **No** | **No** | **No** |

*Source: CalEEMod 2022.1, Calculation sheets are provided in Appendix A to this Technical Memorandum.*

## Sensitive Receptors

*Localized Significance Thresholds*

The SCAQMD has developed localized significance thresholds (LSTs) that are based on the amount of pounds of emissions per day that can be generated by a project that would cause or contribute to adverse localized air quality impacts. These localized thresholds, which are found in the mass rate look-up tables in the "Final Localized Significance Threshold Methodology" document prepared by the SCAQMD,[17] apply to projects that are less than or equal to five acres in size and are only applicable to the following criteria pollutants: $NO_x$, CO, $PM_{10}$, and $PM_{2.5}$. LSTs represent the maximum emissions from a project that are not expected to cause or contribute to an exceedance of the most stringent applicable federal or State ambient air quality standards and are developed based on the ambient concentrations of that pollutant for each source receptor area (SRA). For $PM_{10}$, the LSTs were derived based on requirements in SCAQMD Rule 403 −

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

Fugitive Dust. For $PM_{2.5}$, the LSTs were derived based on a general ratio of $PM_{2.5}$ to $PM_{10}$ for both fugitive dust and combustion emissions.

LSTs are provided for each of SCAQMD's 38 SRAs at various distances from the source of emissions. The Project Site is located within SRA 2, which covers the West Los Angeles County area. The mass rate look-up tables provide LSTs for one-acre, two-acre, and five-acre sites. Since the portion of the Project Site to be graded is approximately 0.29 acres, the one-acre LSTs were conservatively applied for the Project Site.

The SCAQMD identifies the following as sensitive receptors: long-term health care facilities, rehabilitation centers, convalescent centers, retirement homes, residences, schools, playgrounds, childcare centers, and athletic facilities.[18] There are six sensitive receptors located within 500 feet of the Project Site that could potentially be subject to localized air quality impacts associated with construction of the Project. These sensitive receptors are identified as the following:

1. Residences immediately north of Project Site fronting Cardiff Avenue and Bagley Avenue;
2. Mixed-use with residential, 9343 W. Venice Boulevard;
3. Mixed-use with residential, 9345 W. Venice Boulevard;
4. Mixed-use with residential, 9315 W. Venice Boulevard;
5. Residences fronting Watseka Avenue; and
6. Residences fronting Canfield Avenue.

Given the proximity of these sensitive receptors to the Project Site, the LSTs for a one-acre site with receptors located within 25 meters was used to address the potential localized air quality impacts associated with the construction-related $NO_X$, CO, $PM_{10}$, and $PM_{2.5}$ emissions for each construction phase.

*Localized Construction Emissions*

Emissions from construction activities have the potential to generate localized emissions that may expose sensitive receptors to harmful pollutant concentrations. However, as shown in Table 4-5, Localized On-Site Peak Daily Construction Emissions, peak daily emissions generated within the Project Site during construction activities for each phase would not exceed the applicable construction LSTs for an approximate one-acre site in SRA 2. These calculations assume that appropriate dust control measures would be implemented as part of the Project during each phase of development, as required by SCAQMD Rule 403 - Fugitive Dust. Specific Rule 403 control requirements include, but are not limited to, applying water in sufficient quantities to prevent the generation of visible dust plumes, applying soil binders to uncovered areas, reestablishing ground cover as quickly as possible, utilizing a wheel washing system to remove bulk material from tires and vehicle undercarriages before vehicles exit the Project Site, and maintaining effective cover over exposed areas. Therefore, with implementation of the regulatory code compliance measures

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

identified above, the Project would not expose sensitive receptors to substantial pollutant concentrations and localized air quality impacts from construction activities on the off-site sensitive receptors would be less than significant.

**Table 4-5**
**Localized On-Site Peak Daily Construction Emissions**

| Construction Phase [a] | Total On-site Emissions (Pounds per Day) | | | |
|---|---|---|---|---|
| | $NO_x$ [b] | CO | $PM_{10}$ | $PM_{2.5}$ |
| Demolition/Site Clearing | 13.2 | 12.2 | 0.72 | 0.54 |
| Grading/Excavation | 15.9 | 15.4 | 3.5 | 2.02 |
| Building Construction | 11.5 | 14.3 | 0.50 | 0.46 |
| Architectural Coatings | 5.86 | 7.25 | 0.15 | 0.14 |
| **SCAQMD Localized Thresholds** [c] | **103** | **562** | **4** | **3** |
| *Potentially Significant Impact?* | *No* | *No* | *No* | *No* |

[a] *The localized thresholds for all phases are based on a receptor within a distance of 25 meters in SCAQMD's SRA 2 for a Project Site of one acre.*
[b] *The localized thresholds listed for $NO_x$ takes into consideration the gradual conversion of $NO_x$ to $NO_2$ and are provided in the mass rate look-up tables in the SCAQMD's "Final Localized Significance Threshold Methodology" guidance document. The analysis of localized air quality impacts associated with $NO_x$ emissions is focused on $NO_2$ levels as they are associated with adverse health effects.*
*Source: CalEEMod 2022.1, Calculation sheets are provided in Appendix A to this Technical Memorandum.*

*Localized Operational Emissions*

With regard to localized emissions from motor vehicle travel, traffic congested roadways and intersections have the potential to generate localized high levels of carbon monoxide (CO). The Basin is currently designated as a CO attainment area for both the CAAQS and the NAAQS. The Basin has been in attainment for CO since 2007, and CO levels in the SRA 2 remain substantially below the federal and state standards. The maximum CO levels during 2020 were recorded at 1.9 ppm (one-hour average) and 1.5 ppm (eight-hour average), compared to the thresholds of 20 ppm (one-hour average) and 9.0 (eight-hour average).[19] In its 2003 AQMP, the SCAQMD conducted CO hot-spot analyses at the four worst-case intersections in the Basin. The SCAQMD noted that the intersection of Wilshire Boulevard and Veteran Avenue was the most congested intersection in Los Angeles County, with an average daily traffic volume of approximately 100,000 vehicles per day. The data provided in Table 4-10 of Appendix V of the 2003 AQMP shows that the peak modeled CO concentration due to vehicle emissions at all four intersections was 4.6 ppm (one-hour average) and 3.2 (eight-hour average) at Wilshire Boulevard and Veteran Avenue. When added to the existing [2003] background CO concentrations, the worst-case CO levels in the Basin was estimated to be 7.6 ppm (one-hour average) and 5.6 ppm (eight-hour average), respectively, which is below the CO thresholds of significance for both the CAAQS and NAAQS. The AQMP therefore concluded that because the Basin is in attainment for CO, and the studied

[19] *The most recent annual ambient air quality data is for the year 2020, https://www.aqmd.gov/docs/default-source/air-quality/historical-data-by-year/aq2020card_final.pdf?sfvrsn=4, accessed August 2022.*

congested intersections do not exceed state thresholds, CO hotspots are less than significant under extreme conditions. Comparatively, recent ambient CO levels in 2020 are substantially lower than they were in 2013. In 2010, LADOT counted the total vehicle trips at the closest intersection at Venice Boulevard and Bagley Avenue. The volume of traffic at this intersection during a 24-hour period was 6,325 trips. Accounting for an approximate 1 percent increase in trips per year, it is estimated this intersection experiences approximately 7,127 trips in a 24-hour period during the year 2022, which is still substantially lower than the studied intersections in the 2003 AQMP study. Therefore, it is reasonable to conclude that the Project would not have the potential to cause or contribute to an exceedance of the California one-hour or eight-hour CO standards of 20 or 9.0 ppm, respectively; or generate an incremental increase equal to or greater than 1.0 ppm for the California one-hour CO standard, or 0.45 ppm for the eight-hour CO standard at any local intersection. Therefore, the Project would not expose sensitive receptors to substantial pollutant concentrations and no further analysis for CO hotspots is warranted. Localized operational emissions would therefore be less than significant.

*Toxic Air Contaminants (TAC)*

*Construction Emissions*

The Project's construction activities would generate toxic air contaminants (TAC) in the form of diesel particulate matter (DPM) emissions associated with the use of heavy trucks and construction equipment during construction. DPM has no acute exposure factors (i.e., no short-term effects). Therefore, the SCAQMD Handbook does not recommend an analysis of TACs from short-term construction activities, which result in a limited duration of exposure. According to SCAQMD methodology, health effects from carcinogenic air toxics are usually described in terms of individual cancer risk. Specifically, "Individual Cancer Risk" is the likelihood that a person continuously exposed to concentrations of TACs over a 70-year lifetime will contract cancer based on the use of standard risk assessment methodology. Given the short-term construction schedule of approximately 20 months, the Project would not result in a long-term (i.e., 70-year) source of TAC emissions. No residual emissions and corresponding individual cancer risk are anticipated after construction. Because there is such a short-term exposure period (20 out of 840 months of a 70-year lifetime), health risks associated with DPM emissions during construction would be less than significant. Moreover, the Project would be required to comply with the CARB Air Toxics Control Measure that limits diesel powered equipment and vehicle idling to no more than 5 minutes at a location. In addition, as discussed above, the Project would not result in a localized significant impact. Furthermore, construction activities would be subject to the regulations and laws relating to toxic air pollutants at the regional, State, and federal level that would protect sensitive receptors from substantial concentrations of these emissions. Therefore, the Project would result in a less than significant impact related to construction TACs.

*Operational Emissions*

The Project consists of a mixed-use residential and commercial development. These uses would not support any land uses or activities that would involve the use, storage, or processing of carcinogenic or non-carcinogenic toxic air contaminants. As such no significant toxic airborne

emissions would result from Project implementation. With the exception of an emergency generator for building operations, the Project would not include any point source emissions that would generate toxic air contaminants. Emergency generators are approved through an emergency generator use permit by the SCAQMD. Compliance with the SCAQMD's emergency diesel generator emission factors and permit conditions would ensure emissions are within regulatory standards and do not pose a significant impact to human health. Therefore, impacts associated with the release of toxic air contaminants would be less than significant.

**Odors**

The Project would not result in activities that create objectionable odors. The Project is a mixed-use residential and commercial project that would not include any land uses typically associated with unpleasant odors and local nuisances (e.g., rendering facilities or dry cleaners). SCAQMD regulations that govern nuisances (i.e., Rule 402, Nuisances) would regulate any occasional odors. While restaurant-related uses have the potential to generate odors from cooking and disposal of organic waste, restaurant operators would be subject to SCAQMD Rule 1138, which requires the installation of odor-reducing equipment. As a result, any odor impacts from the Project would be less than significant.

**Conclusion**

As shown above, the Project would not exceed the regional and localized construction and operational SCAQMD thresholds. The Project would continue to result in less than significant air quality impacts with respect to conflicting with an air quality plan, compliance with applicable federal or state ambient air quality standards, and exposure to sensitive receptors from pollutant concentrations. Therefore, the Project would not result in new or increased significant impacts beyond those already identified in the Certified EIR.

**Mitigation Measures**

While the analysis provided above demonstrates that implementation of the Project would not require any mitigation measures related to air quality, the Project would nevertheless implement Mitigation Measure AQ1 from the Certified EIR.

### 4.3.3 Any Substantial Changes to the Project or Substantial Changes in Circumstances Involving New Significant Impacts or a Substantial Increase in the Severity of Significant Impacts?

The Project would not result in new or increased significant air quality impacts beyond those already identified in the Certified EIR. Instead, the Project's impacts with respect to air quality were determined to be less than significant, which is less than the significant and unavoidable impacts identified in the Certified EIR.

### 4.3.4 Any New Information of Substantial Importance?

There is no new information of substantial importance that has become available relative to air quality. No substantial changes in the environment have occurred since certification of the EIR, and no substantial pollutant emissions or concentrations have been identified within the vicinity of the Project Site that would result in new or more severe significant environmental impacts.

### 4.3.5 EIR's Mitigation Measures Addressing Impact

As stated above, the Certified EIR included Mitigation Measure AQ1 to address impacts with respect to air quality during the construction of specific projects. While the analysis provided above demonstrates that implementation of the Project would not require any mitigation measures related to air quality, the Project would nevertheless implement Mitigation Measure AQ1 from the Certified EIR.

### 4.3.6 Conclusion

Based on the above, no new significant impacts or a substantial increase in previously identified impacts to air quality would occur as a result of the Project. Therefore, the impacts to air quality as a result do not meet the standards for a subsequent or supplemental EIR pursuant to CEQA Guidelines Section 15162.

# 4.4 BIOLOGICAL RESOURCES

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

This section is based on the Certified EIR and the following item, which is included as **Appendix G** to this Technical Memorandum:

- Tree Report, 9431 Venice Boulevard, Culver City, CA 90232, prepared by The Tree Resource, dated September 1, 2022.

### 4.4.1 Impact Determination in the EIR

According to the Certified EIR, the ECTNP Area is an urbanized portion of the City of Los Angeles and is densely developed with a variety of residential, light manufacturing, commercial, retail, office and institutional land uses. There are three endangered species (coastal dunes milk-vetch, Ventura Marsh milk-vetch, and salt marsh bird's-beak) identified in the Beverly Hills Quadrangle, located in the ECTNP Area, and are protected by the Endangered Species Act. The Ventura Marsh milk-vetch was last observed in a meadow near the seashore of Santa Monica in 1964 and the salt marsh bird's-beak was last searched for in Santa Monica in 1980. The coastal dunes milk-vetch was last seen in Santa Monica in 1964. The Ventura Marsh milk-vetch and salt marsh bird's beak have been extirpated and the coastal dunes milk- vetch has possibly been extirpated. Thus, it is unlikely that there are any endangered species within the ECTNP Area. Therefore, the Certified EIR determined that implementation of the ECTNP would result in no impact with respect to biological resources.

**Mitigation Measures**

No impacts were identified related to biological resources. Therefore, no mitigation measures were required.

### 4.4.2 Do Proposed Changes Involve New Significant Impacts or Substantially More Severe Impacts?

The Project Site currently contains a one-story commercial building and associated surface parking lot. As stated above, the majority of the ECTNP Area is fully urbanized. As the Project Site is currently fully developed, development of the Project would not result in the removal of any habitat. Therefore, the Project would not result in new significant impacts related to candidate, sensitive, or special status species.

In addition, there are no riparian areas located on or adjacent to the Project Site. The closest surface water to the Project Site is the Ballona Creek, which is approximately 0.6 mile southeast from the Project Site. However, the Ballona Creek is not identified by the US National Wetlands Inventory as riparian. Therefore, the Project would result in no impact with respect to riparian habitats.

There are no wetlands or water features on the Project Site, and the Ballona Creek is located approximately 0.6 mile southeast from the Project Site. In addition, the Ballona Creek is a channelized area completely surrounded by urban uses. Further, the Ballona Creek does not support wetland flora or fauna. Therefore, the Project would have no impact with respect to wetlands.

There are four street trees in the public right-of-way surrounding the Project Site: two trees along Venice Boulevard and two trees along Cardiff Avenue. No trees are located on the Project Site. Based on the Tree Report prepared for the Project (Appendix G to this Technical Memorandum),

the Project Site does not contain any native vegetation or locally protected tree species. Two existing public street trees within the right-of way along Cardiff Avenue would be removed for the Project, and the two public street trees within the public right-of-way along Venice Boulevard would be retained. Prior to any work on the adjacent public right-of-way, the Applicant will be required to obtain approved plans from the Department of Public Works. As there currently is no approved right-of-way improvement plan and for purposes of conservative analysis under CEQA, Planning has analyzed the potential removal of the two street trees on Cardiff Avenue. Note that street trees within the public right-of way shall not be removed without prior approval of the Board of Public Works/Urban Forestry (BPW) under LAMC Sections 62.161 - 62.171. At the time of preparation of this environmental document, no approvals have been given for any tree removals on-site or in the right-of-way by BPW.

Finally, as stated in Section 6.0, Other CEQA Considerations of the Certified EIR, there are three species identified in the Beverly Hills Quadrangle, located within the ECNTP Area that are protected by the Endangered Species Act that were either last seen or extirpated in 1980. Thus, it is unlikely that there are currently any endangered species in the ECTNP, Additionally, there are no applicable habitat conservation plans associated with the ECTNP. Therefore, the Project would also result in a no impact related to habitat conservation plans.

**Mitigation Measures**

None required.

### 4.4.3 Any Substantial Changes to the Project or Substantial Changes in Circumstances Involving New Significant Impacts or a Substantial Increase in the Severity of Significant Impacts?

The Project would not result in new or increased significant impacts with respect to biological resources beyond those already identified in the Certified EIR.

### 4.4.4 Any New Information of Substantial Importance?

There is no new information of substantial importance that has become available relative to biological resources. No substantial changes in the environment related to biological resources have occurred since certification of the EIR, and no substantial new biological resources have been identified within the vicinity of the Project that would result in new or more severe significant environmental impacts.

### 4.4.5 EIR's Mitigation Measures Addressing Impact

Because the EIR determined the Project would have no impact with respect to biological resources, no mitigation measures were required. Implementation of the Project does not change these impact determinations. Therefore, no additional mitigation measures are required.

### 4.4.6 Conclusion

Based on the above, no new significant impacts to biological resources or a substantial increase in previously identified biological resource impacts would occur as a result of the Project. Therefore, the adoption of the Project does not meet the conditions for a subsequent or supplemental EIR pursuant to CEQA Guidelines Section 15162.

# 4.5 CULTURAL RESOURCES

| Issues (and Supporting Information Sources | Impact Determination in the EIR | Any Substantial Changes Involving New Significant Impacts or Substantially More Severe Impacts? | Any Substantial Changed Circumstances Involving New Significant Impact or Substantially More Severe Impacts? | Any New Information of Substantial Importance? | EIR'S Mitigation Measures Addressing Impacts |
|---|---|---|---|---|---|
| Would the project: | | | | | |
| a. Cause a substantial adverse change in the significance of a historical resource pursuant to § 15064.5? | Significant and Unavoidable. | No | No | No | No |
| b. Cause a substantial adverse change in the significance of an archaeological resource pursuant to § 15064.5? | Less Than Significant with Mitigation. | No | No | No | Yes |
| c. Disturb any human remains, including those interred outside of formal cemeteries? | Less Than Significant. | No | No | No | No |

## 4.5.1 Impact Determination in the EIR

### Historic Resources

According to the Certified EIR, on page 4.3-21 in Section 4.3, Cultural Resources, the ECTNP does not intend to affect designated historical resources (e.g., HCMs) or reasonably expect to incentivize development of properties with designated historical resources. The ECTNP includes plan standards that further protect historical and potentially historical resources by requiring additional review by either the Cultural Heritage Commission or the Office of Historic Resources for projects located on sites with historical resources designated at the federal, state, or local level and potentially historical resources identified in the City of Los Angeles' SurveyLA report, as updated. When compared to current processes, the ECTNP is expected to have a neutral or beneficial impact to designated historical resources and a beneficial impact to non-designated resources, due to these plan standards.

The ECTNP incorporates changes that will assist in further protecting both designated and eligible historic resources (including a new process that requires historical resource review of projects involving properties in SurveyLA), and the City has an existing regulatory framework for the protection of historical resources. However, it is possible that demolition and/or significant alteration to some of the historical resources identified in the Certified EIR may occur. Therefore, impacts from implementation of the ECTNP related to historic resources would be significant and unavoidable, as identified in the Certified EIR.

### Archaeological Resources

As discussed on page 4.3-23, the Certified EIR included a records search of the ECTNP Area, which identified one archaeological site (19-003803) within the ECTNP Area and seven additional sites within one half-mile radius of the ECTNP Area. Additionally, one isolate (19-100249) was identified within one half-mile radius of the ECTNP Area. The ECTNP Area is highly disturbed, and any archeological resources that may have existed at the surface have likely been disturbed by past development. Therefore, the uppermost sediments are not anticipated to contain substantial amounts of archeological resources. However, based upon the archaeological sensitivity of the surrounding area, buried prehistoric or historic cultural resources may be present within the ECTNP Area. Mitigation Measures CR1 and CR2, provided below, were proposed to reduce impacts related to archaeological resources to a less than significant level.

### Human Remains

The ECTNP Area is highly urbanized and has been heavily disturbed and developed. Unmarked cemeteries or graves have likely been disturbed by past development. Given the Mission-associated Native American history of the Los Angeles Basin, and the practice to bury people outside Mission grounds in informal cemeteries, the potential to unearth human remains during excavation and grading activities exists. However, in accordance with California Health and Safety Code Section 7050.5, if any human remains are encountered during construction, the City will require that work in the immediate area of the find be halted and the Los Angeles County Coroner be contacted. It was found that no further disturbance will occur until the Los Angeles County Coroner has made the necessary findings as to origin and disposition. If the remains are determined to be those of a Native American, the Native American Heritage Commission in Sacramento shall be contacted before the remains are removed in accordance with PRC Section 21083.2. Therefore, on page 4.3-25, the Certified EIR determined that implementation of the ECTNP would result in a less than significant impact related to human remains.

### Mitigation Measures

The following mitigation measures were included in the Certified EIR to reduce impacts related to cultural resources:

**CR1** A qualified archaeologist shall be required to monitor excavation and grading activities in soils that have not been previously disturbed, to identify, record, and evaluate the significance of any archaeological resources or tribal cultural resources during construction. If archaeological resources or tribal cultural resources are uncovered (in either a previously disturbed or undisturbed area), the City Department of Building and Safety shall be notified immediately, and all work shall cease in the area of the find until a qualified archaeologist has evaluated the find in accordance with federal, state, and local guidelines, including those set forth in California Public Resources Code Section 21083.2. Personnel of the project shall not collect or move any archaeological resources, tribal cultural resources or associated materials. Construction activity may continue unimpeded

on other portions of the project site as approved by the retained archaeologist in consultation with the City's Office of Historic Resources. The found deposits shall be treated in accordance with federal, state, and local guidelines, including those set forth in California Public Resources Code Section 21083.2. Construction activities in the area where resources were found may commence once the identified resources are properly assessed and processed by a qualified archeologist.

**CR2** The City shall require that all cultural resources, including archaeological and tribal cultural resources, identified on a site be assessed and treated in a manner determined appropriate by a qualified archeologist in consultation with the City's Office of Historic Resources. A report shall be prepared according to current professional standards that describes the resource, how it was assessed, and disposition.

**CR3**[20] A qualified paleontologist shall be required to monitor excavation and grading activities in soils that have not been previously disturbed. If paleontological resources are uncovered (in either a previously disturbed or undisturbed area), the City Department of Building and Safety shall be notified immediately, and all work on the project site shall cease until a qualified paleontologist evaluates the find. The paleontologist shall determine the location, the time frame, and the extent to which any monitoring of earthmoving activities shall be required. Halted construction activities on the project site may commence once the identified resources are properly assessed and processed by a qualified paleontologist.

**CR4** The City shall require that all paleontological resources identified on a project site be assessed and treated in a manner determined by a qualified paleontologist in consultation with the City's Office of Historic Resources. A report shall be prepared according to current professional standards that describes the resource, how it was assessed, and disposition. Any reports and surveys shall be submitted to the City's Office of Historic Resources and the Natural History Museum of Los Angeles County.

### 4.5.2 Do Proposed Changes Involve New Significant Impacts or Substantially More Severe Impacts?

#### Historic Resources

The Project Site is developed with a commercial building and surface parking. The Project involves demolishing the existing structures and constructing a new seven-story mixed-use residential and commercial building with a total of 47 dwelling units and 2,627 square feet of restaurant space. According to the Los Angeles Historic Resources Inventory, the Project Site

[20] *Mitigation Measures CR3 and CR4 were provided in the Cultural Resources section of the Certified EIR. However, as a result of the changes to the CEQA Guidelines described previously in Section 3 of this Technical Memorandum, the issue of paleontological resources is now addressed within the Geology and Soils section. Therefore, for this Project, Mitigation Measures CR3 and CR4 are discussed under Geology and Soils, further below.*

does not contain any historic structures or scenic resources on site.[21] Additionally, SurveyLA does not flag the on-site structure as a potentially historic resource.[22] Thus, there are no historic resources on the Project Site that are listed on the National Register, California Register, or local listing.

There is one potentially historical resource in close proximity of the Project Site: the Culver City Foshay Masonic Lodge #467, located at 9635 W. Venice Boulevard, approximately 220 feet west of the Project Site.[23] The Culver City Foshay Masonic Lodge appears eligible for listing in the National Register, California Register, and for local listing as a Los Angeles Historical-Cultural Monument.[24] The Project would have no direct impacts on this potential historic resource. Two commercial buildings and Cardiff Avenue separate the potentially historic property from the Project Site. There are no historical resources on the Project Site, and no historical resources would be demolished, destroyed, altered, or relocated as a result of the Project. The Project would have a less than significant impact on the potentially historical resources near the Project Site as the Project Site does not directly abut the Culver City Foshay Masonic Lodge and would not result in a substantial adverse change to the immediate surroundings of the historical resource to the degree they would no longer be eligible for listing under national, state, or local landmark designation programs; thus, no indirect impact either. The Culver City Foshay Masonic Lodge would continue to be eligible for listing as a historical resource defined by CEQA. No mitigation is required or recommended. Therefore, the Project would not cause an adverse change in the significance of a historic resource, and a less than significant impact would occur.

**Archaeological Resources and Human Remains**

The Project would be located in an urbanized area on a site that has been previously developed. While unlikely, it is possible that unknown archaeological resources or human remains could exist at the Project Site and could be encountered during excavation for the proposed subterranean parking level. Therefore, the Project would be subject to Mitigation Measures CR1 through CR2, which would minimize impacts in the event archaeological resources are encountered during construction. In addition, the Project would comply with existing regulations, such as California Health and Safety Code Section 7050.5, which would minimize impacts in the event any human remains are encountered during construction. Therefore, the Project's impacts would be less than significant, and the Project would not result in new or increased significant impacts beyond those already identified in the Certified EIR.

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[21] *City of Los Angeles, Historic Places LA, Los Angeles Historic Resources Inventory, website: http://historicplacesla.org/map, accessed July 2022.*

[22] *City of Los Angeles, SurveyLA, Palms – Mar Vista – Del Rey Community Plan Historic Resources Survey Report – Individual Resources, July 2012, website: https://planning.lacity.org/odocument/d4cf3df4-94a5-47c7-b107-8a9c89d508e0/Group_3_Palms-Mar_Vista-Del_Rey_Survey_Report_Final.pdf, accessed July 2022.*

[23] *Historic Places LA, Los Angeles Historic Resources Inventory, Map View, website: http://historicplacesla.org/map, accessed July 2022.*

[24] *City of Los Angeles, Historic Places LA, Los Angeles Historic Resources Inventory, "Culver City Foshay Masonic Lodge #467" website: http://www.historicplacesla.org, accessed July 2022.*

**Mitigation Measures**

The Project would implement Mitigation Measures CR1 through CR2 from the Certified EIR. Based on changes to the CEQA Guidelines, described previously in Section 3 of this Technical Memorandum, the issue of paleontological resources is now addressed as part of the Geology and Soils analysis. Therefore, the discussion of Mitigation Measures CR3 and CR4 as they relate to the Project has been provided under Geology and Soils, further below.

### 4.5.3 Any Substantial Changes to the Project or Substantial Changes in Circumstances Involving New Significant Impacts or a Substantial Increase in the Severity of Significant Impacts?

The Project would not result in new or increased significant cultural resources impacts beyond those already identified in the Certified EIR.

### 4.5.4 Any New Information of Substantial Importance?

There is no new information of substantial importance that has become available relative to cultural resources. No substantial changes in the environment related to cultural resources have occurred since certification of the EIR, and no substantial new cultural resources have been identified within the vicinity of the Project that would result in new or more severe significant environmental impacts.

### 4.5.5 EIR's Mitigation Measures Addressing Impact

As stated above, the Project would implement Mitigation Measures CR1 through CR2 from the Certified EIR. Implementation of these measures would ensure that the Project's impacts with respect to archaeological resources are less than significant. No additional mitigation measures are required.

### 4.5.6 Conclusion

Based on the above, no new significant impacts to cultural resources or a substantial increase in previously identified cultural resource impacts would occur as a result of the Project. Therefore, the adoption of the Project does not meet the conditions for a subsequent or supplemental EIR pursuant to CEQA Guidelines Section 15162.

# 4.6 ENERGY

| Issues (and Supporting Information Sources | Impact Determination in the EIR | Any Substantial Changes Involving New Significant Impacts or Substantially More Severe Impacts? | Any Substantial Changed Circumstances Involving New Significant Impact or Substantially More Severe Impacts? | Any New Information of Substantial Importance? | EIR'S Mitigation Measures Addressing Impacts |
|---|---|---|---|---|---|
| Would the project: | | | | | |
| a. Result in potentially significant environmental impact due to wasteful, inefficient, or unnecessary consumption of energy resources, during project construction or operation? | Less Than Significant. | No | No | No | No |
| b. Conflict with or obstruct a state or local plan for renewable energy or energy efficiency? | Less Than Significant. | No | No | No | No |

This section is based on the Certified EIR and the following item, which is included as **Appendix B** to this Technical Memorandum:

- Energy Consumption Worksheets, prepared by Parker Environmental Consultants, dated March 2023.

## 4.6.1 Impact Determination in the EIR

### Electricity

As stated on page 4.13-44 in Section 4.13, Utilities & Service Systems, in the Certified EIR, the estimated increase in demand for electricity resulting from reasonably expected implementation of the ECTNP in the change areas represents approximately 0.4 percent of 23.5 million MWh of total electricity delivered by LADWP in 2013. The dependable plant capability of LADWP is 7,639 MWh, with a maximum production of 66.9 million MWh per year by LADWP. LADWP experienced an average Peak Demand of 6,341 MW in 2013. If the average Peak Demand occurred continuously, 24 hours per day, for an entire year, LADWP would have produced 55.5 million MWh. This theoretical maximum capacity scenario would leave LADWP with an additional 11.4 million MWh of potential electricity production in 2013. Thus, the expected increase in electricity demand from the ECTNP would be less than 0.01 percent of the total remaining potential electricity production.

As further discussed in the Certified EIR, LADWP projects that in 2035 annual peak demand will grow by approximately 20 percent to 7,715 MW. LADWP's estimated 2035 peak demand considers potential and likely changes that would increase the amount of electricity people will consume such as purchasing more air conditioners and driving electric vehicles to combat more frequent extreme weather conditions as a result of climate change, and the increased use of

electric vehicles. Development in the change areas could increase Citywide demand for electricity by 0.4 percent compared to existing conditions, which would be within LADWP's projected increase in peak demand for electricity. LADWP estimates they will produce 11,277 MW in 2035, which would be 3,562 MW or 46 percent more than the projected peak demand in 2035. Therefore, LADWP would generate adequate electrical supply at existing and planned facilities to provide electricity to the ECTNP.

New development occurring from anticipated development under the ECTNP in the change areas would be subject to Title 24, Part 6 of the California Administrative Code, the Energy Efficiency Standards for Residential and Nonresidential Buildings, which requires local jurisdictions to use energy efficient appliances, weatherization techniques, and efficient cooling and heating systems to reduce energy demand stemming from new development. In addition, development occurring from the implementation of the ECTNP in the change areas would be required to comply with the City of Los Angeles' Green Building Code Energy Efficiency requirements. Consequently, as projects are built in the change areas, they will be in compliance with all applicable energy conservation plans and policies of the City. Therefore, implementation of the ECTNP would result in less than significant impacts related to electricity.

**Natural Gas**

As discussed on page 4.13-50 in Section 4.13, Utilities & Service Systems, in the Certified EIR, implementation of the ECTNP could result in demand for natural gas in the change areas (areas within the ECTNP that received a change in zoning or General Plan land use designation) to increase by approximately 77 million cubic feet per year (MMcf/y) or in the ECTNP Area to increase by approximately 83 MMcf/y. The estimated increase in demand for natural gas resulting from implementation of the change areas more than doubles the existing natural gas usage in the change areas. When compared to total consumption by the entire SoCalGas service territory in 2013 (532 billion cubic feet (Bcf)), the estimated increase in natural gas usage due to future development in the change areas is 0.014 percent.

SoCalGas' total supply capacity is nearly 2.7 trillion cubic feet per year. Of the total supply capacity by SoCalGas, 532 Bcf was consumed in 2013 in the SoCalGas service territory, or 20 percent of total supply capacity. Thus, the total remaining supply capacity of SoCalGas is approximately 2.2 trillion cubic feet per year. The total expected increase in natural gas usage in the change areas under the ECTNP is approximately 77 MMcf/y and therefore, would consume much less than 0.01 percent of SoCalGas' remaining supply capacity.

The 2014 California Gas Report provides estimates of projected supply and demand within the SoCalGas service area over the 2010 to 2035 planning horizon. In 2035, SoCalGas projects gas demand to be 2,647 million cubic feet per day (MMcf/d) and to have an available supply of 3,875 MMcf/d or 1.4 quadrillion cf/year. Development under the ECTNP would consume 0.02 percent of SoCalGas' 2035 projected available supply. Therefore, development of the ECTNP in the

change areas would result in less than significant impacts related to the inefficient use of natural gas.

**Mitigation Measures**

Impacts related to energy were determined to be less than significant. Therefore, no mitigation measures were required.

### 4.6.2 Do Proposed Changes Involve New Significant Impacts or Substantially More Severe Impacts?

**Wasteful, Inefficient, or Unnecessary Consumption of Energy**

The following provides a discussion of six criteria contained in Appendix F of the CEQA Statute and guidelines to help determine whether the Project would result in a significant impact due to wasteful, inefficient, or unnecessary consumption of energy resources.

*Criteria 1)* *The Project's energy requirements and its energy use efficiencies by amount and fuel type for each stage of the project's life cycle including construction, operation, maintenance and/or removal. If appropriate, the energy intensiveness of materials may be discussed.*

***Construction***

Energy would be consumed during the construction phases of the Project for grading and materials transfer by heavy-duty equipment, which is usually diesel powered. Construction of the Project would require the export of soil, asphalt, and building debris from the Project Site during the demolition/site clearing phase. The excavation phase of the Project would generate additional haul trips and diesel fuel would be consumed by heavy equipment during the excavation, grading, and construction process. Construction worker travel to and from the Project Site would result in the additional consumption of petroleum-based fuel during the construction period. In addition to petroleum-based fuel, construction of the Project would generate an increased demand for electricity use related to the treatment and conveyance of water for dust suppression activities during the excavation and grading phase. Construction equipment and activities do not generally involve the use of natural gas.

Energy would be consumed during the demolition, excavation, and construction phases of the Project for grading and materials transfer by heavy-duty equipment, which is usually diesel powered. Construction of the Project would generate an increased demand for electricity use related to the treatment and conveyance of water for dust suppression activities during the excavation and grading phase, and the consumption of gasoline and diesel fuels associated with haul trucks, deliveries, and worker commute trips. In order to quantify the amount of diesel and gasoline fuel utilized for the Project's construction, the equipment usage, horsepower, load factors, and fuel rates from the construction phases and activities calculated in the CalEEMod worksheets for the Project were utilized to estimate the gallons of diesel and gasoline consumed (Appendix B, Energy Consumption Worksheets). Construction activities typically do not require

the consumption of natural gas to power equipment or heavy machinery. Construction of the Project would require the export of asphalt and building debris from the portion of the Project Site proposed to be developed during the demolition and site clearing phases. Additionally, up to 6,081 cubic yards of soil would be exported as a result of the grading for the subterranean level. Construction worker travel to and from the Project Site would result in the additional consumption of vehicular unleaded gasoline fuel during the construction period.

The total electricity, gasoline, and diesel fuel anticipated to be used during construction is summarized in Table 4-6, Summary of Energy Usage During Construction, below. As shown, construction of the Project would consume approximately 750 kWh of electricity, approximately 26,348 gallons of diesel fuel, and 17,375 gallons of gasoline during construction.[25]

**Table 4-6**
**Summary of Energy Usage During Construction**

| Fuel Type | Quantity |
|---|---|
| Electricity | 750 kWh |
| Gasoline | 17,375 gallons |
| Diesel | 26,348 gallons |
| *Notes: kWh = Kilowatt-hour*<br>*Source: Parker Environmental Consultants, 2023. Calculation worksheets are provided in Appendix B to this Technical Memorandum.* | |

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

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

[25] *Refer to Energy Consumption Worksheets included as Appendix B in this Technical Memorandum.*

Therefore, it is assumed that energy usage related to construction materials would be consistent with current regulatory requirements regarding energy usage.

***Operation***

*Electricity*

As discussed above, the Project would be required to comply with energy conservation standards pursuant to Title 24 of the California Administrative Code. The *L.A. Green Building Code* imposes energy conservation measures for all new projects to further reduce energy demands within new buildings. The Project would also be required to comply with the *L.A. Green Building Code*. The *L.A. Green Building Code*, effective January 1, 2020, requires the use of numerous conservation measures, beyond those required by Title 24 of the California Administrative Code. The *L.A. Green Building Code* contains both mandatory and voluntary green building measures to conserve energy. Among many requirements, the *L.A. Green Building Code* requires projects to achieve a 20 percent reduction in water demand. Therefore, compliance with Title 24 of the California Administrative Code and the *L.A. Green Building Code* would reduce the Project's energy consumption.

Based on site observation, there are overhead circuit lines that run along the alleyway and along Venice Boulevard adjacent to the Project Site. The Project would require on-site transformers and may require underground line extensions on public streets. The projected increase in electrical demand due to the Project would not have an adverse impact on its electrical system. As such, electric service is available and would be provided to the development. The availability of electricity is dependent upon adequate generating capacity and adequate fuel supplies. In total, LADWP operates 21 receiving stations and 162 distribution stations to provide electricity to LADWP customers, with additional facilities to be acquired as their load increases. As of 2019, power supply sources include: 34% from renewable energy sources, 27% from natural gas, 14% from nuclear, 3% from large hydro, 21% from coal, and less than 1% from other and unspecified sources. The estimated power requirements for the total load growth forecast for the City of Los Angeles and has been taken into account in the planned growth of the City's power system. The LADWP power system set its all-time high peak at 6,432 MW on August 31, 2017, a 1-in-12.6 weather event.[26]

The Project's electricity demands shown in Table 4-7 are estimated based on the calculated electricity usage provided in SCAQMD's CalEEMod program. As shown in Table 4-7, below, the estimated increase in electricity consumption by the Project would be approximately 235,893 kWh per year. Implementation of code compliance measures would ensure the Project meets the minimum Title 24 energy efficiency requirements and further reduce demand for electricity, including peak power demands. Specifically, the Project would include energy efficient lighting fixtures, low-flow water features, and energy efficient mechanical heating and ventilation systems. Additionally, LADWP would confirm the availability of electric service connections for the Project.

[26] *LADWP, Power Facts & Figures. Website: https://www.ladwp.com, accessed August 2022.*

Therefore, the development of the Project would not cause wasteful, inefficient, or unnecessary consumption of electricity.

**Table 4-7**
**Estimated Electricity Consumption by the Project**

| Land Use | Size | Total Electricity Demand (kWh/year) [a] |
|---|---|---|
| **Proposed Uses** | | |
| Multi-Family Residential | 47 du | 155,765 |
| Restaurant | 2,627 sf | 85,562 |
| Parking, Utilities, Storage | 12,691 sf | 46,848 |
| ***Total Project Electricity Demand:*** | | ***288,175*** |
| *Existing Electricity Demand (to be demolished):* | | *(52,282)* |
| **NET TOTAL Electricity Demand:** | | **235,893** |

*Notes: sf =square feet; du = dwelling unit; kWh = kilowatt-hour*
[a] *See Appendix B to this Technical Memorandum.*
*Source: SCAQMD, CalEEMod Version 2022.1, Parker Environmental Consultants, 2023.*

*Natural Gas*

As shown in Table 4-8, below, the natural gas consumption as a result of the operation of the Project would result in approximately 218,508 cubic feet per year, which would represent a very small fraction of one percent of the SoCalGas' existing natural gas storage capacity. Therefore, operation of the Project would be within the SoCalGas' existing natural gas storage capacity of 137 billion cubic feet as of 2020.

**Table 4-8**
**Estimated Natural Gas Consumption by the Project**

| Land Use | Size | Total Natural Gas Demand (kBTU/yr) [a] | Total Natural Gas Demand (cf/yr) [b] |
|---|---|---|---|
| **Project** | | | |
| Multi-family Residential | 47 du | 0 | 0 |
| Restaurant | 2,627 sf | 248,855 | 243,848 |
| **Total Project Natural Gas Demand:** | | **248,855** | **243,848** |
| *Less Existing Natural Gas Demand:* | | *(25,857)* | *(25,340)* |
| **NET TOTAL Natural Gas Demand:** | | **222.998** | **218,508** |

*Notes: sf =square feet; du = dwelling unit*
[a] *See Appendix B to this Technical Memorandum.*
[b] *1kBTU is equivalent to 0.98 cubic feet of natural gas.*
*Source: SCAQMD, CalEEMod Version 2022.1, Parker Environmental Consultants, 2023.*

As discussed above, the Project would be required to comply with energy conservation standards pursuant to Title 24 of the California Administrative Code. The Project would also be required to

comply with the *L.A. Green Building Code*. The *L.A. Green Building Code*, revised and effective January 1, 2023, requires the use of numerous conservation measures, beyond those required by Title 24 of the California Administrative Code. The *L.A. Green Building Code* contains both mandatory and voluntary green building measures to conserve energy. The cool roof standards and water conservation features would further reduce demands upon building heating and cooling. Additionally, the Project would comply with Ordinance No 187,714, Chapter IX of the LAMC, effective January 23, 2023, that requires all new buildings to be all-electric buildings. Therefore, compliance with Title 24 of the California Administrative Code and the *L.A. Green Building Code* would reduce the Project's energy consumption and natural gas demand. Therefore, the development of the Project would not cause wasteful, inefficient or unnecessary consumption of natural gas.

*Fossil Fuels*

Operation of the Project would generate vehicle trips associated with people driving to and from the Project Site for work, home, or other destinations throughout the region. Based on the estimated trip generation, VMT, and the annual VMT calculated in the CalEEMod air quality worksheets (see Appendix A to this Technical Memorandum), it is estimated that operation of the Project would result in a net increase of approximately 660,700 annual vehicle miles traveled on an annual basis.[27] Furthermore, because the Project would replace an existing commercial building, the Project would result in a net increase in operational fuel usage of 15,448 gallons of gasoline and 1,604 gallons of diesel fuel per year, as shown in Table 4-9, below.

**Table 4-9**
**Estimated Transportation Energy Consumption by the Project**

| | Annual VMTs (miles) [a] | Fuel Rate (mpg) [b] | Total Fuel Demand (gallons/year) |
|---|---|---|---|
| **Diesel** | | | |
| Existing (to be demolished) | 9,731 | 10.41 | *(935)* |
| 9431 Venice Blvd Project | 27,325 | 10.41 | *2,539* |
| | | ***Net Diesel Consumption:*** | ***1,604*** |
| **Gasoline** | | | |
| Existing (to be demolished) | 231,118 | 25.67 | *(9,003)* |
| 9431 Venice Blvd Project | 648,978 | 25.67 | *24,451* |
| | | ***Net Gasoline Consumption:*** | ***15,448*** |

*Notes: VMTs = vehicle miles traveled; mpg = miles per gallon*
[a] *Appendix A, Greenhouse Gas Emissions: Total Annual VMTs from Operational Mobile; It is assumed that 95% of VMTs are associated with gasoline-powered vehicles and 4% of VMTs are associated with diesel-powered vehicles.*
[b] *Fuel efficiency estimates were based on EMFAC2017 (v1.0.3) Emissions Inventory data. See Appendix B, Energy Consumption Worksheets.*
*Parker Environmental Consultants, 2023.*

[27] *See CalEEMod Worksheets, included as Appendix A.*

The Project would include several conservation measures to decrease reliance on fossil fuels, including coal, natural gas and oil. Further, the Project Site is located in the Palms area, which is highly connected to the regional transit network in the Los Angeles area. Public transportation within the vicinity of the Project Site consists primarily of multiple-stop, local-serving bus lines that provide access to shopping, business, and entertainment destinations in the Project vicinity, as well as some regional/commuter public transit opportunities. In the vicinity of the Project Site, bus stops are primarily located along Venice Boulevard, Washington Boulevard, Culver Boulevard, and Exposition Boulevard. The Expo (E) rail line runs along Exposition Boulevard with the closest stop at the intersection of Venice Boulevard and Exposition Boulevard, approximately 0.5-mile northeast of the Project Site. Metro also operates bus lines 33 and rapid line 733 along Venice Boulevard. LADOT Commuter Express line 437A provides long-distance service from Washington Boulevard, with local Culver City bus lines 1, 3, 5, and 7 on Washington and Culver Boulevards, while the Santa Monica Big Blue Bus operates Rapid Line R12. These bus lines provide access to other bus lines that connect to other parts of the City and to the greater Los Angeles metropolitan area.

The Project is an infill development and would construct a mixed-use residential and commercial building. Because of the Project Site's location near transit service, a number of trips would be expected to be transit or walk trips rather than vehicle trips. Some residents, employees and patrons would take transit to their destinations, or would walk to destinations nearby. As such, a reduction in vehicle trips and VMT would decrease the Project's reliance on fossil fuels. This estimate would be further reduced with the promotion of electric vehicle supply equipment (EVSE) on-site. Pursuant to LAMC 99.04.106.4.2.2, a minimum of 30 percent of the total code required residential parking is required to be capable of supporting future EVSE, a minimum of 25 percent of the total code required parking is required to be low power Level 2 electric vehicle charging stations (EVCS), and 10 percent of the total parking spaces shall be equipped with Level 2 EVSE. which can be counted towards the total number of EVSE spaces. The provision of EV infrastructure would further serve to promote the utilization of alternative fueled vehicles thus, reducing the combustion of fossil fuels. Based on these factors, the Project's vehicle trips would decrease overall per capita energy consumption, decrease reliance on fossil fuels, and would serve to promote reliance on renewable energy sources. As such, the development of the Project would not cause wasteful, inefficient or unnecessary consumption of fossil fuels and would promote walking, biking, and other modes of public transportation.

Therefore, with incorporation of the features identified above, the Project would not result in a potentially significant environmental impact due to wasteful, inefficient, or unnecessary consumption of energy resources, during project construction or operation.

*Criteria 2) The effects of the Project on local and regional energy supplies and on requirements for additional capacity.*

*Electricity*

Construction of the Project would generate a demand for the treatment and conveyance of water for dust suppression activities during the excavation and grading phase. The electricity demands during construction would be typical of construction projects of this size and would not necessitate additional energy facilities or distribution infrastructure. Furthermore, the electricity demand during construction would be offset with the removal of the existing on-site uses which currently generate a demand for electricity.

With respect to operational electricity demand, the availability of electricity is dependent upon adequate generating capacity and adequate fuel supplies. The estimated power requirement for the Project would be part of the total load growth forecast for the City of Los Angeles and has been taken into account in the planned growth of the City's power system. The LADWP's load growth forecast incorporates construction activity and is built into the commercial floor space model. In planning sufficient future resources, the LADWP's Power Strategic Long-Term Resource Plan incorporates the estimated power requirement for the Project through the load forecast input and has planned sufficient resources to supply the electricity needs.[28] Therefore, the Project would not result in an increase in demand for electricity that exceeds available supply, and construction and operations of the Project would thus not affect local or regional electricity supplies or requirements for additional capacity and impacts would be less than significant.

*Natural Gas*

Construction activities, including the construction of new buildings and facilities, typically do not involve the consumption of natural gas. Accordingly, natural gas would not be supplied to support Project construction activities; thus there would be no demand generated by construction, resulting in a net decrease when compared to existing operations.

With respect to operations, SoCalGas manages the pipelines adjacent to the Project Site. If problems/deficiencies were to exist, appropriate actions (e.g., pressure betterments, natural gas supplies) would need to be initiated to solve problems. It is anticipated that the SoCalGas would be able to meet the natural gas demands of the Project. However, consistent with standard practice, a detailed natural gas survey of equipment would be completed prior to construction to ensure that the current infrastructure can adequately sustain the demand for the Project. Since the Project is located in an area already served by existing natural gas infrastructure, the Project would not require extensive infrastructure improvements to serve the Project Site. It is not anticipated that any new natural gas distribution pipelines or infrastructure facilities would be constructed or expanded as a result of the Project. The Project would, however, require local infrastructure improvements to connect to the existing infrastructure serving the Project area. "Hooking-up" disruptions along sidewalks or streets cannot be determined until the actual natural

[28] *Los Angeles Department of Water and Power, 2017 Final Power Strategic Long-Term Resources Plan (SLTRP), accessed August 2022.*

gas demand is known. However, impacts associated with utility upgrades or additional connections would be temporary in nature. Additionally, the Project would comply with Ordinance No 187,714, Chapter IX of the LAMC, effective January 23, 2023, that requires all new buildings to be all-electric buildings. Electricity must be the sole source of energy for all lighting, appliances and equipment. New buildings of all types are covered by this mandate, with some exceptions of specific uses (i.e., cooking in commercial facilities). Therefore, the Project would not adversely affect local and regional natural gas supplies or generate a demand for additional capacity during construction or operation. Impacts would be less than significant.

*Transportation Energy*

In 2021, approximately 523,779 thousand barrels of crude oil (approximately 22 billion gallons) were supplied to California refineries.[29] Based on the CEC's Retail Fuel Outlet Annual Reporting Results, approximately 2.77 billion gallons of gasoline fuel and 0.30 billion gallons of diesel fuel was sold in Los Angeles County in 2020.[30]

In order to quantify the amount of diesel and gasoline fuel utilized for the Project's construction, the total $CO_2$ emissions from each of the construction phases and activities calculated in the CalEEMod worksheets for the Project were utilized to estimate the gallons of diesel and gasoline consumed (Appendix B, Energy Consumption Worksheets). Due to the relatively short duration of the construction process, and the fact that the extent of fuel consumption is inherent to construction projects of this size and nature, the effects of the Project on local and regional energy supplies and on requirements for additional capacity would not be significant. This estimate is conservative since it is assumed that California's reliance on oil would be reduced since vehicles are transitioning to alternative fuels, such as electric-fueled vehicles. As such, the gasoline consumption associated with the Project's vehicle trips during both construction and operation would be a negligible amount of oil compared to the total amount of oil supplied to California and sold in the Los Angeles County, and impacts on regional and local supplies would be less than significant.

*Criteria 3) The effects of the Project on peak and base period demands for electricity and other forms of energy.*

As discussed above, the electricity demand, natural gas consumption, and transportation energy consumption would be well within the available regional supplies and overall capacity of LADWP, SoCalGas, and California refineries, respectively. The Project's energy demand and consumption are negligible compared to available supplies during both construction and operation.

With regard to peak electricity load conditions, the 2017 Power SLTRP stated the LADWP power system experienced an all-time high peak of 6,432 MW on August 31, 2017.[31] LADWP also estimates a peak load based on two years of data known as base case peak demand to account

[29] *California Energy Commission, Oil Supply Sources to California Refineries, accessed August 2022.*
[30] *California Energy Commission, California Retail Fuel Outlet Annual Reporting Results, accessed August 2022.*
[31] *Los Angeles Department of Water and Power, 2017 Final Power Strategic Long-Term Resources Plan (SLTRP), accessed August 2022.*

for typical peak conditions. Based on LADWP estimates for 2026-2027 (closest forecasted year to project operational year), the base case peak demand for the power grid is 6,129 MW. Under peak conditions, the Project would consume approximately 235,893 kWh on an annual basis which, assuming 12 hours of active electricity demand per day, would be equivalent to approximately 54 kW (peak demand assuming 4,380 hours per year of active electricity demand). In comparison to the LADWP power grid base peak load of 6,129 MW for 2026-2027, based on the assumption above, the Project would represent less than 0.01 percent of the LADWP base peak load conditions. Therefore, the Project electricity consumption during operational activities would have a negligible effect on peak load conditions of the power grid.

With regard to peak day natural gas demand, the 2020 California Gas Report assumed the yearly natural gas usage only occurs for three months (90 days) of the year, during the winter months.[32] This results in a monthly peak natural gas usage of 5,969,700 cf per month or approximately 66,330 cf per day (conservatively assuming natural gas usage would only occur during the winter months). In comparison to the CEC extreme peak day demand of 2,782 million cf for 2026, based on the assumption above, the Project would represent less than 0.001 percent of SoCalGas' forecasted extreme peak day demand. Therefore, the Project's natural gas demand during operational activities would have a negligible effect on peak demands of the natural gas supplies.

The electricity, and natural gas energy supplies would be sufficient to serve the Project's peak energy demand. Thus, the Project's electricity and natural gas demand during operational activities would have a negligible effect on demand during peak and base load periods of the power grid and on the natural gas supplies, and impacts would be less than significant.

*Criteria 4) The degree to which the Project complies with existing energy standards.*

*Construction*

During construction, trucks and equipment operated on-site would comply with SCAQMD's anti-idling regulations and CARB's In-Use Off-Road Diesel-Fueled Fleets regulation. Compliance with the anti-idling and diesel-fueled fleet regulations would directly reduce the amount of diesel fuel consumed during the construction phase. Construction equipment would comply with energy efficiency requirements contained in the Federal Energy Independence and Security Act, which mandates standards for electrical motors and equipment. Therefore, the Project's construction activities would comply with existing energy standards, and impacts would be less than significant.

*Operation*

The Project would be required to comply with 2022 Title 24 requirements, 2022 CalGreen requirements, and the L.A. Green Building Code. Therefore, the Project would comply with energy standards with respect to electricity and natural gas usage. With respect to transportation energy, it should be noted that the fuel use for vehicle transportation is conservatively based on an estimate of the Project's total annual VMTs and current fuel use estimated in mpg for gasoline

[32] *No peak demands were provided in the 2021 Supplemental California Gas Report. Therefore, the peak demands were taken from the 2020 California Gas Report.*

and diesel. Future fuel use in the region would actually be lower as a result of CAFE standards and CARB's Advanced Clean Cars Program, which would further increase fuel economy and reduce demands for transportation fuel. Therefore, the Project would comply with all existing construction and operational energy standards that are applicable to the Project, and impacts would be less than significant.

*Criteria 5) The effects of the Project on energy resources.*

*Electricity Resources*

As previously described, LADWP's electricity generation is supplied from a variety of non-renewable and renewable sources, such as coal, natural gas, solar, geothermal, wind, and hydropower. Construction of the Project would generate a temporary demand for electricity use related to the treatment and conveyance of water for dust suppression activities during the excavation and grading phase. However, it is anticipated that electricity demands during construction would be well below the existing electricity demands of the current uses on the Project Site, and construction activities would not necessitate additional energy facilities or distribution infrastructure.

In accordance with SB 350, LADWP is required to procure eligible renewable energy resources of 50 percent by 2030. LADWP has increased its renewable energy percentage from 3 percent in 2003 to 32 percent in 2018. LADWP's future strategy is pursuing higher renewables, energy efficiency, and future electrification of existing fossil fuel processes. It is expected that solar and wind will provide most of the new renewable electric generation in the years ahead. The Project would adhere to the required building code standards, such as 2022 Title 24 standards and 2020 L.A. Green Building Code, to ensure energy efficiency within the proposed structures. Compliance with energy standards are expected to result in more efficient use of electricity in future years. The LADWP's 2017 Power SLTRP identifies adequate resources (renewables, natural gas, coal) that are consistent with the RPS mandates to support future generation capacity. As such, the Project would not impact electricity resources during either construction or operation, and impacts would be less than significant. Due to the Project Site's location, other types of on-site renewable energy sources would not be feasible on-site as there are no local sources of energy from the following sources: biodiesel, biomass, hydroelectric and small hydroelectric, digester gas, fuel cells, landfill gas, methane, municipal solid waste, ocean thermal, ocean wave, and tidal current technologies, or multi-fuel facilities using renewable fuels. Therefore, the Project would not affect electrical resources during operation or construction, and impacts would be less than significant.

*Natural Gas Resources*

Sources of Southern California's natural gas are primarily obtained from western United States and Canada with a small portion from in-state. Construction activities for the Project, including the construction of new buildings and facilities, would not involve the consumption of natural gas. The Project's operational natural gas consumption would result in approximately 218,508 cubic feet per year, which would represent a very small fraction of one percent of the SoCalGas' existing natural gas storage capacity. Compliance with energy standards are expected to result in more

efficient use of natural gas in future years. Therefore, the Project would not affect natural gas resources during operation or construction, and impacts would be less than significant.

*Transportation Energy Resources*

As mentioned previously, approximately 523,779 thousand barrels of crude oil (approximately 22 billion gallons) were supplied to California refineries in 2021.[33] Based on the CEC's Retail Fuel Outlet Annual Reporting Results, approximately 2.77 billion gallons of gasoline fuel and 0.30 billion gallons of diesel fuel was sold in Los Angeles County in 2020.[34] Due to the relatively short duration of the construction process, and the fact that the extent of fuel consumption is inherent to construction projects of this size and nature, fuel consumption impacts would not be considered excessive or substantial with respect to regional fuel supplies. Further, compliance with regulatory compliance measures, such as restricting haul trucks to off-peak hours and not allowing engines to idle excessively when not in use (AQMD Rule 403) and meeting specified fuel and fuel additive requirements and emission standards (C.C.R. Title 13, Sec. 2485), would further serve to increase energy efficiency and reduce consumption of fossil fuels. This estimate is conservative since it is based on current fuel efficiency standards for diesel and gasoline engines. California's future reliance on transportation fuel would be further reduced in future years since vehicles are transitioning to alternative fuels, such as electric-fueled vehicles under CAFE standards and CARB's Advanced Clean Cars Program. As such, the Project's transportation energy consumption during construction and operation would not substantially affect California's petroleum-based transportation fuel supplies or Los Angeles County's fuel sales, and impacts would be less than significant.

*Criteria 6) The Project's projected transportation energy use requirements and its overall use of efficient transportation alternatives.*

As discussed previously, the Project Site's location near numerous transit routes and options would promote trip reductions and alternative modes of transportation. The Project Site is located within a HQTA, as defined by the SCAG. The Project's mix of residential and commercial uses, close proximity to numerous transit options, and location near a broad mix of existing land uses would result in a net reduction in daily trips and VMT. As such, the Project would promote alternate modes of transportation and reduce its reliance on transportation energy, and impacts would be less than significant.

As demonstrated in the analysis of the six criteria discussed above, the Project would not result in wasteful, inefficient, or unnecessary consumption of energy during construction or operation. The Project's demands on electricity, natural gas, and transportation energy would not significantly affect local and regional supplies or capacity. The Project's energy usage during base and peak periods would be consistent with electricity and natural gas future projections for the region. Electricity generation capacity and supplies of natural gas and transportation fuels would be sufficient to meet the needs of Project-related construction and operational activities.

[33] *California Energy Commission, Oil Supply Sources to California Refineries, accessed August 2022.*
[34] *California Energy Commission, California Retail Fuel Outlet Annual Reporting Results, accessed August 2022.*

Additionally, the Project would comply with all energy conservation standards applicable to the Project. In summary, the Project's energy demands would not significantly affect available energy supplies and would comply with existing energy efficiency standards. Therefore, the Project would not cause wasteful, inefficient, and unnecessary consumption of energy during the construction and operation, and impacts with respect to energy consumption would be less than significant.

**Conflict with or Obstruct Plan for Renewable Energy or Energy Efficiency**

The energy conservation plans and policies relevant to the Project include the California Title 24 energy standards, the 2019 CALGreen building code, and the City of Los Angeles Green Building Code. As these conservation policies are mandatory under the City of Los Angeles Building Code, the Project would not conflict with or obstruct implementation of applicable plans for renewable energy or efficiency.

With regard to transportation related energy usage, the Project would comply with the goals of SCAG's 2020-2045 RTP/SCS, which incorporates VMT targets established by SB 375. The Project's mixed-use development and proximity to a major job center and public transportation would serve to reduce VMT and associated transportation fuel usage within the region. In addition, vehicle trips generated during Project operations would comply with CAFÉ fuel economy standards. Based on the above, the Project would not conflict with adopted energy conservation plans, or violate State or federal energy standards. Therefore, Project impacts associated with regulatory consistency would be less than significant.

Therefore, the Project would not result in new or increased significant impacts beyond those already identified in the previously adopted EIR.

**Mitigation Measures**

None required.

### 4.6.3 Any Substantial Changes to the Project or Substantial Changes in Circumstances Involving New Significant Impacts or a Substantial Increase in the Severity of Significant Impacts?

The Project would not result in new or increased significant energy impacts beyond those already identified in the Certified EIR.

### 4.6.4 Any New Information of Substantial Importance?

There is no new information of substantial importance that has become available relative to energy. No substantial changes in the environment related to energy have occurred since certification of the ECTNP EIR that would result in new or more severe significant environmental impacts.

### 4.6.5 EIR's Mitigation Measures Addressing Impact

Because the Certified EIR determined that the Project would have less than significant impacts with respect to energy, no mitigation measures were required. The Project does not change these impact determinations. Therefore, no additional mitigation measures are required.

### 4.6.6 Conclusion

Based on the above, no new significant impacts to energy or a substantial increase in previously identified energy impacts would occur as a result of the Project. Therefore, the adoption of the Project does not meet the conditions for a subsequent or supplemental EIR pursuant to CEQA Guidelines Section 15162.

# 4.7 GEOLOGY AND SOILS

| Issues (and Supporting Information Sources | Impact Determination in the EIR | Any Substantial Changes Involving New Significant Impacts or Substantially More Severe Impacts? | Any Substantial Changed Circumstances Involving New Significant Impact or Substantially More Severe Impacts? | Any New Information of Substantial Importance? | EIR'S Mitigation Measures Addressing Impacts |
|---|---|---|---|---|---|
| Would the project: | | | | | |
| a. Directly or indirectly cause substantial adverse effects, including the risk of loss, injury, or death involving: | | | | | |
| i. Rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area or based on other substantial evidence of a known fault? Refer to Division of Mines and Geology Special Publication 42. | No Impact. | No | No | No | No |
| ii. Strong seismic ground shaking? | No Impact. | No | No | No | No |
| iii. Seismic-related ground failure, including liquefaction? | No Impact. | No | No | No | No |
| iv. Landslides? | No Impact. | No | No | No | No |
| b. Result in substantial soil erosion or the loss of topsoil? | Less Than Significant. | No | No | No | No |
| c. Be located on a geologic unit that is unstable, or that would become unstable as a result of the project, and potentially result in on- or off-site landslide, lateral spreading, subsidence, liquefaction, or collapse? | No Impact. | No | No | No | No |
| d. Be located on expansive soil, as defined in Table 18-1-B of the Uniform Building Code (1994), creating substantial direct or indirect risks to life or property? | No Impact. | No | No | No | No |
| e. Have soils incapable of adequately supporting the use of septic tanks or alternative waste water disposal systems where sewers are not available for the disposal of waste water? | No Impact. | No | No | No | No |
| f. Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature? | Less Than Significant with Mitigation. | No | No | No | No |

This section is based on the Certified EIR and the following item, which is included as **Appendix C** to this Technical Memorandum:

- **C.1**: Geotechnical Investigation, Proposed Multi-Family Residential Development, 9431-9443 Venice Boulevard Palms District of Los Angeles, California, prepared by Geocon West, Inc., dated February 7, 2022; and

- **C.2**: Soils Approval Letter, LOG # 124182, 3780 S Cardiff Ave, 9431 W Venice Blvd, prepared by Los Angeles Department of Building and Safety, dated December 28, 2022.

### 4.7.1 Impact Determination in the EIR

**Seismic Hazards**

As discussed on page 4.4-4 in Section 4.4, Geology and Soils, of the Certified EIR, the ECTNP Area is located within Seismic Zone 4, which the Uniform Building Code (UBC) defines as the zone with the highest potential for seismic hazards to occur. There are four faults, the Overland, Santa Monica, Newport-Inglewood, and Charnock faults, within two miles of the ECTNP Area. However, none of these faults traverse any of the areas of proposed change. Thus, the ECTNP was found to not cause or accelerate substantial damage to structures or infrastructure, or expose people to substantial risk of loss, injury, or death involving a known earthquake fault. Therefore, the ECTNP was found to result in no impacts related to fault rupture, as identified in the Certified EIR.

As noted above, the ECTNP Area is located in the seismically active region of Southern California and would likely be subjected to strong ground shaking during the life of the ECTNP. While the proposed zoning changes would increase development capacity in the identified subareas of the ECTNP Area, thereby potentially increasing the number of people and structures exposed to strong seismic ground shaking, the ECTNP would not cause or accelerate existing geologic hazards. With compliance with the California Building Code (CBC), the Los Angeles Building Code (LABC), and Policy 1.1.6 of the Safety Element of the General Plan, the ECTNP would not change existing conditions with respect to risks associated with seismic ground shaking.

Therefore, the Certified EIR identified no impacts related to ground shaking. The areas of proposed change around the Bundy Station, which are subject to potential liquefaction, are currently developed with existing structures. While the ECTNP would involve the redevelopment of these areas, it would not cause or accelerate geologic hazards which are common to areas throughout the City and region due to its seismically active nature. Prior to construction of new structures in liquefaction-prone areas, a site-specific geotechnical evaluation is required as specified by PRC Section 2697 that would specifically address and include measures to minimize liquefaction. Compliance with the CBC, the LABC, and Policy 1.1.6 of the Safety Element of the General Plan would minimize risks associated with existing geology. Therefore, the Certified EIR identified no impacts related to liquefaction.

The ECTNP would change the zoning of certain properties and could encourage growth in landslide areas; however, the implementation of the ECTNP would not exacerbate the existing conditions. Each new development within the landslide area would have the potential to contain expansive soils but the ECTNP would not exacerbate existing conditions. Expansive soils are generally removed during foundation work to avoid structural damage and may have already been removed by previous development. Additionally, the City requires that specific geotechnical

reports are required to address geologic and soil issues, such as landslide potential. Compliance with the CBC, the LABC, and Policy 1.1.6 of the Safety Element of the General Plan would minimize risks. Therefore, the Certified EIR identified no impacts related to landslides and/or expansive soils.

**Erosion/Loss of Topsoil**

Implementation of the ECTNP was found to increase development capacity in the areas of proposed change, which could result in increased grading and subsequent erosion and loss of topsoil within these areas. However, all future construction within these areas of proposed change that would involve earthwork and grading activities would be required to obtain grading permits from the LADBS that include requirements and standards designed to limit potential impacts related to soil erosion. Projects would also be required to comply with the City's Low Impact Development Ordinance (See Section 4.7, Hydrology and Water Quality, below). Compliance with the City's codes, regulatory requirements, standard grading and building permit requirements, and the application of best management practices would ensure that potential impacts from erosion or loss of topsoil would be less than significant, as identified on page 4.4-15 of the Certified EIR.

**Soil Stability**

Future development on marine sedimentary rocks, specifically alluvium, lake, playa, and terrace, is potentially subject to seismically induced settlement and could result in lateral spreading, subsidence, liquefaction, or collapse, particularly around the Bundy and Culver City Stations, which are located in a liquefaction zone and where the water table is high. As previously stated, the City requires the approval of a site-specific geotechnical report, required under PRC Section 2697, for new developments where unstable soils may be indicated. In addition, all earthwork and grading activities require grading permits from the Los Angeles Department of Building and Safety (LADBS) that include requirements and standards designed to limit potential impacts related to soil instability. Compliance with the recommendations of required project-specific geotechnical reports and the LABC, which addresses grading, excavation, and fill, as well as with any specific requirements established by the Los Angeles Department of Public Works (LADPW) and/or the City Engineer would reduce hazards related to unstable soils. Compliance with the CBC, the LABC, and Policy 1.1.6 of the Safety Element of the General Plan (as described in the Regulatory Framework, above) would minimize risks. Therefore, on page 4.4-14, the Certified EIR determined that the ECTNP would result in no impacts related to geologic conditions.

**Expansive Soil**

While the ECTNP may result in redevelopment in areas of expansive soils such as alluvium, it would not create substantial risks to life and property. The City requires the approval of a site-specific geotechnical report, required under PRC Section 2697. In addition, all earthwork and grading activities require grading permits from LADBS. As discussed on page 4.4-15, through

compliance with the existing codes and requirements, the Certified EIR determined that the ECTNP would result in no impacts related to expansive soil.

**Septic Tanks**

The ECTNP Area, including the areas of proposed change, is currently served by City-owned wastewater treatment and disposal facilities and does not utilize a septic system. Therefore, as discussed on page 4.4-15, the Certified EIR determined that no impacts related to soil stability around septic tanks or alternative wastewater disposal system would occur.

**Paleontological Resources**

The ECTNP Area is highly urbanized and any paleontological resources that may exist at the surface have likely been disturbed by past development. Accordingly, surface grading or very shallow excavations in much of the ECTNP Area likely would not uncover significant vertebrate fossils. However, there is a reasonable potential that excavations, including excavations in the exposures of older Quaternary deposits in the ECTNP Area, could encounter significant fossil vertebrate remains. As such, any future development occurring in the ECTNP Area has the potential to significantly affect paleontological resources during construction-related earth moving activities. Therefore, although compliance with applicable regulations would help to protect unknown and previously undetected paleontological resources, without mitigation, the ECTNP was found to result in a potentially significant impact related to paleontological resources, and Mitigation Measures CR3 and CR4 were provided to ensure that impacts to paleontological resources are less than significant.

**Mitigation Measures**

The following mitigation measures were included in the Certified EIR to reduce impacts related to paleontological resources:[35]

**CR3** A qualified paleontologist shall be required to monitor excavation and grading activities in soils that have not been previously disturbed. If paleontological resources are uncovered (in either a previously disturbed or undisturbed area), the City Department of Building and Safety shall be notified immediately, and all work on the project site shall cease until a qualified paleontologist evaluates the find. The paleontologist shall determine the location, the time frame, and the extent to which any monitoring of earthmoving activities shall be required. Halted construction activities on the project site may commence once the identified resources are properly assessed and processed by a qualified paleontologist.

[35] *Mitigation Measures CR3 and CR4 was provided in the Cultural Resources section of the Certified EIR. However, as a result of the changes to the CEQA Guidelines described previously in Section 3 of this Technical Memorandum, the issue of paleontological resources is now addressed within the Geology and Soils section.*

**CR4** The City shall require that all paleontological resources identified on a project site be assessed and treated in a manner determined by a qualified paleontologist in consultation with the City's Office of Historic Resources. A report shall be prepared according to current professional standards that describes the resource, how it was assessed, and disposition. Any reports and surveys shall be submitted to the City's Office of Historic Resources and the Natural History Museum of Los Angeles County.

### 4.7.2 Do Proposed Changes Involve New Significant Impacts or Substantially More Severe Impacts?

***Seismic Hazards***

The numerous faults in Southern California include Holocene-active, pre-Holocene, and inactive faults. The criteria for these major groups are based on criteria developed by the California Geological Survey (CGS, formerly known as CDMG) for the Alquist-Priolo Earthquake Fault Zone Program (CGS, 2018). According to the Geotechnical Investigation, the Project Site is not within a state-designated Alquist-Priolo Earthquake Fault Zone for surface fault rupture hazards. No Holocene-active or pre-Holocene faults with the potential for surface fault rupture are known to pass directly beneath the Project Site. Therefore, the potential for surface rupture due to faulting occurring beneath the site during the design life of the proposed development is considered low.

However, the Project Site is located in the seismically active Southern California region and could be subjected to moderate to strong ground shaking in the event of an earthquake on one of the many active Southern California faults. The closest surface trace of an active fault to the Project Site is the Newport-Inglewood Fault located approximately 0.8 mile east of the Project Site. Other nearby active faults are the Santa Monica Fault, the Hollywood Fault, and the Raymond fault located approximately 2.8 miles north-northwest, 4.0 miles north, and 12.2 miles northeast of the Project Site, respectively. The active San Andreas Fault Zone is located approximately 40 miles northeast of the Project Site.

Several buried thrust faults, commonly referred to as blind thrusts, underlie the Southern California area at depth. These faults are not exposed at the ground surface and are typically identified at depths greater than 3.0 kilometers. The October 1, 1987, Mw 5.9 Whittier Narrows earthquake and the January 17, 1994 Mw 6.7 Northridge earthquake were a result of movement on the Puente Hills Blind Thrust and the Northridge Thrust, respectively. The Puente Hills Blind Thrust underlies the Project Site at depth. These thrust faults and others in the Los Angeles area are not exposed at the surface and do not present a potential surface fault rupture hazard at the site; however, these deep thrust faults are considered active features capable of generating future earthquakes that could result in moderate to significant ground shaking at the Project Site.

Additionally, construction of the Project would be required to adhere to the seismic safety requirements contained in the LABC, as well as the applicable recommendations provided in the geotechnical investigations required by the City to minimize seismic-related hazards. The Project

consists of a residential development and does not include any characteristics that would result in the exacerbation of existing environmental conditions with regard to seismic ground shaking. Adherence to current building codes and engineering practices would ensure that the Project would not expose people, property, or infrastructure to seismically induced ground shaking hazards that are greater than the average risk associated with locations in the Southern California region, and would minimize the potential to expose people or structures to substantial risk, loss, or injury. Based on the above, development of the Project would not exacerbate seismic conditions on the Project Site. With compliance with existing regulatory requirements, Project impacts associated with seismic ground shaking would be less than significant.

***Liquefaction***

According to the Geotechnical Investigation, the State of California Seismic Hazard Zone Map for the Beverly Hills Quadrangle indicates that the Project Site is not located in an area designated as having a potential for liquefaction. Groundwater was encountered during site exploration at depths of 40 and 48½ feet beneath the existing ground surface. The alluvial soils below the depth of the historically high groundwater level are generally considered dense to very dense. Based on these considerations, the potential for liquefaction and associated ground deformations beneath the Project Site is very low, and impacts related to liquefaction would be less than significant.

***Landsliding***

The topography at the Project Site is roughly level and the topography of the site vicinity slopes gently to the south. According to the Los Angeles County Seismic Safety Element, the Project Site is not within an area identified as having a potential for slope instability. Additionally, according to the California Geological Survey (1999), the Project Site is not located within an area identified as having a potential for seismic slope instability. There are no known landslides near the Project Site, nor is the Project Site in the path of any known or potential landslides. Therefore, potential impacts associated with landslides would be less than significant.

***Soil Erosion and Loss of Topsoil***

The Project would require the construction of a subterranean parking level and involve excavating the Project Site up to 15 feet below grade, which may result in changes to the impacts to soil erosion and loss of topsoil.

According to the findings in the Geotechnical Investigation, based upon the exploration, laboratory testing, and research, it is the finding of Geocon West, Inc. that construction of the proposed development is considered feasible from a geotechnical engineering standpoint provided the recommendations presented in the Geotechnical Investigation are followed and implemented during design and construction. The proposed structure may be supported on a conventional foundation system deriving support in the alluvial soils found at and below a depth of 12 feet. Foundations should be deepened as necessary to penetrate through soft or unsuitable alluvium

at the direction of the Geotechnical Engineer. All foundation excavations must be observed and approved by the Geotechnical Engineer (a representative of Geocon), prior to placing steel or concrete. It is recommended that the subgrade exposed at the excavation bottom be proof-rolled with heavy equipment prior to foundation construction.

Additionally, the Project would comply with the standard conditions imposed by the City of Los Angeles Department of Building and Safety (LADBS), as specified in the Soils Report Approval Letter, including erosion controls, the application of Best Management Practices (BMPs), and obtaining coverage under the State Water Resources Control Board National Pollution Discharge Elimination System (NPDES) Construction General Permit and a Storm Water Pollution Prevention Plan (SWPPP). All grading activities require grading permits from the Department of Building and Safety, which include requirements and standards designed to limit potential impacts to acceptable levels. Therefore, the Project would comply with all standard conditions imposed by LADBS, and impacts to soil erosion or the loss of topsoil would remain less than significant.

***Soil Stability***

As discussed previously, the Project Site is not located within an area designated as liquefiable, and the soils underlying the Project Site would not be prone to liquefaction during the ground motion from the maximum considered earthquake. Based upon the exploration, laboratory testing, and research, the Geotechnical Investigation concluded that construction of the Project is considered feasible from a geotechnical engineering standpoint provided the advice and recommendations presented in the Geotechnical Investigation are followed and implemented during construction. With the implementation of the recommendations contained within the Geotechnical Investigation and the standard conditions imposed by the LADBS, as specified in a Soils Report Approval Letter, the potential for geologic hazards would be less than significant.

***Expansive Soils***

The upper five feet of existing site soils encountered during site exploration are considered to have a “low” expansive potential (EI = 22); and the soils are classified as “expansive” based on the 2019 California Building Code (CBC) Section 1803.5.3. Recommendations presented in the Geotechnical Investigation assume that the foundations and slabs near the ground surface will derive support in these materials. With incorporation of the recommendations provided in the Geotechnical Investigation and compliance with the Building Code requirements, impacts related to expansive soil would remain less than significant.

***Septic Tanks***

As stated in the Certified EIR, the ECTNP Area is currently served by City-owned wastewater treatment and disposal facilities and does not utilize a septic system. The Project would connect to the City’s existing sewer system and would not require the use of septic tanks for alternative wastewater disposal systems. Thus, the Project would not result in any impacts related to soils that are incapable of adequately supporting the use of septic tanks or alternative wastewater

disposal systems. Therefore, no impacts related to this issue would occur as a result of the Project.

***Paleontological Resources***

The Project would be located in an urbanized area on a site that has been previously developed. While unlikely, it is possible that unknown paleontological resources could exist at the Project Site and could be encountered during excavation for the proposed subterranean parking level. Therefore, the Project would be subject to Mitigation Measures CR3 and CR4 from the Certified EIR, which would minimize impacts in the event paleontological resources are encountered during construction. Implementation of Mitigation Measures CR3 and CR4 would ensure that the Project's impacts with respect to paleontological resources are less than significant. Therefore, the Project would not result in new or increased significant impacts beyond those already identified in the Certified EIR.

### 4.7.3 Any Substantial Changes to the Project or Substantial Changes in Circumstances Involving New Significant Impacts or a Substantial Increase in the Severity of Significant Impacts?

The Project would not result in new or increased significant geology impacts beyond those already identified in the Certified EIR.

### 4.7.4 Any New Information of Substantial Importance?

There is no new information of substantial importance that has become available relative to geology and soils. No substantial changes in the environment related to geology and soils have occurred since certification of the ECTNP EIR, and no areas that are susceptible to geology and soil impacts have been identified within the vicinity of the Project Site that would result in new or more severe significant environmental impacts.

### 4.7.5 EIR's Mitigation Measures Addressing Impact

As stated above, the Project would implement Mitigation Measures CR3 and CR4 from the Certified EIR. Implementation of these measures would ensure that the Project's impacts with respect to geology and soils (paleontological resources) are less than significant. No additional mitigation measures are required.

### 4.7.6 Conclusion

Based on the above, no new significant geology and soils impacts or a substantial increase in previously identified geology and soils impacts would occur as a result of the Project. Therefore, the impacts to geology and soils as a result do not meet the standards for a subsequent or supplemental EIR pursuant to Public Resources Code, Section 21166 or CEQA Guidelines Section 15162.

# 4.8 GREENHOUSE GAS EMISSIONS

| Issues (and Supporting Information Sources | Impact Determination in the EIR | Any Substantial Changes Involving New Significant Impacts or Substantially More Severe Impacts? | Any Substantial Changed Circumstances Involving New Significant Impact or Substantially More Severe Impacts? | Any New Information of Substantial Importance? | EIR'S Mitigation Measures Addressing Impacts |
|---|---|---|---|---|---|
| Would the project: | | | | | |
| a. Generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment? | Less Than Significant. | No | No | No | No |
| b. Conflict with an applicable plan, policy or regulation adopted for the purpose of reducing the emissions of greenhouse gases? | Less Than Significant. | No | No | No | No |

This section is based on the Certified EIR and the following item, which is included as **Appendix A** to this Technical Memorandum:

- Air Quality Modeling and Greenhouse Gas Emissions Worksheets, prepared by Parker Environmental Consultants, dated March 2023.

## 4.8.1 Impact Determination in the EIR

As determined on page 4.5-23 to 4.5-24 in Section 4.5, Greenhouse Gas Emissions, of the Certified EIR, the ECTNP would be consistent with AB 32, SB 375, and regional and local strategies outlined in the RTP/SCS to reduce GHG and would be expected to contribute to reductions in per capita GHG emissions when viewed at the regional level. The ECTNP implements feasible land use measures to support AB 32 emissions reduction goals; additional efforts to achieve the goals of AB 32 would require cross-sector actions throughout the state, which are beyond the ability and scope of the ECTNP, but the ECTNP would not impede the implementation of such actions. The ECTNP would contribute to regional SB 375 requirements for reducing GHG emissions from cars and light trucks by reducing per capita VMT. Finally, the ECTNP implements strategies outlined in the RTP/SCS as it will concentrate development around transit, comprise a wide mix of uses, and will better accommodate pedestrians and bicyclists. Therefore, the Certified EIR found that implementation of the ECTNP would result in a less than significant impact related to GHG emissions and consistency with GHG reduction plans.

## 4.8.2 Do Proposed Changes Involve New Significant Impacts or Substantially More Severe Impacts?

Neither the City of Los Angeles, SCAQMD, nor the State CEQA Guidelines Amendments provide any adopted thresholds of significance for addressing a residential or commercial project's GHG

emissions. In October 2008, SCAQMD staff proposed the use of a percent emission reduction target to determine significance for commercial/residential projects that emit greater than 3,000 metric tons of $CO_2e$ per year (draft Tier 3 threshold). That draft screening threshold has not been adopted by SCAQMD or the City. Nonetheless, Section 15064.4 of the CEQA Guidelines Amendments serves to assist lead agencies in determining the significance of the impacts of GHGs. Because the City of Los Angeles does not have an adopted quantitative threshold of significance for a mixed-use residential and commercial project's generation of greenhouse gas emissions, this GHG analysis is based on the Project's consistency with applicable plans, policies and building code regulations that have been adopted for the purpose of reducing GHG emissions. Therefore, the quantification of GHG emissions is provided for informational purposes.

As required in Section 15064.4 of the CEQA Guidelines, this analysis includes an impact determination based on the following: (1) the extent to which the project may increase or reduce greenhouse gas emissions as compared to the existing environmental setting; (2) whether the project emissions exceed a threshold of significance that the lead agency determines applies to the project; (3) the extent to which the project complies with regulations or requirements adopted to implement a statewide, regional, or local plan for the reduction or mitigation of greenhouse gas emissions. The Guidelines do not mandate the use of absolute numerical thresholds to measure the significance of greenhouse gas emissions. As such, this analysis relies on the extent to which the Project complies with regulations or requirements adopted to implement a statewide, regional, or local plan for the reduction or mitigation of greenhouse gas emissions.

**Consistency with Applicable Plans, Policies, or Regulations**

***Consistency with SB 375***

California SB 375 requires integration of planning processes for transportation, land-use and housing. Under the Bill, each Metropolitan Planning Organization would be required to adopt a Sustainable Community Strategy (SCS) to encourage compact development that reduces passenger vehicle miles traveled and trips so that the region will meet the target provided in the Scoping Plan, created by CARB, for reducing GHG emissions. SB 375 requires SCAG to direct the development of the SCS for the region. A discussion of the Project's consistency with the SCS is provided further below.

***Consistency with SB 32 Scoping Plan***

California SB 375 requires integration of planning processes for transportation, land-use and housing. Under the bill, each Metropolitan Planning Organization would be required to adopt a SCS to encourage compact development that reduces passenger vehicle miles traveled and trips so that the region will meet the target provided in the SB 32 Scoping Plan, created by CARB, for reducing GHG emissions. SB 375 requires SCAG to direct the development of the SCS for the region. A discussion of the Project's consistency with the SCS and SB 32 Scoping Plan is provided further below in Table 4-10, Consistency with Applicable SB 32 Scoping Plan Measures.

**Table 4-10**
**Consistency with Applicable SB 32 Scoping Plan Measures**

| Scoping Plan Measures | Consistency |
|---|---|
| **Scoping Plan Scenario Actions** | |
| ***GHG Emissions Reductions Relative to the SB 32 Target.*** 40% below 1990 levels by 2030. | **No Conflict.** As discussed herein, the Project would comply with all regulations and policies aimed at reducing energy and greenhouse gas emissions, reducing the reliance on fossil fuels, and promoting energy-efficiency standards and transportation. Therefore, the Project would not conflict with this measure. |
| ***Smart Growth / Vehicle Miles Traveled (VMT***). VMT per capita reduced 25% below 2019 levels by 2030, and 30% below 2019 levels by 2045. | **No Conflict.** The Project would provide residential and restaurant uses in a commercial corridor. As such, the Project would provide greater proximity to neighborhood services, jobs, and residences and would be well-served by existing public transportation. The Project would result in a less than significant impact with respect to the Project's residential and work related VMT impacts. In addition, the Project is located in a designated TPA and is directly served by Metro E Line and numerous local and regional commuter bus lines. Therefore, the Project would support ways to reduce VMT. |
| ***Electricity Generation.*** Meet increased demand for electrification without new fossil gas-fired resources. | **No Conflict.** While this policy is not directly applicable to the Project, the Project would use energy from the Los Angeles Department of Water and Power (LADWP), which has goals to diversify its portfolio of energy sources to increase the use of renewable energy to 100% by 2045. |
| ***New Residential and Commercial Buildings.*** All electric appliances beginning 2026 (residential) and 2029 (commercial), contributing to 6 million heat pumps installed statewide by 2030. | **No Conflict.** The Project would be designed and constructed to meet LA Green Building Code standards by including several measures designed to reduce energy consumption including but not limited to installing efficient lighting fixtures, low flow plumbing fixtures, and installing ENERGY Star-rated appliances. Furthermore, the Project would comply with Ordinance No 187,714, Chapter IX of the LAMC, effective January 23, 2023, that requires all new buildings to be all-electric buildings. |
| ***Construction Equipment.*** 25% of energy demand electrified by 2030 and 75% electrified by 2045. | **No Conflict.** During construction, trucks and equipment operated on-site would comply with SCAQMD's anti-idling regulations and CARB's In-Use Off-Road Diesel-Fueled Fleets regulation (amended in 2022). Compliance with the anti-idling and diesel-fueled fleet regulations would directly reduce the amount of diesel fuel consumed during the construction phases. Construction equipment would comply with energy efficiency requirements contained in the Federal Energy Independence and Security Act, which mandates standards for electrical motors and equipment. Therefore, the Project's construction activities would comply with the construction equipment standards. |
| ***Non-Combustion Methane Emissions.*** Increase landfill and dairy digester methane capture. Divert 75% of organic waste from landfills by 2025. | **No Conflict.** The Project would be consistent with the Scoping Plan's policy to reduce methane emissions at landfills, increase waste diversion, composting and other beneficial uses of organic materials and mandate commercial recycling, and to move toward zero waste. The Project would result in a less than significant impact on landfill capacity (see response to Section 4.18, below). It |

| | |
|---|---|
| | would meet the City's 70 percent waste diversion rate goal and comply with the City's Zero Waste Plan, which will reduce solid waste, increase recycling, and manage trash in the City through the year 2030. |
| **Local Actions – Priority GHG Reduction Strategies** | |
| ***Transportation Electrification.*** Convert local government fleets to ZEVs and provide EV charging at public sites.<br><br>Create a jurisdiction-specific ZEV ecosystem to support deployment of ZEVs statewide (such as building standards that exceed state building codes, permit streamlining, infrastructure siting, consumer education, preferential parking policies, and ZEV readiness plans). | **No Conflict.** The Project would support zero emission vehicles with the promotion of electric vehicle supply equipment (EVSE) on-site. Pursuant to City's Green Building Code, a minimum of 30 percent of the total code required parking is required to be capable of supporting future EVSE. Twenty-five (25) percent of the required residential parking spaces is required to be low power electric vehicle charging stations (EVCS), which can be counted towards the total number of EVSE spaces. The provision of EV infrastructure would further serve to promote the utilization of alternative fueled vehicles thus, reducing the combustion of fossil fuels. Based on these factors, the Project's vehicle trips would decrease overall per capita energy consumption, decrease reliance on fossil fuels, and would serve to promote reliance on renewable energy sources. |
| ***VMT Reduction.*** Reduce or eliminate minimum parking standards. | **No Conflict.** The Project is subject to AB 2345 and AB 2097 parking requirements, which sets lower residential parking space rate than the Citywide parking requirements and requires no non-residential parking spaces. Therefore, the Project would provide a reduced number of parking. |
| ***VMT Reduction.*** Increase access to public transit by increasing density of development near transit, improving transit service by increasing service frequency, creating bus priority lanes, reduction or eliminating fares, microtransit, etc.<br><br>Increase public access to clean mobility options by planning for and investing in electric shuttles, bike share, car share, and walking. | **No Conflict.** The Project Site is located in a highly urbanized area in the City of Los Angeles within a HQTA and a TPA. The Project Site is located less than one-half mile from the Culver Expo Line (E Line). The Project would provide residents and visitors with convenient access to public transit and opportunities for walking and biking. Therefore, the location of the Project encourages a variety of transportation options. |
| ***Building Decarbonization.*** Adopt all-electric new construction reach codes for residential and commercial uses.<br><br>Facilitate deployment of renewable energy production and distribution and energy storage on privately owned land uses (e.g., permit streamlining, information sharing). | **No Conflict.** Although this action is directed towards local agencies, the Project would comply with Ordinance No 187,714, Chapter IX of the LAMC, effective January 23, 2023, that requires all new buildings to be all-electric buildings. |
| **Local Actions – Key Residential and Mixed-Use Project Attributes that Reduce GHGs** | |
| ***Transportation Electrification.*** Provides EV charging infrastructure that, at minimum, meets the most ambitious voluntary standards in the California Green Building Standards Code at the time of project approval. | **No Conflict.** As mentioned previously, the Proposed Project would support zero emission vehicles with the promotion of electric vehicle supply equipment (EVSE) on-site in compliance with the City's Green Building Code. A minimum of 30 percent of the total code required parking is required to be capable of supporting future EVSE. Twenty-five (25) percent of the required residential parking spaces is required to be low power electric vehicle charging stations (EVCS), which can be counted towards the total |

| | |
|---|---|
| | number of EVSE spaces. These regulations meet the California Green Building Standards. |
| ***VMT Reduction.*** Is located on infill sites that are surrounded by existing urban uses and reuses or redevelops previously undeveloped or underutilized land that is presently served by existing utilities and essential public services (e.g., transit, streets, water, sewer). | **No Conflict.** The Project Site is currently developed with commercial/retail uses that is presently served by existing utilities and public services. Therefore, the Project is an infill development. |
| ***VMT Reduction.*** Does not result in the loss or conversion of natural or working lands. | **No Conflict.** The Project Site is currently developed with commercial/retail uses. Therefore, the Project would not result in the loss of natural or working lands. |
| ***VMT Reduction.*** Consists of transit-supportive densities (minimum of 20 residential dwelling units per acre, or is in proximity to existing transit stops (within a half miles), or satisfies more detailed and stringent criteria specified in the region's SCS. | **No Conflict.** The Project Site is approximately 0.29 acres and proposes 47 dwelling units. Therefore, the Project would consist of transit-supportive densities higher than 20 dwelling units per acre. |
| ***VMT Reduction.*** Reduces parking requirements by:<br>Eliminating parking requirements or including maximum allowable parking ratios (i.e., the ratio of parking spaces to residential units or square feet); or<br>Providing residential parking supply at a ratio of less than one parking space per dwelling unit; or<br>For multifamily residential development, requiring parking costs to be unbundled from costs to rent or own a residential unit. | **No Conflict.** The Project is subject to AB 2345 and AB 2097 parking requirements, which sets lower residential parking space rate than the Citywide parking requirements and requires no non-residential parking spaces. The residential parking rate under AB 2345 is 0.5 parking spaces per dwelling unit. Therefore, the Project would provide a reduced number of parking. |
| ***VMT Reduction.*** Results in no net loss of existing affordable units. | **No Conflict.** The Project Site is currently developed with commercial/retail uses. Therefore, the Project would not result in a net loss of affordable housing units. |
| ***Building Decarbonization.*** Uses all-electric appliances without any natural gas connections and does not use propane or other fossil fuels for space hearing, water heating, or indoor cooking. | **No Conflict.** Although this action is directed towards local agencies, the Project would comply with Ordinance No 187,714, Chapter IX of the LAMC, effective January 23, 2023, that requires all new buildings to be all-electric buildings. The Project would include no combustion equipment, plumbing for combustion equipment, gas piping, or fuel gas serving any use including, but not limited to, space heating, water heating (including pools and spas), cooking appliances (including barbeques), and clothes drying, within the building or building property lines, and instead uses electricity as the sole source of energy for all lighting, appliances and/or equipment, including, but not limited to, space heating, water heating, cooking appliances, and drying appliances. |
| *Source: 2022 Scoping Plan for Achieving Carbon Neutrality, November 16, 2022. Table 2-1: Actions for the Scoping Plan Scenario: AB 32 GHG Inventory Sectors, Table 1 – Priority GHG Reduction Strategies, and Table 3 – Key Residential and Mixed-Use Project Attributes that Reduce GHGs.*<br>*Measures not listed are not applicable to this Project.*<br>*Parker Environmental Consultants, 2023.* | |

***Consistency with Connect SoCal***

The Project is consistent with the following key GHG reduction strategies in SCAG's Connect SoCal (2020-2045 RTP/SCS), which are based on changing the region's land use and travel patterns:

- Focus growth near destinations and mobility options;
- Promote diverse housing choices;
- Leverage technology innovations;
- Support implementation of sustainability policies; and
- Promote a green region.

The Project represents an infill development within an existing urbanized area that would concentrate new residential uses within a HQTA. The Project would provide residents and visitors with convenient access to public transit and opportunities for walking and biking, which would facilitate a reduction in vehicle miles traveled and related vehicular GHG emissions. These and other measures would further promote a reduction in VMT and subsequent reduction in GHG emissions, which would be consistent with the goals of SCAG's Connect SoCal Plan. Also, see Table 2-3 in Section 2 of this Technical Memorandum for a comprehensive analysis of the Project's consistency with SCAG's Connect SoCal plan.

The Project would also be consistent with the following key GHG reduction strategies in SCAG's 2020-2045 RTP/SCS, which are based on changing the region's land use and travel patterns:

- Inclusion of mixed-use development standards that include local serving retail.

- Increased Complete Streets investments around HQTAs. Complete Streets are streets designed, funded and operated to enable safe access for roadway users of all ages and abilities, including pedestrians, bicyclists, motorists and transit riders. The Project will provide safe, clean and easy to use access points to and from the Project Site and would provide infrastructure improvements such as reinstalling street gutters, sidewalks, and street lighting (as applicable) along Venice Boulevard and Cardiff Avenue, as required to the satisfaction of the Department of Building and Safety in the proximity of the Project Site.

- Compact growth that includes jobs and housing in areas accessible to transit and opportunities for walking and biking. The Project Site's location to other services and employment opportunities would reduce vehicle trips and overall VMT. The Project would be designed and constructed to incorporate features to support and promote environmental sustainability. The Project represents an infill development within an existing urbanized area that would introduce a new residential use on the Project Site, within an HQTA. The Project Site is transit accessible and is close to many bus transit lines, rail lines, and local shuttle service. Specifically, the Project Site is located within half-mile of the Culver Expo (E Line) Station. The Project Site is also served by inner-city transit operators including Metro, LADOT, Culver City Bus, and Santa Monica Big Blue Bus.

These bus lines connect passengers to the Project Site from various locations across the City and throughout Los Angeles County. Additionally, the Project would also provide required short- and long-term bicycle parking spaces which would further reduce vehicle trips and VMT by encouraging walking and non-automotive forms of transportation. Furthermore, the Project Site is also situated within easy walking distance to retail, restaurants, entertainment, and other commercial businesses located along Venice Boulevard, Washington Boulevard, and Culver Boulevard, which would also reduce vehicle trips and VMT by encouraging walking and non-automotive forms of transportation.

- New multi-family housing in an infill location together with neighborhood-serving retail.
- New housing and job growth focused in HQTAs (defined by the 2020-2045 RTP/SCS as generally walkable transit villages or corridors that are within 0.5 mile of a well serviced transit stop or a transit corridor with 15-minute or less service frequency during peak commute hours).

As discussed in further detail in Table 2-3, above, in Section 2 of this Technical Memorandum, the Project would not conflict with the goals and policies of the 2020-2045 RTP/SCS relative to transportation, land use, and housing strategies.

***Consistency with L.A. Green Building Code***

The L.A. Green Building Code contains both mandatory and voluntary green building measures for the reduction of GHG emissions through energy conservation. Among many requirements, the L.A. Green Code requires projects to achieve a 20 percent reduction in potable water use and wastewater generation, meet and exceed Title 24 Standards adopted by the California Energy Commission (CEC), meet 50 percent construction waste recycling levels, provide on-site storage for short- and long-term bicycle parking areas, and provide ENERGY STAR-rated appliances were applicable. The Project will comply with these mandatory measures and, therefore, be consistent with the L.A. Green Building Code.

***Consistency with the Sustainable City pLAn and the L.A. New Green Deal***

The 2019 L.A. New Green Deal is the first four-year update to the Sustainable City pLAn. It augments, expands, and elaborates in more detail the City's vision for a sustainable future and it addresses the climate emergency with accelerated targets and new aggressive goals. The Project will contribute towards the attainment of the aspirations and goals previously identified in the Regulatory Framework discussion above by:

- Obtaining power from a utility provider that supplies 55% renewable energy by 2025;
- Including components that will reduce building energy use per square foot 22% by 2025;
- Reducing VMT per capita by at least 13% by 2025; and

- Ensuring 57% of new housing units are built within 1,500 feet of transit.

The Project would use energy from the LADWP, which currently provides 32 percent of electricity via renewable sources but has committed to providing an increasing percentage from renewable sources that exceed the RPS requirements by providing 55 percent by 2025, 80 percent by 2036; and 100 percent by 2045. The Project would be designed and constructed to meet LA Green Building Code standards, where applicable, by including several measures designed to reduce energy consumption. The Project includes ENERGY STAR-rated appliances within the dwelling units and would be a modern development with energy efficient boilers, heaters and air conditioning systems. Additionally, as discussed in Section 4.16, Transportation, the Project is expected to have a less-than-significant VMT impact. The State of California Office of Planning and Research (OPR) has found that a VMT per capita or per employee that is 15% or more below that of existing development is a reasonable and achievable threshold in determining significant transportation impacts under CEQA. Therefore, the Project's household and employee VMT per capita would fall below 15% of existing development. Further, the Project Site is located within ½ mile of major transit stops with peak commute service intervals of 15 minutes or less. As such, the Project would be consistent with the goals and initiatives in the L.A. Green New Deal.

As demonstrated above, the Project's design features and compliance with regulatory measures would be consistent with local and statewide goals and policies aimed at reducing the generation of GHGs, including SB 32, SB 375, the LA Green Building Code, and CARB's 2017 Scoping Plan aimed at achieving 40 percent below 1990 GHG emission levels by 2030. Therefore, the Project's generation of GHG emissions would not make a project-specific or cumulatively considerable contribution to conflicting with an applicable plan, policy or regulation for the purposes of reducing the emissions of greenhouse gases, and the Project's impact would be less than significant.

**Direct and Indirect GHG Emissions**

***Construction***

Greenhouse gas emissions were calculated using CalEEMod (*Version 2022.1*). Construction of the Project would emit GHG emissions through the combustion of fossil fuels by heavy-duty construction equipment and through vehicle trips generated by construction workers traveling to and from the Project Site. Emissions of GHGs were calculated for each year of construction of the Project and the results of this analysis are presented in Table 4-11, Project Construction-Related Greenhouse Gas Emissions. As shown in Table 4-11, the total GHG emissions from construction activities related to the Project would be approximately 528 metric tons with the highest emissions occurring in 2024. Total Construction Greenhouse Gas Emissions are amortized over the 30-year life of the Project and added to the total operational impacts.

**Table 4-11**
**Project Construction-Related Greenhouse Gas Emissions**

| Year | $CO_2e$ Emissions (Metric Tons per Year) [a] |
|---|---|
| 2024 | 374 |
| 2025 | 154 |
| **Total Construction GHG Emissions** | **528** |
| ***Amortized Annual Emissions*** [b] | ***18*** |

[a] *Construction $CO_2$ values were derived using CalEEMod Version 2022.1. Calculation data and results are provided in Appendix A of this Technical Memorandum.*
[b] *Consistent with SCAQMD recommended methodology for addressing construction emissions, the total construction emissions were amortized over a 30 year projected lifetime.*

***Operation***

*Baseline GHG Emissions*

The Project Site is developed with retail commercial building, totaling approximately 5,251 square feet. The operations of the on-site commercial uses generate GHG emissions as a result of vehicle trips and building operations involving the use of electricity, natural gas, water, and generation of solid waste and wastewater. The average daily GHG emissions generated by the existing Project Site have been estimated utilizing the CalEEMod computer model recommended by the SCAQMD. Table 4-12, Existing Project Site Greenhouse Gas Emissions, presents the GHG emissions associated with operation of the existing commercial buildings at the Project Site. As shown in Table 4-12, the existing operations on the Project Site generate approximately 118 $CO^2e$ MTY.

**Table 4-12**
**Existing Project Site Greenhouse Gas Emissions**

| Emissions Source | $CO_2e$ Emissions (Metric Tons per Year) |
|---|---|
| Mobile | 97.0 |
| Area | 0.11 |
| Energy | 17.8 |
| Waste | 1.30 |
| Water | 1.64 |
| Refrigerants | <0.005 |
| **Total** | **118** |

*Calculation data and results provided in Greenhouse Gas Emissions Calculations Worksheets. (See Appendix A to this Technical Memorandum.)*

*Project GHG Emissions*

The GHG emissions resulting from operation of the Project, which involves the usage of on-road

mobile vehicles, electricity, natural gas, water, landscape equipment, and generation of solid waste and wastewater, was calculated with the implementation of the *L.A. Green Building Code* and other project design features that would be effective in reducing GHG emissions, such as the Project Site being an infill lot, its proximity to transit, and walking distance to a major employment center. As shown in Table 4-13, below, the net increase in GHG emissions generated by the Project would result in a net increase of approximately 252.85 $CO_2e$ MTY, which is well below the draft 3,000 $MTCO_2e$ per year threshold of significance considered by the SCAQMD, but not adopted by the City. The Project's structural and operational features such as low-flow plumbing fixtures and implementing an operational recycling program during the life of the Project would reduce the Project's GHG emissions. The Project would comply with the various regulations, plans, and policies that have been adopted with the intent of reducing GHG emissions in furtherance of the State's GHG reduction targets under SB 32.

**Table 4-13**
**Project Operational Greenhouse Gas Emissions**

| Emissions Source | Estimated Project Generated $CO_2e$ Emissions (Metric Tons per Year) |
|---|---|
| Mobile | 232 |
| Area | 1.12 |
| Energy | 104 |
| Waste | 7.48 |
| Water | 2.92 |
| Refrigerants | 0.75 |
| Stationary | 4.58 |
| Construction Emissions [a] | 18.00 |
| **Project Total:** | **370.85** |
| *Less Existing Emissions:* | *(118)* |
| **Net Total GHG Emissions:** | **252.85** |

*Notes:*
[a] *The total construction GHG emissions were amortized over 30 years and added to the operation of the Project.*
*Calculation data and results provided in Appendix A to this Technical Memorandum.*
*Source: Parker Environmental Consultants, 2023.*

## Conclusion

Given the Project's consistency with State, SCAG, and City GHG emissions reduction goals and objectives, the Project is consistent with applicable plans, policies, and regulations adopted for the purpose of reducing the emissions of GHGs. In the absence of adopted standards and established significance thresholds, and given this consistency, it is concluded that the Project's incremental contribution to greenhouse gas emissions and their effects on climate change would not be cumulatively considerable.

**Mitigation Measures**

None required.

### 4.8.3 Any Substantial Changes to the Project or Substantial Changes in Circumstances Involving New Significant Impacts or a Substantial Increase in the Severity of Significant Impacts?

The Project would not result in any new or increased significant impacts with respect to its impact on climate change, and the Project would not conflict with any applicable plan, policy, or regulation with the goal of reducing GHG emissions.

### 4.8.4 Any New Information of Substantial Importance?

There is no new information of substantial importance that has become available relative to GHG emissions. No substantial changes in the environment related to GHG emissions have occurred since certification of the ECTNP EIR that would result in new or more severe significant environmental impacts.

### 4.8.5 EIR's Mitigation Measures Addressing Impact

Because the Certified EIR determined that the Project would have less than significant impacts with respect to greenhouse gas emissions, no mitigation measures were required. The Project does not change these impact determinations. Therefore, no additional mitigation measures are required.

### 4.8.6 Conclusion

There is no new information of substantial importance that has become available relative to GHG emissions. No substantial changes in the environment related to GHG emissions have occurred since certification of the EIR, and no substantial new conditions related to GHG emissions have been identified within the vicinity of the Project Site that would result in new or more severe significant environmental impacts.

# 4.9 HAZARDS AND HAZARDOUS MATERIALS

| Issues (and Supporting Information Sources | Impact Determination in the EIR | Any Substantial Changes Involving New Significant Impacts or Substantially More Severe Impacts? | Any Substantial Changed Circumstances Involving New Significant Impact or Substantially More Severe Impacts? | Any New Information of Substantial Importance? | EIR'S Mitigation Measures Addressing Impacts |
|---|---|---|---|---|---|
| Would the project: | | | | | |
| a. Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials? | Less Than Significant. | No | No | No | No |
| b. Create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment? | Less Than Significant. | No | No | No | No |
| c. Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school? | Less Than Significant. | No | No | No | No |
| d. Be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, would create a significant hazard to the public or the environment? | Less Than Significant with Mitigation. | No | No | No | Yes |
| e. For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project result in a safety hazard or excessive noise for people residing or working in the project area? | No Impact. | No | No | No | No |
| f. Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan? | Less Than Significant. | No | No | No | No |
| g. Expose people or structures, either directly or indirectly, to a significant risk of loss, injury or death involving wildland fires? | No Impact. | No | No | No | No |

This section is based on the Certified EIR and the following item, which is included as **Appendix D** to this Technical Memorandum:

- Phase I Environmental Site Assessment Report, 9431 Venice Boulevard, Culver City, CA 90232, prepared by GEM Group, Inc., dated November 23, 2021.

### 4.9.1 Impact Determination in the EIR

**Routine Transport, Use, or Disposal of Hazardous Materials**

The Certified EIR stated on page 4.6-12 of Section 4.6, Hazards & Hazardous Materials, that asbestos-containing materials (ACMs) and lead-based paint (LBP) were widely used in structures built between 1945 and 1978 and polychlorinated biphenyls (PCBs) in structures built or renovated between 1950 and 1979. It is reasonable to assume that these materials would be encountered during rehabilitation and demolition of some of the structures in the ECTNP Area. However, removal of these materials is also well regulated. Prior to any rehabilitation or demolition activities involving structures within the time periods identified above, any development project within the ECTNP Area would be required to retain a Certified Asbestos Consultant to determine the presence of asbestos and ACMs in compliance with Cal/OSHA requirements and a state-certified Lead Inspector/Assessor to conduct LBP testing in compliance with Title 17 of the CCR. If asbestos and/or LBPs are discovered, a licensed asbestos and/or LBP/materials abatement contractor is required to be retained to safely remove ACM in accordance with Cal/OSHA regulations and SCAQMD Rule 1403 (Asbestos Emissions from Demolition/Renovation Activities) and/or lead-based paint in accordance with USEPA's Lead Abatement Program regulations under the TSCA. Similarly, prior to any rehabilitation or demolition activities for any development project within the ECTNP Area, inspections for PCB-containing electrical features would occur and applicable regulations would be following regarding the removal of PCBs. Therefore, as concluded on page 4.6-21, with implementation of all applicable local, State, and federal regulations, the Certified EIR found that the ECTNP would result in less than significant impacts related to the use, transport, and disposal of hazardous materials.

**Upset or Accident Conditions**

As stated on page 4.6-22 of the Certified EIR, businesses are required to comply with health, safety, and environmental protection laws and regulations, which require businesses handling or storing certain amounts of hazardous materials to prepare a hazardous materials business plan that includes an inventory of hazardous materials used or stored on-site, and procedures to be used in the event of a significant or threatening significant release of a hazardous material. The hazardous materials plan must include a Material Safety Data Sheet (MSDS) for each hazardous material used or stored on-site. In addition, it was determined that future projects within the ECTNP Area will be required to complete all applicable environmental review processes and to conform with environmental regulations related to new construction and hazardous materials storage, use and transport. Therefore, the Certified EIR found that the ECTNP would result in less than significant impacts related to upset and accident conditions.

**Hazardous Materials Near Schools**

Compliance with all applicable local, State, and federal laws and regulations would ensure that hazardous materials do not pose a significant risk to nearby receptors, such as schools.

Therefore, as discussed on page 4.6-23, the Certified EIR determined that implementation of the ECTNP would result in less than significant impacts related to hazardous materials near schools.

**Listed Hazardous Materials Site**

Future development of sites previously occupied by a hazardous material generating facility was found to have the potential to create a significant hazard to the public or the environment unless an environmental site assessment is conducted to determined potential risks and appropriate mitigation. Mitigation Measure HM1 would minimize impacts related to hazardous materials sites. Therefore, with implementation of Mitigation Measure HM1, the Certified EIR determined that implementation of the ECTNP would result in a less than significant impact related to listed hazards materials sites.

**Airport Hazards**

There are no private airstrips located in the vicinity of the ECTNP Area. In addition, the ECTNP Area is not located within a designated airport hazard area. Therefore, implementation of the ECTNP would not result in airport safety hazards for people residing or working in the ECTNP Area, and no impact would occur.

**Emergency Response Plan**

The ECTNP would not impair implementation of, or physically interfere with, the State Emergency Plan or the Los Angeles County Operational Area Emergency Response Plan. The City of Los Angeles Department of Transportation (LADOT) and the Los Angeles Fire Department (LAFD) would be responsible for ensuring that the ECTNP does not impair or physically interfere with an adopted emergency response or evacuation plan. As discussed in Section 4.11, Public Services, of the Certified EIR, designated emergency evacuation and disaster routes within the ECTNP Area would be maintained. In addition, local policies, such as the City's General Plan Safety Element Policies 1.1.1, 1.1.2, 1.1.3, 2.1.1, and 3.1.1 provide procedures for coordination among City agencies and other jurisdictions to provide mutual assistance in the event of an emergency or natural disaster and establishment of disaster recovery programs. Compliance with these policies would help minimize the potential impact of interference with the County's emergency response plan. Therefore, the ECTNP was found to result in less than significant impacts related to emergency response plans.

**Wildland Fires**

The ECTNP Area is located in a highly-urbanized portion of the City of Los Angeles and is not located in an area identified as a wildland fire hazard area according to Exhibit D, Selected Wildfire Hazard Areas of the Safety Element. Therefore, implementation of the ECTNP was determined to not result in impacts to wildland fires.

**Mitigation Measures**

The following mitigation measure was included in the Certified EIR to reduce impacts related to hazardous materials:

**HM1** The City shall require that future development that involves new construction and soil disturbance document that the site is not on any government list of sites containing hazardous waste or hazardous materials (including lists prepared pursuant to Government Code, section 65962.5). A report setting forth the results of this database search (e.g. historical environmental reports prepared by VirusScan, EDR, or similar firms) shall be provided to the City. If the report indicates the project site, or property within one-quarter mile of the project site has the potential to be contaminated with hazardous waste or hazardous materials for any reason, a Phase I Environmental Site Assessment (ESA) shall be prepared. The Phase I assessment shall be prepared by an appropriately qualified individual (with experience in the identification and mitigation of hazardous materials and wastes) in accordance with state standards and guidelines to evaluate whether the site or the surrounding area is contaminated from the past or current uses including storage, use, transport, generation, and disposal of toxic and hazardous waste or materials. Depending on the results of this study, further investigation and remediation may be required in accordance with local, state, and federal regulations and policies. Any further study found necessary by an appropriately qualified individual or relevant federal, state, or local agency shall be performed prior to project approval or made a condition of project approval. Prior to the Department of Building and Safety's issuance of any permits that allow for grading or construction on the project sites that were on a government list or within one-quarter mile of a site on a government list, the appropriately qualified individual or relevant agency shall provide written confirmation to the City that any necessary remediation has been completed to the satisfaction of the lead agency responsible for cleanup including confirmation that required site remediation was completed consistent with the relevant federal, state, or local requirements.

## 4.9.2 Do Proposed Changes Involve New Significant Impacts or Substantially More Severe Impacts?

**Routine Transport, Use, or Disposal of Hazardous Materials**

*Construction*

Construction could involve the use of potentially hazardous materials, including vehicle fuels, oils, transmission fluids, ACMs, and LBP. However, all potentially hazardous materials would be contained, stored, and used in accordance with manufacturers' instructions and handled in compliance with applicable standards and regulations, which include requirements for disposal of hazardous materials at a facility licensed to accept such waste based on its waste classification and the waste acceptance criteria of the permitted disposal facilities. Applicable Occupational Safety and Health Administration requirements must be followed when removing ACMs and LBP.

Therefore, the Project would not create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials during construction, and impacts would be less than significant.

*Operation*

The Project includes the construction of a mixed-use residential and commercial building with 47 multi-family dwelling units and 2,627 square feet of restaurant space. During the operation of the Project, no hazardous materials other than modest amounts of typical cleaning supplies and solvents used for housekeeping and janitorial purposes would routinely be transported to the Project Site. The acquisition, use, handling, storage, and disposal of these substances would comply with State Health Codes and Regulations. Therefore, the Project would not create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials during operation; and a less than significant impact would occur.

**Upset or Accident Conditions**

The Project would involve excavating the Project Site to construct the one level of subterranean parking. Therefore, the Project would implement Mitigation Measure HM1 from the Certified EIR, which would include the preparation of a Phase I Environmental Site Assessment to determine if there are hazardous materials associated with the Project Site. As such, this section is based on the Certified EIR and the following report, which is included as Appendix D to this Technical Memorandum:

- GEM Group, Inc., Phase I Environmental Site Assessment Report, 9431 Venice Boulevard, Culver City, CA 90232, November 23, 2021.

The purpose of the Phase I Environmental Site Assessment (Phase I ESA) was to assess (1) the likelihood of contamination at the subject property as a result of either past or present land-use practices; and (2) the potential for future environmental contamination which may occur as a result of current conditions or operations and maintenance activities at either the Project Site or properties adjoining the Project Site, thereby identifying real or potential environmental or economic impact to the Project Site.

The scope of work for the Phase I ESA includes the following tasks: 1) Perform a reconnaissance of the Project Site for significant surficial signs of chemical release, improper storage of hazardous materials, and surface indications of the presence of underground storage tanks (USTs) or water wells; 2) Provide off site research into the past land use of the Project Site; 3) Review locally available aerial photographs for obvious surficial features indicative of past land use and review available USGS topographic maps, fire insurance maps, and local telephone directories; and 4) Review Federal, State and Local Agency files (available during the time frame of this project) for fuel leak and chemical release lists indicating soil and groundwater contamination cases within a ¼ mile radius to the site, as made available through the above-mentioned agency files.

*Site Reconnaissance*

The Project Site is developed with a one-story commercial building on a 0.29-acre lot. The remaining portion of the Project Site is landscaping, asphalt-paved parking, and concrete walkways. The building is occupied by Tinkering Camp (9431 West Venice Boulevard), Praveen Gupta MD, FACOG (9435 West Venice Boulevard), Hot Hot Hair (9439 West Venice Boulevard), and Stefis Exclusive Indian Boutique and Gifts (9443 West Venice Boulevard). The units are occupied by an arts and crafts children's camp, medical women's clinic, hair salon, and an Indian boutique. The general area is occupied by residential and commercial structures.

Historical sources show the Project Site developed with a retail building from at least 1919 until 1976 when the building was demolished, and the existing building constructed. The former onsite building was occupied by retail stores (window, fishing rods, signs, grocery), dress making, pest control, furniture refinishing, paper company, apartments, thrift shop, and offices (real estate) until permitted demolition in 1976. Historical addresses included 9429, 9433, 9441, 6721, 6725, 6727, and 6729 Venice Boulevard and 3780, 7101, and 7107 Cardiff Avenue. Permits identified construction of the existing building in 1977. Operations for the existing building have included hardware supply, photo developing, printing, music & boutique, and medical operations. Historical addresses associated with the existing building include 9433 and 9441 Venice Boulevard and 3780 Cardiff Avenue.

The site reconnaissance did not identify tenants or operations that use and store hazardous materials and/or waste. There was regular vehicle staining observed on asphalt surfaces at the exterior parking lot. There were no drains or other underground conduits in proximity of staining. There were no obvious signs of major environmental concerns during the site reconnaissance. Public agency records identified the subject property with inactive hazardous materials operations associated with hardware store operations. Inspections did not note violations or hazardous materials/waste use associated with printing operations identified from at least 1997 through 2003.

*Records Search*

Information from standard federal, state, county, and city environmental record sources was provided by Environmental Data Resources (EDR). The Project Site was not identified on any provided regulatory agency records database. Additionally, there are no off-site listings within the ¼ mile distance used for assessing sites that appear to have an adverse environmental impact on the Project Site.

*Findings*

There are no recognized environmental conditions (RECs) identified at the Project Site. There is a potential presence of ACMs and LBP in the building material. Prior to demolition of the building, an asbestos survey is required by local authorities and/or National Emissions Standards for Hazardous Air Pollutants (NESHAP) guidelines. NESHAP requires the removal of potentially

friable ACMs prior to building demolition or renovation that may disturb ACM. Additionally, the removal of LBP isn't required if it is bonded to the building materials. However, if the LBP is flaking, peeling, or blistering, it should be removed prior to demolition. In either case, applicable Occupational Safety and Health Administration requirements must be followed. Any debris or soil containing LBP (lead) must be disposed of appropriately. Given the findings and conclusions of the Phase I ESA, GEM Group Inc. recommends no further investigation of the Project Site.

**Hazardous Materials Near Schools**

*Construction*

There is one Los Angeles Unified School District (LAUSD) school located within a one-quarter mile from the Project Site: Magnolia Science Academy 6, located at 3754 Dunn Drive, approximately 0.24 miles west of the Project Site. The Project has the potential to expose students and staff of the aforementioned schools to potentially hazardous materials, substances, or waste during the construction period. Localized construction impacts associated with noise, dust and localized air quality emissions, and construction traffic/hauling activities generally occur within an area of 500 feet or less of the Project Site. Since this school is located more than 500 feet from the Project Site, the construction activities from the Project would not create a hazard to any nearby schools. Further, the anticipated haul route for transporting soil to the United Rock Product Quarry Pit would travel westbound along Venice Boulevard, then northbound along Overland Avenue, to the I-10 Freeway eastbound on-ramp. Inbound haul trips would exit the I-10 Freeway westbound at Venice Boulevard, then travel west along Venice Boulevard to the Project Site. The local haul routes would not pass by any nearby schools along these identified roadways. Therefore, construction impacts to nearby schools would be less than significant.

*Operation*

Further, no hazardous materials other than the modest amounts of typical cleaning supplies and solvents used for maintenance and janitorial purposes would be present at the Project Site, and the acquisition, use, handling, storage, and disposal of these substances would comply with all applicable federal, state, and local requirements. The operational activities of the Project would not create a significant hazard through hazardous emissions or the handling of hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school. Operational impacts on nearby schools would be less than significant.

**Listed Hazardous Materials Site**

As stated previously, a Phase I ESA was prepared for the Project Site, by assessing environmental concerns of the multiple subject properties within the Project Site. The Phase I ESA did not identify the Project Site as being listed on any regulatory agency records database. The Phase I ESA determined that there are recognized environmental concerns associated with the Project Site. Thus, the Project Site is not listing on a government database as a hazardous

materials site and would not create a significant hazard to the public or environment. Therefore, impacts would be less than significant.

**Airport Hazards**

There are no private airstrips located in the vicinity of the Project Site. In addition, the Project Site is not located within a designated airport hazard area. Therefore, the Project would not result in airport safety hazards for people residing or working in the Project Site, and no impact would occur.

**Emergency Response Plan**

The Project Site is located along a disaster route, Venice Boulevard, according to the Los Angeles West Area Disaster Route Map of Los Angeles County.[36] Additionally, based on the City of Los Angeles Safety Element, the Project Site is located on an identified disaster route, Venice Boulevard, or an adopted emergency response or evacuation plan route.[37] Development of the Project Site may require temporary and intermittent partial street closures due to construction activities. Nonetheless, while such closures may cause temporary inconvenience, they would not be expected to substantially interfere with emergency response or evacuation plans. The Project would not cause permanent alterations to vehicular circulation routes and patterns, impede public access, or travel upon public rights-of-way. Further, emergency vehicle drivers have a variety of options for avoiding traffic, such as using their sirens to clear a path of travel or driving in the lanes of opposing traffic. Therefore, the Project would not be expected to interfere with any adopted emergency response plan or emergency evacuation plan, and a less than significant impact would occur.

**Wildland Fires**

The Project Site is located in a highly-urbanized portion of the City of Los Angeles and is not located in an area identified as a wildland fire hazard area according to Exhibit D, Selected Wildfire Hazard Areas of the Safety Element. Therefore, the development of the Project would not result in impacts to wildland fires.

[36] *Los Angeles County Department of Public Works, City of Los Angeles West Area Disaster Route Map, August 13, 2008, website: https://dpw.lacounty.gov/dsg/DisasterRoutes/map/Los%20Angeles%20West%20Area.pdf, accessed July 2022.*

[37] *City of Los Angeles, Safety Element Exhibit H, Critical Facilities and Lifeline Systems in the City of Los Angeles, April 1995.*

### 4.9.3 Any Substantial Changes to the Project or Substantial Changes in Circumstances Involving New Significant Impacts or a Substantial Increase in the Severity of Significant Impacts?

The Project would not result in new or increased significant impacts with respect to hazards and hazardous materials beyond those already addressed in the Certified EIR.

### 4.9.4 Any New Information of Substantial Importance?

There is no new information of substantial importance that has become available relative to hazards and hazardous materials and there are no substantial changes that would result in new or more severe significant environmental impacts.

### 4.9.5 EIR's Mitigation Measures Addressing Impact

As stated above, the Project would implement Mitigation Measure HM1 from the Certified EIR. Implementation of this measure would ensure that the Project's impacts with respect to hazardous materials are less than significant.

### 4.9.6 Conclusion

Based on the above, no new significant impacts or a substantial increase in previously identified impacts to hazards and hazardous materials would occur as a result of the Project. Therefore, the impacts to hazards and hazardous materials as a result do not meet the standards for a subsequent or supplemental EIR pursuant to CEQA Guidelines Section 15162.

# 4.10 HYDROLOGY AND WATER QUALITY

| Issues (and Supporting Information Sources | Impact Determination in the EIR | Any Substantial Changes Involving New Significant Impacts or Substantially More Severe Impacts? | Any Substantial Changed Circumstances Involving New Significant Impact or Substantially More Severe Impacts? | Any New Information of Substantial Importance? | EIR'S Mitigation Measures Addressing Impacts |
|---|---|---|---|---|---|
| Would the project: | | | | | |
| a. Violate any water quality standards or waste discharge requirements or otherwise substantially degrade surface or ground water quality? | Less Than Significant. | No | No | No | No |
| b. Substantially decrease groundwater supplies or interfere substantially with groundwater recharge such that the project may impede sustainable groundwater management of the basin? | Less Than Significant. | No | No | No | No |
| c. Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river or through the addition of impervious surfaces, in a manner which would: | | | | | |
| i. Substantially Result in substantial erosion or siltation on- or off-site; | Less Than Significant. | No | No | No | No |
| ii. Substantially increase the rate or amount of surface runoff in a manner which would result in flooding on- or off-site; | Less Than Significant. | No | No | No | No |
| iii. Create or contribute runoff water which would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff; or | Less Than Significant. | No | No | No | No |
| iv. Impede or redirect flood flows? | No Impact. | No | No | No | No |
| d. In flood hazard, tsunami, or seiche zones, risk release of pollutants due to project inundation? | Less Than Significant with Mitigation. | No | No | No | No |
| e. Conflict with or obstruct implementation of a water quality control plan or sustainable groundwater management plan? | Less Than Significant. | No | No | No | No |

## 4.10.1 Impact Determination in the EIR

### Water Quality

As stated on page 4.7-18 in Section 4.7, Hydrology & Water Quality, of the Certified EIR, impacts to surface water quality during construction would be short-term for any individual project, but as a result of construction over time, construction-type impacts would be expected over the entire planning period. Grading, excavation, and other construction activities associated with the

implementation of the ECTNP could impact water quality due to erosion resulting from exposed soils that may be transported from the ECTNP Area in stormwater runoff. Compliance with the National Pollutant Discharge Elimination System (NPDES) program would ensure that stormwater pollutants would not substantially degrade water quality. Further, all new development projects within the ECTNP Area would be required to comply with the City's Standard Urban Stormwater Mitigation Plan (SUSMP) requirements. The Certified EIR determined that compliance with these regulations would ensure that impacts to water quality and groundwater are less than significant, and also that impacts with respect to a water quality control plan or groundwater management plan would also be less than significant.

**Groundwater**

As discussed on page 4.7-20 of the Certified EIR, the Project is located within the Santa Monica groundwater basin and directly overlays both the Charnock and the Olympic groundwater Sub-basins. There are no City of Los Angeles groundwater well fields within the ECTNP Area. However, according to the 2015 City of Santa Monica Urban Water Management Plan, the City of Santa Monica operates three well sites within the ECTNP Area. The Olympic Sub-basin has two operating well sites within the far western portion of the ECTNP Area, and they extend to just over 500 feet below the ground surface. According to the Certified EIR, there is little likelihood that development within the ECTNP Area would have direct physical impacts on the well sites, nor would development within the ECTNP Area result in substantial changes to recharge or (since Los Angeles does not use groundwater from the ECTNP Area) over-drafting of groundwater. Therefore, the Certified EIR determined that impacts would therefore be less than significant.

**Drainage**

As discussed on page 4.7-21 of the Certified EIR, compliance with City ordinances and regulations, as well as NPDES permit requirements, would ensure that any future development does not result in substantial erosion or siltation. Therefore, implementation of the ECTNP was found to result in less than significant impacts related to substantially altering an existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, in a manner which would result in substantial erosion or siltation on- or off-site. The City's Low Impact Development (LID) Ordinance requires all development or redevelopment that is 500 square feet or more in size to capture and manage 100 percent of the first three quarter-inch of stormwater on-site by implementing on-site infiltration, capture and use, and biofiltration/bio-treatment best management practices to the maximum extent feasible.

Accordingly, future development would be required to regulate its stormwater runoff to ensure that any development under the ECTNP would not exceed the capacity of the existing or planned stormwater drainage system. Therefore, the Certified EIR determined that the ECTNP would result in less than significant impacts related to creating or contributing runoff water which would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff.

**Tsunami or Seiche**

The ECTNP Area is not located within areas that have the potential for inundation by seiche, tsunami, or mudflow/mudslides, as stated on page 4.7-25 of the Certified EIR. The western boundary of the ECTNP Area is located approximately 2.5 miles from the tsunami inundation limits identified by the County of Los Angeles. The southern boundary of the ECTNP Area is located approximately ¾-mile from landslide hazard areas in the Baldwin Hills, and the northern ECTNP Area boundary is approximately 2.5 miles south of the designated landslide areas in the Hollywood Hills. Therefore, no impact related to seiche, tsunami, or mudflow/mudslides would occur from implementation of the ECTNP.

**Flood Hazards**

As stated on page 4.7-24 of the Certified EIR, a small portion in the central part of the ECTNP Area is located within a 100-floodplain. Accordingly, redevelopment of these parcels could place housing within a 100-year flood hazard area. Therefore, the ECTNP was found to result in significant impacts related to placing housing within a 100-year flood hazard area as mapped on a federal Flood Hazard Boundary, Flood Insurance Rate Map, or other flood hazard delineation map. Implementation of Mitigation Measure HWQ1, provided below, would reduce these potential impacts to less than significant.

**Mitigation Measure**

The following mitigation measure was included in the Certified EIR to reduce impacts related to hydrology and water quality:

**HWQ1** Buildings within a 100-year floodplain shall be designed and constructed a minimum of one foot above the 100-year flood water surface elevation to ensure the protection of structures from all flooding events.

## 4.10.2 Do Proposed Changes Involve New Significant Impacts or Substantially More Severe Impacts?

**Water Quality**

***Construction***

Three general sources of potential short-term, construction-related stormwater pollution associated with the Project include: 1) the handling, storage, and disposal of construction materials containing pollutants; 2) the maintenance and operation of construction equipment; and 3) earth moving activities which, when not controlled, may generate soil erosion via storm runoff or mechanical equipment.

Prior to issuance of a grading permit, the Applicant shall obtain coverage under the State Water Resources Control Board NPDES Construction General Permit. The Applicant shall provide the

Waste Discharge Identification Number to the City of Los Angeles to demonstrate proof of coverage under the Construction General Permit. A Storm Water Pollution Prevention Plan (SWPPP) would be prepared and implemented for the Project in compliance with the requirements of the Construction General Permit. The SWPPP shall identify construction Best Management Practices (BMPs) to be implemented to ensure that the potential for soil erosion and sedimentation is minimized and to control the discharge of pollutants in stormwater runoff as a result of construction activities.

The SWPPP would incorporate the required implementation of BMPs for erosion control and other measures to meet the NPDES requirements for stormwater quality. Implementation of the BMPs identified in the SWPPP and compliance with the NPDES and City discharge requirements would ensure that the construction of the Project would not violate any water quality standards or discharge requirements, or otherwise substantially degrade water quality. Additionally, City of Los Angeles Ordinance No. 173,494 further sets procedures for stormwater pollution control for the planning and construction of development and redevelopment projects. As such, the implementation of the code-required SWPPP and compliance with Ordinance No. 173,494 would ensure that the Project's construction-related water quality impacts would be less than significant.

***Operation***

Stormwater runoff generated during operation of the Project has the potential to introduce small amounts of pollutants typically associated with residential developments (e.g., household cleaners, landscaping pesticides, and vehicle petroleum products) into the stormwater system. Stormwater runoff from precipitation events could carry urban pollutants into municipal storm drains, however during operation the Project would be required to comply with the City's Low Impact Development (LID) Ordinance. The LID Ordinance applies to all development and redevelopment in the City that requires a building permit. LID plans are required to include a site design approach and BMPs that address runoff and pollution at the source. Further, to comply with LID Ordinance, the Project would be required to capture and treat the first 3/4-inch of rainfall in accordance with established stormwater treatment priorities. Compliance with the LID Ordinance would reduce the amount of surface water runoff leaving the Project Site as compared to the current conditions. Compliance with the LID Plan and SUSMP, including the implementation of BMPs (which could include one or several methods including infiltration, capture and use, bio-filtration and retention, or a combination of methods), would ensure that operation of the Project would not violate water quality standard and discharge requirements or otherwise substantially degrade water quality.

Conformance with these regulations would ensure construction and operational activities would not violate water quality standards, waste discharge requirements, or otherwise substantially degrade surface or groundwater water quality. Therefore, Project impacts related to water quality would be less than significant.

**Groundwater**

The Project Site is located in an urbanized area of the City and is completely developed with impervious surfaces. During a storm event, stormwater runoff flows to the adjacent roadways where it is directed into the City's storm drain system. As such, the Project Site is not a source of groundwater recharge. In addition, if any dewatering operations are required during construction, they would be conducted in compliance with all applicable regulations and requirements, including with all relevant NPDES requirements related to construction and discharges from dewatering operations. Due to the operation of dewatering systems being temporary, local groundwater hydrology in the immediate vicinity of the Project Site would be minimally affected. Additionally, all water consumption associated with the Project would be supplied by LADWP and not from groundwater beneath the Project Site. Thus, impacts related to groundwater as a result of the Project would be less than significant.

**Drainage**

***Erosion***

The Project Site is located in a highly urbanized area of Los Angeles, and no streams or river courses are located on or within the Project vicinity. Additionally, the Project Site is approximately 100 percent impervious, with the exception of some landscaping. Implementation of the Project would not increase site runoff or result in any changes in the local drainage patterns. Further, the Project would comply with LAMC Section 64.70, Stormwater Runoff and Urban Pollution Control. As mentioned previously, the Applicant shall provide the Waste Discharge Identification Number to the City of Los Angeles to demonstrate proof of coverage under the Construction General Permit. A SWPPP would be prepared and implemented in compliance with the requirements of the Construction General Permit and will identify construction BMPs to control erosion and siltation during construction activities. For project operations, the Project Site would be approximately 100 percent impervious and surface water runoff would be directed to existing storm drain infrastructure. Surface water runoff would be controlled through site design and engineering practices in accordance with the City of Los Angeles Stormwater and Urban Runoff Pollution Control Ordinance (Ordinance No. 172,176) and the LID Ordinance (Ordinance No. 181,899), which would ensure the developed site does not contribute to substantial erosion or siltation off-site. As such, impacts to erosion or siltation would be less than significant. Therefore, impacts associated with localized drainage and surface water runoff would be considered less than significant.

***Runoff***

As mentioned previously, the Project Site is approximately 100 percent impervious under existing conditions and would remain 100 percent impervious under proposed conditions. Surface water runoff under proposed conditions would comply with the City's LID Ordinance (Ordinance No. 181,899). Compliance with the LID Ordinance would ensure the Project Site is developed with BMPs designed to retain or treat the runoff from a storm event producing ¾-inch of rainfall in a

24-hour period or the rainfall from an 85th percentile 24-hour runoff event (whichever is greater). As such, the volume of post-development surface water runoff would be reduced with the Project as compared to the existing conditions. Therefore, the Project would not increase the rate or amount of surface runoff in a manner which would result in flooding on-or off-site, and impacts associated with the potential for off-site flooding and surface runoff would be less than significant.

**Flood Hazards**

The Project Site is not in an area designated as a 100-year flood hazard area. A review of the Federal Emergency Management Agency (FEMA) Flood Insurance Rate Map (FIRM), Map No. 06037C1590G, dated April 21, 2021, indicates that the Project Site is located in an area designated as "Zone X", described as "Area of Minimal Flood Hazard."[38] The Project Site is located in a highly urbanized area and is currently developed with paved surfaces and contours that direct surface water runoff to existing storm drains. No changes to the local off-site stormwater drainage infrastructure would occur with the development of the Project. As such, the Project would not have the potential to impede or redirect floodwater flows, and no impact would occur.

**Tsunami or Seiche**

According to the FEMA's flood insurance rate map, the Project Site is outside of a 100-year flood area.[39] Additionally, based on the review of the City of Los Angeles General Plan Safety Element, the Project Site does not lie within a potential inundation zone mostly related to the flow coming from reservoirs and water flow paths.[40] Further, the Project Site is located approximately 5 miles east of the Pacific Ocean. Therefore, the potential for inundation at the Project Site as a result of an earthquake-induced dam failure or tsunami is considered low. Therefore, the development of the Project would not expose people or structures to a significant risk of loss, injury, or death involving inundation by seiche, tsunami, or mudflow. Thus, no impact would occur.

**Water Quality Control Plan**

The applicable water quality control plan applicable to the Project is the LARWQCB Water Quality Control Plan for the Los Angeles Region (Basin Plan), which was adopted on June 13, 1994. The Project, once operational, would not use hazardous materials other than modest amounts of typical cleaning supplies and solvents used for housekeeping and janitorial purposes typically associated with the operation of the Project. The use of these substances would comply with State health codes and regulations. Further, the Project would comply with all federal, state and local regulations governing stormwater discharge. Additionally, the Project would be required to

[38] *Federal Emergency Management Agency (FEMA), Flood Map Service Center: Search by Address, Map Number 06037C1595G, December 21, 2018, website: https://msc.fema.gov/portal/, accessed July 2022.*

[39] *Federal Emergency Management Agency (FEMA), Flood Map Service Center: Search by Address, Map Number 06037C1595G, December 21, 2018, website: https://msc.fema.gov/portal/, accessed July 2022.*

[40] *City of Los Angeles Department of City Planning, General Plan Safety Element, Safety Element Exhibit G: Inundation & Tsunami Hazard Areas In the City of Los Angeles, March 1994.*

comply with LAMC Chapter VI, Article 4.4 and all applicable laws and regulations pertaining to stormwater runoff and water quality. Therefore, the Project would not conflict with or obstruct the implementation of the LADWP Water Quality Control Plan, and impacts would be less than significant.

**Sustainable Groundwater Management Plan**

The Project Site is located within the Coastal Plain of Los Angeles –Santa Monica basin, which is classified as a medium priority groundwater basin. The first comprehensive Groundwater Sustainability Plan was finalized by the Santa Monica Basin Groundwater Sustainability Agency, which consists of member agencies from the City of Santa Monica, the City of Beverly Hills, the City of Los Angeles, the City of Culver City, and the County of Los Angeles in January 2022.[41] Adherence to Chapter VI, Article 4.4 of the LAMC would ensure that the Project would not interfere with groundwater recharge. The Project Site would be completely covered with impervious surfaces, with the exception of some landscaping. Thus, approximately 100 percent of the surface water runoff from the Project Site would be directed to adjacent storm drains and would not percolate into the groundwater table beneath the Project Site. Therefore, the Project would not deplete groundwater supplies. As such, the Project would not conflict with or obstruct the implementation of the Santa Monica Groundwater Sustainability Plan, and impacts would be less than significant.

**Mitigation Measure**

The Certified EIR included Mitigation Measure HWQ1 which applies to projects within a 100-year floodplain. As the Project Site is not located within a 100-year floodplain, Mitigation Measure HWQ1 would not apply to the Project.

### 4.10.3 Any Substantial Changes to the Project or Substantial Changes in Circumstances Involving New Significant Impacts or a Substantial Increase in the Severity of Significant Impacts?

The Project would not result in new or increased significant impacts with respect to hydrology and water quality.

### 4.10.4 Any New Information of Substantial Importance?

There is no new information of substantial importance which has become available relative to hydrology and water quality that would result in new or more severe significant environmental impacts.

[41] *City of Santa Monica, Santa Monica Basin Groundwater Sustainability Agency, website: https://www.santamonica.gov/gsp, accessed August 2022.*

### 4.10.5 EIR's Mitigation Measures Addressing Impact

The Certified EIR included Mitigation Measure HWQ1 which applies to projects within a 100-year floodplain. As the Project Site is not located within a 100-year floodplain, Mitigation Measure HWQ1 would not apply to the Project. No additional mitigation measures are required as a result of the Project.

### 4.10.6 Conclusion

Based on the above, no new significant hydrologic/water quality impacts or a substantial increase in previously identified hydrologic/water quality impacts would occur as a result of the Project. Therefore, the impacts to hydrology and water quality as a result do not meet the standards for a subsequent or supplemental EIR pursuant to Public Resources Code, Section 21166 or CEQA Guidelines Section 15162.

# 4.11 LAND USE AND PLANNING

| Issues (and Supporting Information Sources | Impact Determination in the EIR | Any Substantial Changes Involving New Significant Impacts or Substantially More Severe Impacts? | Any Substantial Changed Circumstances Involving New Significant Impact or Substantially More Severe Impacts? | Any New Information of Substantial Importance? | EIR'S Mitigation Measures Addressing Impacts |
|---|---|---|---|---|---|
| Would the project: | | | | | |
| a. Physically divide an established community? | Less Than Significant. | No | No | No | No |
| b. Cause a significant environmental impact due to a conflict with any land use plan, policy, or regulation adopted for the purpose of avoiding or mitigating an environmental effect? | Less Than Significant. | No | No | No | No |

## 4.11.1 Impact Determination in the EIR

### Physically Divide an Established Community

As stated on page 4.8-13 in Section 4.8, Land Use and Planning, of the Certified EIR, construction activities in the ECTNP Area could temporarily divide a community if roadways and sidewalks are temporarily blocked or partially blocked. However, these effects are temporary and do not rise to the level of significance.

The types of land uses proposed by the ECTNP would be compatible in character with the surrounding community. In addition, the ECTNP contains, as project features, unifying urban design standards, streetscape plans, and public benefits. Further, the ECTNP was found to not disrupt, divide, or isolate any existing neighborhoods or communities as it generally allows similar uses as those that currently exist although with a greater mix of uses and building intensity than currently exists. The result would be a vibrant neighborhood that focuses intensity on transit stations and provides services and amenities that support new and existing residential areas. The ECTNP would also not include new major infrastructure or roadways and, therefore, would not physically divide an existing established community or isolate an existing land use. Therefore, as concluded on page 4.8-21, the Certified EIR determined that implementation of the ECTNP would result in a less than significant impact related to land use compatibility and physical division of an established community.

### Plan Consistency

As discussed on page 4.8-23, the ECTNP addresses the creation of new housing and employment options in accordance with General Plan Framework guiding policy to focus growth in higher-intensity commercial centers close to transportation and services. Many of the community's neighborhoods, including single- family neighborhoods, are established and not

expected to change significantly as growth in other parts of the community occurs. The ECTNP would generally preserve the character of existing single-family and lower-density neighborhoods by maintaining lower-density land use designations. The ECTNP generally seeks to direct growth away from these existing residential neighborhoods and towards corridors near commercial centers and industrial areas. Therefore, the ECTNP would be consistent with the City of Los Angeles General Plan Framework, and consistency with applicable plans would be considered a less than significant impact.

As further discussed in Table 4.8-12 of the Certified EIR, the ECTNP would also be generally consistent with goals and objectives of the relevant City of Los Angeles community plans, which focus on maintaining a safe, secure and quality environment through preserving existing neighborhoods, maintaining industrial use, meeting diverse economic needs, improving commercial areas, increasing transit and bicycle use, improving the pedestrian experience, and improving recreational opportunities. As discussed above, the ECTNP would direct commercial, industrial, and residential growth near transit; encourage the use of alternative transportation; and improve the pedestrian experience through the public benefits, streetscape plans, and locating development near transit. The ECTNP would also encourage recreational opportunities by rezoning an area to open space and requiring individual projects to provide publicly accessible open space as a public benefit in exchange for additional development rights.

Although the ECTNP would result in the repositioning of light industrial zones to proposed Hybrid Industrial zones, which would allow light manufacturing uses, office, and retail, as well as residential uses in limited areas, this change in zoning in and of itself would not result in inconsistencies with land use plans and policies. The changes in land use designations and zones would continue to promote job-generating uses on land planned for jobs and currently zoned as industrial. Therefore, the ECTNP would not result in the loss of industrial uses as the proposed zone would allow for light industrial uses. Further, introducing residential uses in industrial zones in order to promote a mix of uses would better support transit ridership and activity in the station areas. The ECTNP would encourage combining jobs and housing to accommodate anticipated demand for both jobs and housing. Residential use could complement, and co-exist with, newer light industrial uses, such as high tech and clean technology. Therefore, the Certified EIR determined that the ECTNP would not create inconsistencies with land use policies and plans.

**Mitigation Measures**

Impacts related to land use and planning were determined to be less than significant. Therefore, no mitigation measures were required.

## 4.11.2 Do Proposed Changes Involve New Significant Impacts or Substantially More Severe Impacts?

### Physically Divide an Established Community

The Certified EIR determined that implementation of the ECTNP would not include any extensions of roadways or other development features through currently developed areas that could physically divide or isolate existing neighborhoods or an established community. Instead, the Certified EIR determined that the land use changes in the ECTNP would create consistency between the Community Plan land use map and the actual built land uses on parcels. The Project Site is currently developed with commercial uses and is located in an established urbanized area of the City that is already served by a well-developed roadway system and utility infrastructure. The Project is an infill development within the confines of the existing Project Site boundaries with land uses similar to those already found in the immediate area. Further, the Project does not propose any changes to the zoning or land use designation for the Project Site. Thus, the Project would not physically divide an established community, and impacts would be less than significant.

### Land Use Consistency

#### *General Plan*

##### *Framework Element*

The General Plan's Framework Element provides citywide guidelines and a foundation upon which Community Plans and other General Plan Elements can base their more specific goals, objectives, and policies. The General Plan's Framework Element was adopted on December 11, 1996. and re-adopted on August 8, 2001. The Framework Element and the City's community plans discuss population, housing and employment to the year 2010. The Framework Element identifies a projected population of 4.3 million people living in 1,566,108 housing units. The Citywide General Plan Framework and the Palms – Mar Vista – Del Rey Community Plan provide growth projections and Community Plan Area (CPA) capacity, respectively, for the year 2010. The General Plan Framework Element provides a 2010 projection of 27,029 persons, 16,457 households, and 61,500 additional jobs. The Palms – Mar Vista – Del Rey Community Plan anticipated a population and dwelling unit capacity of 118,981 persons and 51,121 dwelling units, respectively. The Palms – Mar Vista – Del Rey Community Plan recognizes that the CPA may grow that population, jobs, and housing could grow more quickly, or slowly, than anticipated depending on economic trends.

The Project is in substantial conformity with the purposes, intent and provisions of the General Plan Framework Element, and the applicable Community Plan by providing a smart growth oriented, dense urban project where such growth is best accommodated based on its proximity to mass transit, which is discussed in more detail in Table 4-14, below. More specifically, the Project is consistent with the Los Angeles General Plan Land Use Element, which consists of the 35 Community Plan Area plans, of which the property is in the Palms – Mar Vista – Del Rey

Community Plan. Consistency with the Community Plan is further demonstrated below in Table 4-17.

**Table 4-14**
**Project Consistency with Applicable Objectives and Policies of the Framework Element**

| Objective / Policy | Project Consistency Analysis |
|---|---|
| ***Land Use Chapter*** | |
| **Goal 3A:** A physically balanced distribution of land uses that contributes towards and facilitates the City's long-term fiscal and economic viability, revitalization of economically depressed areas, conservation of existing residential neighborhoods, equitable distribution of public resources, conservation of natural resources, provision of adequate infrastructure and public services, reduction of traffic congestion and improvement of air quality, enhancement of recreation and open space opportunities, assurance of environmental justice and a healthful living environment, and achievement of the vision for a more livable city. | **No Conflict.** The Project would include a mixed-use residential and commercial building that would front the Venice Boulevard commercial corridor. The Project would provide new commercial/retail uses and employment opportunities as well as potential customers to the surrounding existing businesses, which helps improve the competitiveness of the commercial area. Thus, the Project would not conflict with this goal. Further, compliance with regulatory compliance measures would ensure that the building maintains a safe, clean, attractive, and lively environment during the Project's construction and operation. |
| **Objective 3.1:** Accommodate a diversity of uses that support the needs of the City's existing and future residents, businesses, and visitors. | **No Conflict.** The Project would include a variety of uses including multi-family residential and ground-floor restaurant which would provide new opportunities for new businesses or the expansion or relocation of existing businesses; thus, increasing business opportunities and economy of the Palms area. |
| **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. | **No Conflict.** The Project is located on an infill lot that is already adequately served by public infrastructure. The Project Site is readily accessed via Venice Boulevard and Cardiff Street and is adequately supported by utilities (including water service, sewer service, electrical, and natural gas), and public services (such as police, fire, schools, and recreation/parks). |
| **Objective 3.2:** Provide for the spatial distribution of development that promotes an improved quality of life by facilitating a reduction of vehicular trips, vehicle miles traveled, and air pollution. | **No Conflict.** The Project Site is located in a Transit Priority Area as defined by CEQA. Additionally, the Project would develop new residential and commercial uses in walking distance to numerous services, retail, and employment opportunities. Additionally, the Project Site is located within ½ mile of numerous bus routes with peak commute service intervals of 15 minutes or less. The location of the Project encourages a variety of transportation options, such as walking and biking. Thus, the location of the Project would reduce vehicles-per-miles traveled, promote alternatives to driving, and aim to improve air quality. |
| **Policy 3.2.2:** Establish, through the Framework Long-Range Land Use Diagram, community plans, and other implementing tools, patterns and types of development that improve the integration of housing with commercial uses and the integration of public services and carious densities of residential development within neighborhoods at appropriate locations. | **No Conflict.** The Project includes the development of a mixed-used building consisting of multi-family residential units and commercial space. The Project incorporates aspects of a compact development by providing the proposed development on a previously developed commercial lot. The Project would provide ground-floor commercial space, which would serve the neighborhood and community. |
| **Policy 3.2.3:** Provide for the development of land use patterns that emphasize pedestrian/bicycle | **No Conflict.** The Project would encourage improved access and mobility by providing a mix of residential and commercial |

| Objective / Policy | Project Consistency Analysis |
|---|---|
| access and use appropriate locations. | uses on a single site. The on-site commercial uses would provide employment and patronage opportunities within walking distance of on-site residents and the nearby multi-family residential developments. In addition, the Project Site is located within ½ mile of the Expo rail line and numerous bus routes with peak commute service intervals of 15 minutes or less. The location of the Project promotes the use of a variety of transportation options, including 49 on-site bicycle parking spaces, which includes walking, biking, and the use of public transportation. |
| **Objective 3.3:** Accommodate projected population and employment growth within the City and each community plan area and plan for the provision of adequate supporting transportation and utility infrastructure and public services. | **No Conflict.** The Project's population and employment growth would be well within the projected population and employment growth in SCAG's Connect SoCal for the City of Los Angeles, which is further discussed in Section 4.14, Population and Housing of this Technical Memorandum.<br>Additionally, the Project would promote a pedestrian-oriented environment with options for public transportation. The Project would also include utility infrastructure and would update any infrastructure improvements, if necessary. Further, the Project would be subject to the site plan review requirements of the LAFD and the LAPD to ensure that all access roads, driveways and parking areas would remain accessible to emergency service vehicles and to ensure pedestrian safety. |
| **Policy 3.3.4:** Provide for the siting and design of new development that maintains the prevailing scale and character of the City's stable residential neighborhoods and enhance the character of commercial and industrial districts. | **No Conflict.** The Project would replace the existing commercial land uses with the development of a mixed-use residential and commercial building on a Project Site zoned MU(EC) and has a General Plan land use designation of "Community Commercial." The MU(EC) zone is an established zone as part of the ECTNP. The "MU" zone within the Specific Plan identifies the Project Site as a Mixed Use: Commercial/Residential Zone, which allows for the proposed multi-family uses and commercial uses. The Project would develop a mixed-use development that would be visually compatible with the surrounding commercial and residential uses. Therefore, the Project would enhance the character of the surrounding mixed uses and be consistent with this policy. |
| **Objective 3.4:** Encourage new multi-family residential, retail commercial, and office development in the City's neighborhood districts, community, regional, and downtown centers as well as along primary transit corridors/boulevards, while at the same time conserving existing neighborhoods and related districts. | **No Conflict.** As stated above, the Project includes the development of a mixed-use project, which would provide residents near employment and patronage opportunities. Further, the Project is within walking distance of services, retail stores, and employment opportunities in the local area. The commercial uses on-site would further support the pedestrian activity along Venice Boulevard by providing ground-floor commercial uses that would front these major commercial corridors. |
| **Policy 3.4.1:** Conserve existing stable residential neighborhoods and lower-intensity commercial districts and encourage the majority of new commercial and mixed-use (integrated commercial and residential) development to be located (a) in a network of neighborhood districts, community, regional, and downtown centers, and (b) in proximity to rail and bus transit stations and corridors, and (c) along the City's major | **No Conflict.** As stated above, the Project includes the development of a mixed-use project, which would provide residents near employment and patronage opportunities. Further, the Project is within walking distance of services, retail stores, and employment opportunities in the local area. The commercial uses on-site would further support the pedestrian activity along Venice Boulevard by providing ground-floor commercial uses that would front this major commercial corridor, which is characterized by a mix of office, services, |

| Objective / Policy | Project Consistency Analysis |
|---|---|
| boulevard, referred to as districts, centers, and mixed-use boulevard, in accordance with the Framework Long-Range Land Use Diagram. | retail, and residential uses. |
| **Goal 3C:** Multi-family neighborhoods that enhance the quality of life for the City's existing and future residents. | **No Conflict.** The Project would include multi-family residential units that would be available at market rates and affordable rates. Thus, the Project would not conflict with this goal. |
| **Policy 3.7.4:** Improve the quality of new multi-family dwelling units based on the Standards in Chapter 5 Urban Form and Neighborhood Design Chapter of this Element. | **No Conflict.** The Project would redevelop a site that is currently occupied by commercial uses with a mixed-use development including 47 residential units. The Project would be designed to meet the standards in Chapter 5 of the General Plan Framework Element. The Standards in Chapter 5 include placing housing over ground floor storefronts along mixed-use corridors, which the Project is consistent with. The Project also places housing near job centers, corridors, and fixed transit, as recommended within the Chapter 5 Standards. Compliance with all applicable building code requirements would further ensure that the building maintains a safe, clean, and attractive environment during the Project's construction and operation. |
| **Goal 3D:** Pedestrian-oriented districts that provide local identity, commercial activity, and support Los Angeles' neighborhoods. | **No Conflict.** The Project would promote a pedestrian-oriented environment by providing active commercial uses and multi-family residences with future residents would provide new foot traffic for the surrounding retail, restaurant, and commercial uses. The building's design and would enhance pedestrian activity in the area. |
| **Policy 3.8.4:** Enhance pedestrian activity by the design and siting of structures in accordance with Chapter 5 Urban Form and Neighborhood Design policies of this Element and Pedestrian-Oriented District Policies. | **No Conflict.** As discussed above, the Project would promote a pedestrian-oriented environment by providing active uses that would front Venice Boulevard. Coordination with the Department of City Planning would ensure the Project would be attractively designed and landscaped. |
| **Goal 3F:** Mixed-use centers that provide jobs, entertainment, culture, and serve the region. | **No Conflict.** The Project would provide ground-floor restaurant space that would provide future and existing residents with job opportunities, additional entertainment, and culture. |
| **Objective 3.10:** Reinforce existing and encourage the development of new regional centers that accommodate a broad range of uses that serve, provide job opportunities, and are accessible to the region, are compatible with adjacent land uses, and are developed to enhance urban lifestyles. | **No Conflict.** The Project Site is currently zoned MU(EC) with a Community Commercial General Plan land use designation. The Project would provide commercial uses, including commercial/retail spaces that would provide future and existing residents with job opportunities. Thus, the proposed uses are consistent with the zoning and land use designations. Additionally, the new residents would provide new foot traffic for surrounding business, conventions, trade shows, and tourism. The Project would be compatible with the character of the surrounding districts and foster new business and employment opportunities and potential customers, which helps improve the competitiveness of the Palms commercial area. |
| **Goal 4A:** An equitable distribution of housing opportunities by type and cost accessible to all residents of the City. | **No Conflict.** The Project's dwelling units would be of different sizes and configurations (studios, one-bedroom, and two-bedroom) and would be available at a range of market and affordable rates. The Project would increase the housing choices available in the local area. The additional 47 units will increase the housing supply in the Palms community and help reduce upward pressure on housing costs. |

| Objective / Policy | Project Consistency Analysis |
|---|---|
| **Objective 4.2:** Encourage the location of new multi-family housing development to occur in proximity to transit stations, along some transit corridors, and within some high activity areas with adequate transitions and buffers between higher-density developments and surrounding lower-density residential neighborhoods. | **No Conflict.** The Project would provide 47 multi-family residential units in a TPA and in a highly urbanized area of Los Angeles. The Project would be within walking distance to numerous services, retail, and employment opportunities. Additionally, the Project Site is in close proximity to many public transportation options, including bus and subway lines. Additionally, the Project would not encroach on any existing lower-density residential neighborhoods. |
| **Objective 5.2:** Encourage future development in centers and in nodes along corridors that are served by transit and are already functioning as centers for the surrounding neighborhoods, the community or the region. | **No Conflict.** The Project's mixed-use design and location encourages the use of alternative transportation and walking and bicycling opportunities. Additionally, the Project Site is located within ½ mile of the Expo rail line and numerous bus routes with peak commute service intervals of 15 minutes or less. The Project Site is located in an urbanized area and is surrounded by a mix of retail, commercial, and entertainment services. |
| **Objective 5.8:** Reinforce or encourage the establishment of a strong pedestrian orientation in designated neighborhood districts, community centers, and pedestrian-oriented subareas within regional centers, so that these districts and centers can serve as a focus of activity for the surrounding community and a focus for investment in the community. | **No Conflict.** As discussed above, the Project is an infill development in a TPA and is within a major employment center. The Project would place residential units and ground-floor commercial space in a transit-rich and pedestrian-oriented area. Additionally, the Project Site is located within ½ mile of the Expo rail line and numerous bus routes with peak commute service intervals of 15 minutes or less. The Project Site's location near mass transit and in walking distance to services, retail stores, and employment opportunities promotes a pedestrian-friendly environment. The location of the Project promotes the use of a variety of transportation options, which includes walking, biking, and the use of public transportation. |
| **Goal 7G:** A range of housing opportunities is sufficient, in terms of location, concentration, type, size, price/rent range, access to local services and access to transportation, to accommodate future population growth and to enable a reasonable portion of the City's work force to both live and work in the City. | **No Conflict.** The Project's dwelling units would be of different sizes and configurations (studios, one-bedroom, and two-bedroom units) and would be available at range of market and affordable rates. The Project would increase the housing choices available in Los Angeles. The additional units will increase supply and help reduce upward pressure on housing costs. Additionally, the Project's mixed-use design would allow future residents the opportunity to work on-site. Further, the Project's close proximity to public transportation would allow residents to live and work in the City. |
| **Objective 7.2:** Establish a balance of land uses that provides for commercial and industrial development which meets the needs of local residents, sustains economic growth, and assures maximum feasible environmental quality.<br>**Policy 7.2.3:** Encourage new commercial development in proximity to rail and bus transit corridors and stations. | **No Conflict.** The Project would redevelop a site that is currently occupied by a commercial building with the development of a mixed-use residential and commercial building, which would provide new commercial space for businesspersons in Los Angeles for the existing surrounding community. The Project Site is also directly served by multiple buses. The Project would implement the following features to reduce energy demands and assure maximum environmental quality: proximity to mass transit, in-fill smart growth, and resource conservation. The Project would also implement project design features, regulatory compliance measures, and mitigation measures as applicable to assure maximum feasible environmental quality. |
| *Source: City of Los Angeles Department of City Planning, Framework Element, December 11, 1996.* | |

*Housing Element*

The Project's general consistency with the applicable objectives and policies that support the goals set forth in the Housing Element is discussed in detail in Table 4-15, below. The Project would be generally consistent with the applicable objectives and policies in the Housing Element. The Project would provide 47 new residential units that would add to the Citywide housing supply. The Project would be a mixed-use development that would include new jobs associated with restaurant uses that would be accessible to Metro local and rapid bus lines. In addition, the Project would promote and facilitate reduction of water consumption through the use of water saving and energy saving devices such as low-flow plumbing and fixtures. Finally, the Project would be an infill development within close proximity to many services, job opportunities, and public transit. Therefore, the Project would not conflict with applicable goals, policies, and objectives of the Los Angeles General Plan Housing Element.

**Table 4-15**
**Project Consistency Analysis with Applicable Goals of the Housing Element**

| City of Los Angeles General Plan Goals | Project Consistency Analysis |
|---|---|
| ***Housing Element Goals*** | |
| **Goal 1:** A City where housing production results in an ample supply of housing to create more equitable and affordable options that meet existing and projected needs. | **No Conflict.** The Project would increase the housing stock in the Palms community by providing safe, attractive, and centrally located studios, one-bedroom, and two-bedroom residential dwelling units. The proposed 47 residential units would be available to all persons without discrimination. Of the 47 units, five units would be reserved for families with Very Low Income. Thus, the Project is contributing to the range of housing choices available in the Palms Community of Los Angeles and would therefore not conflict with this goal. |
| **Goal 2**: A City that preserves and enhances the quality of housing and provides greater housing stability for households of all income levels. | **No Conflict.** As discussed above under Goal 1, the Project would provide units at the market and affordable rates. Of the 47 units proposed, five units would be reserved for families with Very Low Income. Thus, the Project would provide units for different income levels, and would not conflict with this goal. |
| **Goal 3**: A City in which housing creates healthy, livable, sustainable, and resilient communities that improve the lives of all Angelenos. | **No Conflict.** The Project would redevelop a site that is currently occupied by a commercial building. The Project would be attractively designed and landscaped in accordance with the design guidelines of the Palms – Mar Vista – Del Rey Community Plan. Compliance with all applicable building code requirements would further ensure that the building maintains a safe, clean, and attractive environment during the Project's construction and operation. The Project would provide residents with convenient access to public transit and opportunities for walking and biking. The Project's air quality, energy, and greenhouse gas emissions impacts would not result in any significant impacts and would promote energy-efficiency standards and transportation. As such, the Project would prevent the spread of blight and deterioration by redeveloping an underutilized site. The Project would not conflict with this goal. |
| **Goal 4**: A City that fosters racially and socially inclusive neighborhoods and corrects the harms of historic racial, ethnic, and social discrimination of the | **No Conflict.** The Project would provide a variety of dwelling units of different sizes and configurations that would be available at market rates and affordable rates. The Project is |

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| past and present. | increasing the housing choices available in Palms Community. The Project's housing opportunities would be available to all persons, without discrimination. Therefore, the Project would not conflict with this goal. |
| *Sources: City of Los Angeles General Plan Elements, Housing Element 2021-2029, Chapter 6, Housing Goals, Objectives, Policies and Programs.*<br>*Parker Environmental Consultants, 2023.* | |

*Mobility Plan*

The Mobility Plan 2035 ("Mobility Plan") of the City of Los Angeles General Plan, amendment adopted September 7, 2016, is designed to provide a policy foundation for the transportation system within the City of Los Angeles. There are five goals of the Mobility Plan that define the City's high-level mobility priorities and include: safety first; world class infrastructure; access for all Angelenos; collaboration, communication and informed choices; and clean environments and healthy communities. The Mobility Plan contains several objectives pertinent to the Project, which are identified as follows:

- Increase the number of adults and children who receive in-person active transportation safety education, in areas with the highest rates of collisions, by 10% annually;
- Ensure that 80% of street segments do not exceed targeted operating speeds by 2035;
- Ensure that 90% of households are have access within one mile to the Transit Enhanced Network by 2035;
- Ensure that 90% of all households have access within one-half mile to high quality bicycling facilities by 2035; and
- Increase the combined mode split of persons who travel by walking, bicycling or transit to 50% by 2035.

The Mobility Plan 2035 identifies corridors proposed to receive improved bicycle, pedestrian, and vehicle infrastructure improvements. Tier 1 Protected Bicycle Lanes are bicycle facilities that are separated from vehicular traffic. Tier 2 and Tier 3 Bicycle Lanes are facilities on roadways with striped separation. Tier 2 Bicycle Lanes are those more likely to be built by 2035. The Mobility Plan 2035 identifies Venice Boulevard as part of the Bicycle Lane Network. Venice Boulevard is classified as a Tier 1 Protected Bicycle Lane.

With respect to the Mobility Plan's stated objectives, the Project would increase households within one mile to the Transit Enhanced Network, provide housing within one-half mile to high quality bicycling facilities, and increase the combined mode split of persons who travel by walking, bicycling or transit. As shown in Table 4-16, the Project would promote the goals of the Mobility Plan. As such, the Project would not conflict with the Mobility Plan.

**Table 4-16**
**Project Consistency Analysis with Applicable Goals of the Mobility Plan**

| City of Los Angeles General Plan Goals | Project Consistency Analysis |
|---|---|
| ***Mobility Plan Key Goals*** | |
| (1) Safety First: Crashes, speed, protection, security, safety education, and enforcement. | **No Conflict.** The Project would not include unusual or hazardous design features. The Project Site is generally pedestrian-oriented. Primary vehicular access for the mixed-use building would be provided via two driveways along the adjacent alleyway. The Project does not include any hazardous design features, which could impede emergency access. The Project would be subject to the site plan review requirements of the LAFD and the LAPD to ensure that all access roads, driveways and parking areas would remain accessible to emergency service vehicles and to ensure pedestrian safety. Therefore, the Project would not substantially increase hazards due to design features, or incompatible uses, and would not hinder this goal. |
| (2) World Class Infrastructure: Design, Complete Streets Network (walking, bicycling, transit, vehicles, goods movement), Bridges, Highways, Smart Investments. | **No Conflict.** This goal is directed toward City goals and is not specifically applicable to the Project. Nevertheless, the Project Site's location near mass transit, walking distance to services, retail stores, and employment opportunities, and the availability of bike parking located on the Project Site promotes a variety of transportation options. Thus, the Project would promote this goal. |
| (3) Access for All Angelenos: Affordability, vulnerable users, land use, operations, reliability, demand management, community connections. | **No Conflict.** The Project Site is located in an urbanized area of Los Angeles within a TPA. The Project would develop new residential and commercial uses in walking distance to numerous services, retail, and employment opportunities. Additionally, the Project Site is located within ½ mile of the Expo rail line and numerous bus routes with peak commute service intervals of 15 minutes or less. The location of the Project encourages a variety of transportation options and access and is therefore consistent with this goal. |
| (4) Clean Environments and Healthy Communities Environment, public health, clean air, clean fuels and fleets. | **No Conflict.** The Project is an infill development within a TPA and is within a major employment center. The location of the Project promotes the use of a variety of transportation options, which includes walking, biking and the use of public transportation. As discussed further in Sections 4.3. Air Quality and 4.8. Greenhouse Gas Emissions, operational emissions and greenhouse gas emissions generated by the Project's construction and operational activities would not exceed the regional thresholds of significance set by the SCAQMD and therefore, the Project would not conflict with this goal. |
| *Sources: City of Los Angeles General Plan Elements, Mobility Plan 2035.*<br>*Parker Environmental Consultants, 2022.* | |

*Land Use Element: Palms – Mar Vista – Del Rey Community Plan*

The Project is located within the Palms – Mar Vista – Del Rey Community Plan area. The General Plan designates the Project Site as Community Commercial and is zoned MU(EC), which is intended to accommodate the development of general mixed-use commercial and multiple-family residential uses as determined by the ECTNP.

The Project proposes an increase in residential units in the Palms – Mar Vista – Del Rey Community Plan and would use the State Density Bonus Law incentives pursuant to LAMC Section 12.22 A.25. The Project is consistent with the uses, density, and intensity contemplated by the General Plan and zoning for the Project Site. The proposed land use and intensity of the Project is consistent and compatible with the surrounding area and typical for an infill development located near transit and on a major City thoroughfare. Moreover, the Project uses permitted by development rights authorized under the State Density Bonus Law based on (i) the provision of 5 Very Low Income affordable units and (ii) the Project Site's proximity to existing transit infrastructure (i.e., Expo (E) rail line, and Rapid and local bus lines).

As discussed in Table 4-17 below, the Project is in substantial compliance with the purposes, intent, and provisions of the General Plan and the Palms – Mar Vista – Del Rey Community Plan. The Project Site's General Commercial designation is consistent with the planning principles identified in the Community Plan, which outlines a number of objectives and policy goals for residential developments in the area.

By providing a range of housing opportunities, the Project accommodates an adequate supply of housing units by type and cost that contributes significantly to a range of housing opportunities in the Community Plan area. In addition, the Project is located within a transit rich area served by several Metro lines along Washington and Venice Boulevards, which would help to reduce vehicle trips. Moreover, the Project is located in a walkable neighborhood near numerous employment and commercial businesses located along Washington, Venice, and Culver Boulevards.

**Table 4-17**
**Project Consistency Analysis with Applicable Objectives and Policies of the Palms – Mar Vista – Del Rey Community Plan Land Use Element**

| City of Los Angeles General Plan Goals | Project Consistency Analysis |
|---|---|
| **Goal 1:** A safe, secure and high-quality residential environment for all community residents. | **No Conflict.** The Project would be consistent with the applicable design policies within the Palms – Mar Vista – Del Rey Community Plan Area. Additionally, the Project would provide adequate open space, vehicle parking, and bicycle parking consistent with LAMC requirements. Compliance with these guidelines and the LAMC would ensure that the Project would provide a high-quality residential environment. Further, as discussed under Section 4.15, Public Services, the Project would incorporate safety features such as nighttime security lighting, a closed-circuit security camera system, and well-lit secure parking facilities. As such, the Project would support this goal by providing a safe, secure, and high-quality residential environment for all segments of the Palms Community and include housing types for both families and individuals. As such, the Project would not conflict with this goal. |
| **Objective 1-1:** To provide the preservation of existing housing and for the development of new housing to meet the diverse economic and physical needs of the existing residents and projected population of the Plan area to the year 2010. | **No Conflict.** The Project's dwelling units would be of different sizes and configurations (studios, one-bedroom, and two-bedroom units) and would be available at a range of market rates and affordable rates. The Project would not displace any existing housing and would increase the housing choices available in the Palms area, which will increase supply and help reduce upward pressure on housing costs. In addition, of the 47 proposed residential units, 10 percent of the units (five units) would be reserved at the "very low income" level, thereby promoting access to housing for residents of all income levels. Thus, the Project would not conflict with this objective. |
| **Policy 1-1.1:** Provide for adequate multi-family residential development. | **No Conflict.** The Project would provide 47 multi-family dwelling units in the Palms community. The proposed units would be of all different sizes and configurations and would be available at a range of market rates and affordable rates. Thus, the Project would not conflict with this policy. |
| **Policy 1-1.2:** Protect the quality of residential environment and the appearance of communities with attention to site and building design. | **No Conflict.** The Project Site is currently developed with a commercial building and surface parking. There are no single-family homes or multi-family residences on the Project Site, and no single-family residential neighborhoods are located adjacent or near the Project Site. The Project would not encroach or demolish any of the multi-family residential buildings located north of the Project Site, across the alleyway. As such, the Project would not conflict with this policy. |
| **Objective 1-2:** To reduce vehicular trips and congestion by developing new housing in proximity to services and facilities. | **No Conflict.** The Project would place residential dwelling units in a transit-rich and pedestrian-oriented area fronting Venice Boulevard. Additionally, the Project Site is located within ½ mile of the Expo rail line and numerous bus routes with peak commute |

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| | service intervals of 15 minutes or less. The Project Site's location near mass transit and in walking distance to services, retail stores, and employment opportunities promotes a pedestrian-friendly environment. The location of the Project promotes the use of a variety of transportation options, which includes walking, biking, and the use of public transportation. In addition, the Project would be located near adequate services and facilities, which would reduce vehicular trips and congestion. Thus, the Project supports this objective. |
| **Policy 1-2.1:** Locate higher residential densities near commercial centers and major bus routes where public service facilities and infrastructure will support this development. | **No Conflict.** The Project would provide a total of 47 residential dwelling units within a mixed-use residential and commercial building. The Project would place residential dwelling units in a transit-rich and pedestrian-oriented area. Additionally, the Project Site is located within numerous bus routes with peak commute service intervals of 15 minutes or less along Venice Boulevard, which is identified as a transit corridor. Therefore, the Project would not conflict with this policy. |
| **Objective 1-4:** To promote the adequacy and affordability of multiple-family housing and increase its accessibility to more segments of the population. | **No Conflict.** The Project's dwelling units would be of different sizes and configurations (studios, one-bedroom, and two-bedroom units) and would be available at range of affordable and market rates. The net additional units will increase housing supply and help reduce upward pressure on housing costs. In addition, of the 47 proposed residential units, 10 percent of the units (5 units) would be reserved at the "very low income" level. Thus, the Project supports this objective. |
| **Policy 1-4.1:** Promote greater individual choice in type, quality, price and location of housing. | **No Conflict.** The Project would redevelop a site that is currently occupied by a commercial building and surface parking. As discussed above, the Project's dwelling units would be of different sizes and configurations (studios, one-bedroom, and two-bedroom units) and would be available at range of affordable and market rates. In addition, of the 47 proposed residential units, 10 percent of the units (5 units) would be reserved at the "very low income" level. Thus, consistent with this policy, the Project would provide choices in type, quality, and price of housing on a redeveloped site. |
| *Sources: City of Los Angeles, Palms – Mar Vista – Del Rey Community Plan, September 16, 1997. Parker Environmental Consultants, 2022.* | |

### *Exposition Corridor Transit Neighborhood Plan*

The Project Site is located within the ECTNP, and the Project is subject to the ECTNP's zoning and development standards in Section 2, urban design standards in Section 4, and the applicable environmental standards in Appendix D. Specifically, as a mixed-use residential and commercial development, the Project would be subject to the design standards in Section 4.2 (Mixed Use,

Commercial & Industrial Design Standards. The Project complies with the ECTNP's standards applicable to the Site including streetwall height, massing and building coverage, building orientation, architectural treatment, and vehicular access.

*Zoning Consistency*

The four parcels with frontage on Venice Boulevard (approximately 12,787 square feet of lot area) is zoned MU(EC). Pursuant to the ECTNP, for projects in the MU(EC) zones, there is no minimum lot area per dwelling unit; however for the purposes of calculating the required number of Restricted Affordable Units within Density Bonus Projects, residential uses on the MU(EC) zones are limited to one dwelling unit per 400 square feet, or approximately 32 dwelling units for the Project Site. New developments in the MU(EC) zone in the ECTNP that utilize the Density Bonus Affordable Housing Incentive Program contained in LAMC Section 12.22 A.25 and that seek incentives that facilitate a density increase of greater than 35 percent must provide Restricted Affordable Units pursuant to LAMC Section 12.24 U.26 (a)(2) and follow the review procedures in LAMC Section 12.24 U.26. With approval of the density bonus, the Project would provide a total of 47 dwelling units, including 5 "Very Low Income" units, which is consistent with on-site density requirements pursuant to the LAMC.

Furthermore, the MU zone permits a 2 to 1 FAR. The Project Site is also located within Subarea 7 of the ECTNP, which limits building height to 68 feet above grade. As part of the allowed incentives under the State Density Bonus Law, the Project is requesting to increase the allowable FAR from 2:1 up to 4.4:1 FAR. Additionally, the Project is seeking a Waiver of Development Standard to increase the allowable height from 68 feet to 79 feet above grade. The Project would also utilize the 0.5 parking rate per dwelling unit as part of the Density Bonus Incentive. The density, floor area ratio, reduced parking, and incentives are permitted by the provisions of the State Density Bonus Law in exchange for providing the 5 "Very Low Income" affordable housing units. The Project is also requesting Waivers of Development Standards to eliminate the loading space requirement and reduce the residential open space requirements of the zoning code. The Project would also remove the ECTNP's ground floor screening requirement as a Density Bonus Incentive, The ECTNP also requires a minimum of 5-foot side setbacks for buildings used for residential purposes. The Project is requesting Waivers of Development Standards to reduce side setbacks along Cardiff Avenue and the easterly property line to 0 feet in lieu of 5 feet side setbacks. The Project is also requesting Waivers of Development Standard to provide 5 percent non-residential floor area in lieu of the 20 percent minimum non-residential requirement, and to waive the requirement for non-residential open space, pursuant to the ECTNP standards. The Project would comply with all other provisions of the zoning code.

**Conclusion**

As discussed in the preceding paragraphs, the Project would not conflict with local and regional plans applicable to the Project Site. With approval of discretionary requests, any impacts would be less than significant.

**Mitigation Measures**

None required.

### 4.11.3 Any Substantial Changes to the Project or Substantial Changes in Circumstances Involving New Significant Impacts or a Substantial Increase in the Severity of Significant Impacts?

The Project would not result in new or increased significant land use impacts beyond those already identified in the Certified EIR.

### 4.11.4 Any New Information of Substantial Importance?

There is no new information of substantial importance which has become available relative to land use that would result in new or more severe significant environmental impacts.

### 4.11.5 EIR's Mitigation Measures Addressing Impact

Because the EIR determined the Project would have a less than significant impact on land use, no mitigation measures were required. Implementation of the Project does not change these impact determinations. Therefore, no additional mitigation measures are required.

### 4.11.6 Conclusion

Based on the above, no new significant land use impacts or a substantial increase in previously identified land use impacts would occur as a result of the Project. Therefore, the impacts to land use as a result do not meet the standards for a subsequent or supplemental EIR pursuant to CEQA Guidelines Section 15162.

# 4.12 MINERAL RESOURCES

| Issues (and Supporting Information Sources | Impact Determination in the EIR | Any Substantial Changes Involving New Significant Impacts or Substantially More Severe Impacts? | Any Substantial Changed Circumstances Involving New Significant Impact or Substantially More Severe Impacts? | Any New Information of Substantial Importance? | EIR'S Mitigation Measures Addressing Impacts |
|---|---|---|---|---|---|
| Would the project: | | | | | |
| a. Result in the loss of availability of a known mineral resource that would be of value to the region and the residents of the state? | No Impact. | No | No | No | No |
| b. Result in the loss of availability of a locally-important mineral resource recovery site delineated on a local general plan, specific plan or other land use plan? | No Impact. | No | No | No | No |

## 4.12.1 Impact Determination in the EIR

The Certified EIR stated on page 6-6 of Section 6.0, Other CEQA Considerations, that the ECTNP is not located in an area designated for mineral resources. Therefore, implementation of the ECTNP would not result in the disruption or loss of mineral resources.

### Mitigation Measures

No impacts related to mineral resources were determined for the ECTNP and no mitigation measures were required.

## 4.12.2 Do Proposed Changes Involve New Significant Impacts or Substantially More Severe Impacts?

The Project would be located within the ECTNP Area, which as stated in the Certified EIR, is not located in an area designated for mineral resources. The Project Site is currently zoned "MU(EC)," and the Project does not propose any changes to the zoning or to the existing "Community Commercial" land use designation. Thus, the Project Site is not zoned for oil extraction and drilling, or mining of mineral resources, and there are no such sites at the Project Site. As such, the Project would not result in new or increased significant impacts beyond those already identified in the previously adopted EIR.

### 4.12.3 Any Substantial Changes to the Project or Substantial Changes in Circumstances Involving New Significant Impacts or a Substantial Increase in the Severity of Significant Impacts?

The Project would not result in new or increased significant impacts with respect to mineral resources beyond those already identified in the Certified EIR.

### 4.12.4 Any New Information of Substantial Importance?

There is no new information of substantial importance which has become available relative to mineral resources that would result in new or more severe significant environmental impacts.

### 4.12.5 EIR's Mitigation Measures Addressing Impact

Because the EIR determined the Project would have no impact on mineral resources, no mitigation measures were required. Implementation of the Project does not change these impact determinations. Therefore, no additional mitigation measures are required.

### 4.12.6 Conclusion

Based on the above, no new significant mineral resources or a substantial increase in previously identified mineral resources would occur as a result of the Project. Therefore, the impacts to mineral resources as a result do not meet the standards for a subsequent or supplemental EIR pursuant to CEQA Guidelines Section 15162.

# 4.13 NOISE

| Issues (and Supporting Information Sources | Impact Determination in the EIR | Any Substantial Changes Involving New Significant Impacts or Substantially More Severe Impacts? | Any Substantial Changed Circumstances Involving New Significant Impact or Substantially More Severe Impacts? | Any New Information of Substantial Importance? | EIR'S Mitigation Measures Addressing Impacts |
|---|---|---|---|---|---|
| Would the project: | | | | | |
| a. Generation of a substantial temporary or permanent increase in ambient noise levels in the vicinity of the project in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies? | Significant and Unavoidable. | No | No | No | Yes |
| b. Generation of excessive groundborne vibration or groundborne noise levels? | Significant and Unavoidable. | No | No | No | Yes |
| c. For a project located within the vicinity of a private airstrip or an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project expose people residing or working in the project area to excessive noise levels? | No Impact. | No | No | No | No |

This section is based on the Certified EIR and the following item, which is included as **Appendix E** to this Technical Memorandum:

- Noise Monitoring and Calculations Worksheets, prepared by Parker Environmental Consultants, dated August 2022.

## 4.13.1 Impact Determination in the EIR

**Noise**

***Construction***

As stated in Section 4.9, Noise, on page 4.-15, with regard to construction, noise could be experienced by sensitive uses due to construction activities associated with development pursuant to the ECTNP. Sensitive uses are located in and around the ECNTP Area, and as specific development plans have not yet been determined at individual sites, for the purpose of this analysis it is assumed that sensitive receptors could be as close as 50 feet from where construction would take place. As shown in the Certified EIR, sensitive receptors in the ECNTP Area could experience noise levels from construction equipment ranging from 68 to 107 dBA Leq. Although LAMC regulations place limits on construction noise levels, there is still a possibility that typical construction noise levels could exceed the LAMC standard of 75 dBA Leq at 50 feet the

ECTNP area. Details about future development projects and their ability to incorporate noise reduction devices or techniques per LAMC Section 112.05 are not known at this time. Therefore, prior to mitigation, the ECTNP was found to result in a significant impact related to construction noise exceeding established standards.

Implementation of Mitigation Measure N1 from the Certified EIR would reduce construction noise levels at existing and future noise-sensitive receptors during construction activities associated with implementation of the ECTNP. However, noise levels from various mechanized construction equipment would exceed 75 dBA at distances of 50 feet from the equipment, which could exceed the limitations established in LAMC Section 112.05. Depending on the location of construction activities, typical construction noise levels could still exceed 75 dBA despite implementation of mitigation. Implementation of Mitigation Measure N1 would help to reduce this impact, but would not necessarily reduce the impact to less than significant, because certain construction activities may still be required in proximity to nearby sensitive receptors and construction-related noise levels could exceed the 75 dBA threshold. Therefore, the Certified EIR determined that construction noise impacts would be significant and unavoidable.

***Operation***

During operation, the greatest potential for noise impacts would be related to changing the current zoning adjacent to existing sensitive land uses. These potential incompatibilities between the areas of change and surrounding uses are shown in Table 4.9-5 of the Certified EIR. This table assesses the impacts of the proposed zones on the surrounding community (e.g., future industrial adjacent to existing residential). It does not assess the impact of the existing community to a new zone (e.g., existing manufacturing adjacent to future residential). Impacts could occur throughout the ECTNP Area if intensified development is proposed adjacent to sensitive receptors. As shown in Table 4.9-5 of the Certified EIR, the Bundy, Palms, and Culver City Station Areas include zone changes that have the potential to generate a noise impact on an existing adjacent sensitive land use. Therefore, prior to mitigation, due to the introduction of new land uses, the ECTNP was found to result in a significant impact related to exposing persons to or generating noise levels in excess of established standards.

While difficult to quantify noise reduction associated with Mitigation Measure N2, implementing this measure would reduce noise levels. For example, sound barriers between industrial activities and a receptor would reduce noise levels by 5 dBA to 15 dBA, depending on the height of the barrier. However, depending on the specific land uses proposed at a specific location, operational activities could still potentially increase noise levels at adjacent receptors by 3 dBA CNEL to or within the “normally unacceptable” or “clearly unacceptable” categories. Therefore, the Certified EIR determined that implementation of the ECTNP would result in significant and unavoidable noise impacts during operation.

## Vibration

### *Construction*

According to the Certified EIR, on page 4.9-23, construction vibration is a localized event and is typically only perceptible to a receptor that is in close proximity to the vibration source. The type of low- or mid-rise buildings anticipated to be built under the ECTNP would typically be constructed with loaders and bulldozers. However, it is possible that pile driving would be necessary depending on site-specific geologic conditions. Construction equipment would typically generate vibration levels up to 87 Vdb at 25 feet, although pile driving could generate a vibration level of 112 Vdb at 25 feet. Without detailed project-specific construction plans, it is possible that heavy equipment could operate within 25 feet of, or adjacent to, nearby buildings. The vibration levels associated with this equipment could exceed the 90 VdB for buildings extremely susceptible to building damage (e.g., historic structures) and 98 VdB for engineered concrete and masonry buildings without plaster (e.g., typical urban development). Therefore, prior to mitigation, the ECTNP would result in a significant impact related to construction vibration.

While difficult to quantify the vibration reduction associated with Mitigation Measure N3, implementing caisson drilling instead of impact pile driving would reduce vibration levels by approximately 87 VdB at 25 feet. It is anticipated that mitigation would substantially reduce/control construction vibration. However, in the absence of construction details associated with specific projects and without knowing the proximity of construction activities to specific receptors, it is anticipated that construction vibration levels at adjacent buildings could exceed the thresholds of significance. Therefore, after mitigation, implementation of the ECTNP is considered to result in a significant and unavoidable impact related to construction vibration after mitigation.

### *Operation*

As stated on page 4.9-23 of the Certified EIR, it is not anticipated that the ECTNP would be developed with substantial sources of operational vibration (e.g., blasting activities). Operational ground-borne vibration would be generated by vehicular travel on the local roadways. According to the FTA, Transit Noise and Vibration Impact Assessment guidance document, vibration from traffic is rarely perceptible. It is not anticipated that the ECTNP would result in new mobile or stationary sources of operational vibration, and therefore, the Certified EIR determined that implementation of the ECTNP would result in a less than significant impact with respect to vibration during operation.

## Airport Noise

As concluded on page 4.9-25, the ECTNP Area is not located within two miles of a public airport or private airstrip. Implementation of the ECTNP would not exacerbate levels of exposure for people residing or working in the ECTNP Area to excessive noise related to airport or airstrip operations. Therefore, the Certified EIR determined that implementation of the ECTNP would result in no impact with respect to airport noise.

**Mitigation Measures**

The following mitigation measures were provided in the Certified EIR to reduce impacts related to noise and vibration:

**N1** The City, as a condition of any approval for applicable projects within the ECTNP, shall require all contractors to include the following best management practices in contract specifications:

- Construction haul truck and materials delivery traffic shall avoid residential areas whenever feasible. If no alternatives are available, truck traffic shall be routed on streets with the fewest residences.
- The construction contractor shall locate construction staging areas away from sensitive uses.
- When construction activities are located in close proximity to noise-sensitive land uses, noise barriers (e.g., temporary walls or piles of excavated material) shall be constructed between activities and noise sensitive uses.
- Impact pile drivers shall be avoided where possible in noise-sensitive areas. Drilled piles or the use of a sonic vibratory pile driver are quieter alternatives that shall be utilized where geological conditions permit their use. Noise shrouds shall be used when necessary to reduce noise of pile drilling/driving.
- Construction equipment shall be equipped with mufflers that comply with manufacturers' requirements.
- The construction contractor shall use on-site electrical sources to power equipment rather than diesel generators where feasible.

**N2** The following conditions shall apply to future development within New Industry, Hybrid Industrial: Jobs Emphasis, Hybrid Industrial-Residential Emphasis, and Mixed Use: Commercial/Residential zones with direct line-of-site to adjacent residential and other sensitive land uses:

- Industrial activity yards that include the operation of heavy equipment shall be shielded by sound barriers that block line-of-sight to sensitive receptors.
- Mechanical equipment (e.g., HVAC Systems) shall be enclosed with sound buffering materials.
- Truck loading/unloading activity shall be prohibited between the hours of 10:00 p.m. and 7:00 a.m. when located within 200 feet of a residential land use.

- Parking structures located within 200 feet of any residential use shall be constructed with a solid wall abutting the residences and utilize textured surfaces on garage floors and ramps to minimize tire squeal.

**N3** As part of project conditions for new development within the ECTNP Area, the City shall require all contractors to include the following best management practices in contract specifications:

- The construction contractor shall manage construction phasing (scheduling demolition, earthmoving, and ground-impacting operations so as not to occur in the same time period), use low-impact construction technologies, and shall avoid the use of vibrating equipment where possible to avoid construction vibration impacts.

- The construction contractor shall utilize alternatives to impact pile drivers, such as sonic pile drivers or caisson drills. If geotechnical limitations require the use of pile driving, control measures shall be used to reduce vibration levels. These measures may include, but are not limited to:
    - Predrilled holes;
    - Cast-in-place or auger cast piles;
    - Pile cushioning (i.e., a resilient material placed between the driving hammer and the pile);
    - Jetting (i.e., pumping a mixture of air and water through high-pressure nozzles to erode the soil adjacent to the pile); and
    - Non-displacement piles (i.e., piles that achieve capacity from the end bearing rather than the pile shaft).

## 4.13.2 Do Proposed Changes Involve New Significant Impacts or Substantially More Severe Impacts?

### Existing Conditions

#### *Noise Sensitive Receptors*

Noise sensitive receptors are defined as: residences, transient lodgings, schools, libraries, churches, hospitals, nursing homes, auditoriums, concert halls, amphitheaters, playgrounds, and parks. The surrounding land uses in the Project Site vicinity are generally office, commercial, and residential land uses. Several noise sensitive land uses are located in the vicinity of the Project. For purposes of assessing noise impacts on sensitive populations, the following sensitive receptors in close proximity (within 500-foot radius) to the Project Site were identified:

1. Residences west of Watseka Avenue;
2. Culver Palms Church of Christ, 9764 S. Watseka Avenue;
3. Residences east of Watseka Avenue and west of Cardiff Avenue, north of Venice Boulevard;

4. Residences immediately north of Project Site fronting Cardiff Avenue and Bagley Avenue;
5. Residences east of Bagley Avenue and west of Canfield Avenue; and
6. Mixed-use with residential, 9343-9345 W. Venice Boulevard;
7. Mixed-use with residential, 9315 W. Venice Boulevard;
8. Residence south of Venice Boulevard, 3816 Watseka Avenue.

The locations of these land uses relative to the Project Site are depicted in Figure 4-1, Noise Monitoring and Sensitive Receptor Location Map.

***Existing Ambient Noise Levels***

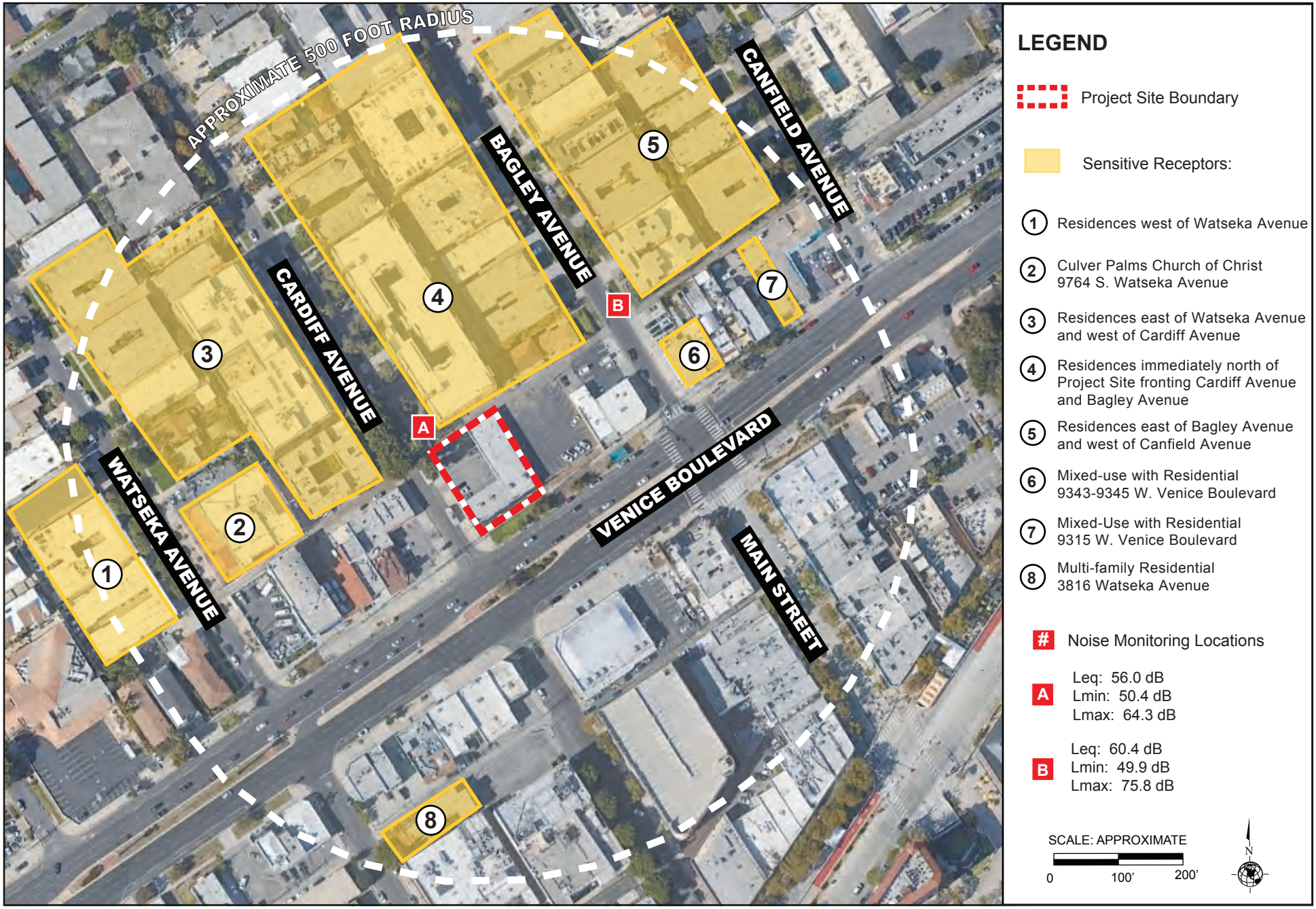
To assess the existing ambient noise conditions in the area, ambient noise measurements were taken with a Larson Davis 831 sound level meter, which conforms to industry standards set forth in ANSI S1.4-1983 (R2001) - American National Standard Specification for Sound Level Meters. Figure 4-1, Noise Monitoring and Sensitive Receptor Location Map, depicts the noise measurement locations fronting the adjacent residential and hotel uses as the most likely sensitive receptors to experience noise level increases during construction and at the major intersections surrounding the Project Site. The detailed noise monitoring data are presented in Appendix E, Noise Monitoring Data and Calculations Worksheets, and are summarized below in Table 4-18, Existing Ambient Noise Levels in Project Site Vicinity. As shown in Table 4-18, the ambient daytime noise in the vicinity of the Project Site ranges from 56.0 to 60.4 $L_{eq}$. The maximum instantaneous noise level during the four 15-minute recordings was 75.8 dB $L_{max}$ at Location B, where a delivery truck passed by the noise monitor. The primary noise sources that contributed most to the measured ambient noise levels were pedestrians and vehicle traffic, including cars and delivery trucks.

**Table 4-18**
**Existing Ambient Noise Levels in the Project Site Vicinity**

| No. | Location | Primary Noise Sources | Noise Level Statistics [a] | | |
|---|---|---|---|---|---|
| | | | $L_{eq}$ | $L_{min}$ | $L_{max}$ |
| A | East side of Cardiff Avenue, adjacent to the Project Site | Light vehicle traffic, light pedestrian activity, delivery trucks | 56.0 | 50.4 | 64.3 |
| B | East side of Bagley Avenue | Heavy vehicle traffic, moderate pedestrian activity, delivery trucks | 60.4 | 49.9 | 75.8 |

[a] *Noise measurements were taken on Tuesday, August 2, 2022 between approximately 10:45 a.m. and 11:30 a.m. at each location for a duration of 15 minutes. See Appendix E of this Technical Memorandum for noise monitoring data sheets.*

*Parker Environmental Consultants, 2022.*




Source: Google Earth, Aerial View, 2020.

Figure 4.1
Noise Monitoring and Sensitive Receptor Location Map

### *Existing Ambient Vibration Levels*

There are no substantial sources of groundborne vibration at the Project Site. No sources of vibration were perceptible at any noise measurement locations during the course of the field noise study. Since there are no buildings that directly abut the Project Site's property lines, there are no buildings that would be exposed to groundborne vibration impacts during the construction or operation of the Project.

## Noise

### *On-Site Construction Noise*

Construction-related noise impacts upon adjacent land uses would be significant if, as indicated in LAMC Section 112.05, noise from construction equipment within 500 feet of a residential zone exceeds 75 dBA at a distance of 50 feet from the noise source. However, the above noise limitation does not apply where compliance is technically infeasible. Technically infeasible means that the above noise limitation cannot be complied with despite the use of mufflers, shields, sound barriers and/or any other noise reduction device or techniques during the operation of the equipment. Further, in compliance with LAMC Section 112.04, this analysis addresses whether construction activities would exceed existing ambient exterior noise levels by 5 dBA (hourly $L_{eq}$) or more in residential areas.

Construction of the Project would require the use of heavy equipment for demolition and site preparation, the installation of utilities, paving, and building construction. Construction of the Project would occur in four separate phases for a duration of 20 months, which would not include overlap of the usage of construction equipment. During each construction phase there would be a different mix of equipment operating and noise levels would vary based on the amount of equipment in operation and the location of each activity. The Project's construction noise levels were estimated using the noise prediction and reference noise levels for construction equipment usage by phase based on the Federal Highway Administration's (FHWA) Roadway Construction Noise Model (RCNM, Version 1.1 (2006)). The average (hourly $L_{eq}$) construction noise levels by phase are based on the quantity, type, and usage factors for the construction equipment anticipated to be used during each phase of construction. The predicted construction noise levels at each of the sensitive receptors were then estimated based on respective distance between the source and the receptor and other factors that would affect the noise levels such as intervening structures or barriers that provide sound attenuation.

Table 4-19, below, shows the estimated exterior construction noise levels at each of the eight identified sensitive receptor locations. The Project's construction noise levels at Sensitive Receptor Nos. 1, 2, 6, and 7 would be below the construction significance criteria of 5-dBA increase over the ambient noise levels, and thus would not be significantly impacted by the Project. Construction noise levels at Sensitive Receptor No. 3, 4, and 5, however, would potentially be exposed to noise levels that exceed a 5-dBA increase over the ambient noise levels without the implementation of mitigation.

However, the Project would comply with Mitigation Measures N1 and N3 from the Certified EIR, which requires the installation of noise barriers between construction activities and noise-sensitive land uses and the use of best management practices with respect to construction equipment use. The sound barrier along the northern perimeter shall be designed to provide a minimum sound attenuation of -20 dBA at Sensitive Receptor No. 4. The installation of a noise barrier consistent with Mitigation Measure N1 on the northern perimeter of the Project Site during construction activities (of at least eight feet, six inches in height and a surface density of four pounds per square foot) would reduce the Project's construction noise levels to below the City's significance threshold (see Table 4-19). Therefore, with implementation of Mitigation Measures N1 and N3, the Project's on-site construction noise impact would be reduced to less than significant levels.

**Table 4-19**
**Estimated Exterior Construction Noise at Nearest Sensitive Receptors**

| ID | Address/Land Use | Existing Exterior Ambient Noise (dBA $L_{eq}$) | Unmitigated Construction Noise Levels (dBA $L_{eq}$) [a] | Mitigated Construction Noise Levels (dBA $L_{eq}$) [a] | Construction Noise Significance Criteria (dBA $L_{eq}$) [b] | Construction Noise Impact Above Threshold (dBA $L_{eq}$) |
|---|---|---|---|---|---|---|
| 1 | Residences west of Watseka Avenue | 56.0 | 55.1 | 36.1 | 61.0 | No |
| 2 | Culver Palms Church of Christ, 9764 S. Watseka Avenue | 56.0 | 60.2 | 41.2 | 61.0 | No |
| 3 | Residences east of Watseka Avenue and west of Cardiff Avenue | 56.0 | 75.9 | 56.8 | 61.0 | No |
| 4 | Residences immediately north of Project Site fronting Cardiff Avenue and Bagley Avenue | 56.0 | 79.1 | 60.0 | 61.0 | No |
| 5 | Residences east of Bagley Avenue and west of Canfield Avenue | 60.4 | 68.6 | 39.6 | 65.4 | No |
| 6 | Mixed-use with residential, 9343-9345 W. Venice Boulevard | 60.4 | 63.0 | 45.5 | 65.4 | No |
| 7 | Mixed-use with residential, 9315 W. Venice Boulevard | 60.4 | 55.1 | 36.1 | 65.4 | No |
| 8 | Multi-family residential, 3816 Watseka Avenue | 56.0 | 56.0 | 37.0 | 61.0 | No |

*Notes*
*[a] Unmitigated construction noise levels refer to the highest noise level of the five construction phases at each sensitive receptor. See RCNM Construction Noise Summary Worksheets in Appendix E.*
*[b] Significance criteria is based on the ambient noise levels plus 5 dBA, pursuant to LAMC Section 112.04.*
*Source: Roadway Construction Noise Model (RCNM),Version 1.1 (See Construction Noise Calculation Worksheets in Appendix E).*

### *Off-Site Construction Noise (Haul Route)*

During the course of the combined excavation and other construction activities, it is estimated that a total of approximately 6,081 cubic yards (cy) of soil and approximately 3,329 tons of construction and demolition debris would be exported to a landfill located within the City. The highest daily haul trips would occur during the grading/excavation phase. It is anticipated that 14 cy capacity haul trucks would be used to export soil, resulting in a total of approximately 435 round

trips (or 870 one-way trips), or approximately up to 7 round trips per day (including 7 inbound and 7 outbound trips) for a projected duration of 66 hauling days. The Project would comply with Mitigation Measure N2 from the Certified EIR, which requires truck loading/unloading activity shall be prohibited between the hours of 10:00 p.m. and 7:00 a.m. when located within 200 feet of a residential land use. It is assumed that haul truck trips would occur uniformly predominately outside of peak hours.

The Project would also comply with Mitigation Measure N1 from the Certified EIR, which requires construction haul truck and materials delivery traffic shall avoid residential areas whenever feasible. If no alternatives are available, truck traffic shall be routed on streets with the fewest residences. Since the Project Site is predominately surrounded by residential neighborhoods to the north, the proposed haul route would utilize Venice Boulevard, which is characterized by commercial land uses, to access the I-10 Freeway. The local haul route exiting the Project Site to the United Rock Product Quarry Pit would travel westbound along Venice Boulevard, then northbound along Overland Avenue, to the I-10 Freeway eastbound on-ramp. Inbound haul trips would exit the I-10 Freeway westbound at Venice Boulevard, then travel west along Venice Boulevard to the Project Site. A Haul Truck Route program would be described for the Project and approved by LADOT as part of the Construction Management Plan. Since haul truck loading and unloading activities would occur on-site and/or within the boundaries of an approved traffic control plan and during the hours as required by the Noise Ordinance, the haul truck noise would be considered less than significant.

***On-Site Operational Noise***

For operational noise impacts, a project would normally have a significant operational noise impact if the Project causes the ambient noise levels to increase by 3 dBA in CNEL to or within the “normally unacceptable” or “clearly unacceptable” category as shown in Table 4-20, Community Noise Exposure Levels (CNEL), or any 5 dBA or greater noise increase. Thus, a significant impact would occur if noise levels associated with operation of the Project would increase the ambient noise levels by 3 dBA CNEL at sensitive receptors where the resulting noise level would be at least 70 dBA CNEL. In addition, any long-term increase of 5 dBA CNEL or more is considered to cause a significant impact. Generally, in order to achieve a 3 dBA CNEL increase in ambient noise from traffic, the volume on any given roadway would need to double. In addition to analyzing potential impacts in terms of CNEL, the analysis also addresses increases in on-site noise sources per the provisions of the LAMC, which establishes a $L_{eq}$ standard of 5 dBA over ambient conditions as constituting a LAMC violation.

**Table 4-20**
**Community Noise Exposure Levels (CNEL)**

| Land Use | Normally Acceptable[a] | Conditionally Acceptable[b] | Normally Unacceptable[c] | Clearly Unacceptable[d] |
|---|---|---|---|---|
| Single-family, Duplex, Mobile Homes | 50 - 60 | 55 - 70 | 70 - 75 | above 75 |
| Multi-Family Homes | 50 - 65 | 60 - 70 | 70 - 75 | above 75 |
| Schools, Libraries, Churches, Hospitals, Nursing Homes | 50 - 70 | 60 - 70 | 70 - 80 | above 80 |
| Transient Lodging – Motels, Hotels | 50 - 65 | 60 - 70 | 70 - 80 | above 75 |
| Auditoriums, Concert Halls, Amphitheaters | --- | 50 - 70 | --- | above 70 |
| Sports Arena, Outdoor Spectator Sports | --- | 50 - 75 | --- | above 75 |
| Playgrounds, Neighborhood Parks | 50 - 70 | --- | 67 - 75 | above 75 |
| Golf Courses, Riding Stables, Water Recreation, Cemeteries | 50 - 75 | --- | 70 - 80 | above 80 |
| Office Buildings, Business and Professional Commercial | 50 - 70 | 67 - 77 | above 75 | --- |
| Industrial, Manufacturing, Utilities, Agriculture | 50 - 75 | 70 - 80 | above 75 | --- |

[a] *Normally Acceptable: Specified land use is satisfactory, based upon the assumption that any buildings involved are of normal conventional construction without any special noise insulation requirements.*

[b] *Conditionally Acceptable: New construction or development should be undertaken only after a detailed analysis of the noise reduction requirements is made and needed noise insulation features included in the design. Conventional construction, but with closed windows and fresh air supply systems or air conditioning will normally suffice.*

[c] *Normally Unacceptable: New construction or development should generally be discouraged. If new construction or development does proceed, a detailed analysis of the noise reduction requirements must be made and needed noise insulation features included in the design.*

[d] *Clearly Unacceptable: New construction or development should generally not be undertaken.*

*Source: Office of Planning and Research, State of California General Plan Guidelines, October 2003 (in coordination with the California Department of Health Services); City of Los Angeles, General Plan Noise Element, adopted February 1999.*

*HVAC Equipment Noise*

Upon completion and operation of the Project, on-site operational noise would be generated by heating, ventilation, and air conditioning (HVAC) equipment installed on the new structure. However, the noise levels generated by these equipment types are not anticipated to be substantially greater than those generated by the current HVAC equipment serving the surrounding buildings in the Project vicinity. The Project would comply with Mitigation Measure N2 from the Certified EIR, which states that mechanical equipment, including HVAC systems, shall be enclosed with sound buffering materials for developments in Mixed Use: Commercial/Residential zones. In addition, the operation of this and any other on-site stationary sources of noise would be required to comply with the LAMC Section 112.02, which prohibits noise from air conditioning, refrigeration, heating, pumping, and filtering equipment from exceeding the ambient noise level on the premises of other occupied properties by more than five decibels. Thus, because the noise levels generated by the HVAC equipment serving the Project would not be allowed to exceed the ambient noise level by five decibels on the premises of the adjacent properties, a substantial permanent increase in noise levels would not occur at the

nearby sensitive receptors. Adherence to LAMC Section 112.02 would ensure the Project's noise impacts from HVAC equipment to be less than significant.

*Open Space Noise*

The Project would include approximately 3,718 square feet of common open space, which includes a 2nd level pool deck (1,858 sf), indoor recreation rooms (1,110 sf), and roof deck (750 sf). It is anticipated that there would not be any amplified music or speakers on the pool deck or rooftop deck; however, occupancy and use of these areas may increase ambient noise levels in the Project Site vicinity. Based on the size of the outdoor open space areas on the second floor and roof deck, and the type of amenities provided, it is conservatively anticipated that this area could accommodate up to 50 square feet per person, resulting in 52 people for casual outdoor gatherings. Since the Project's open space would be provided to the future residents and guests, it is anticipated that the pool deck and rooftop deck would emit low-level passive noise. There is no objective criterion for analyzing unamplified human voices within the LAMC. The only applicable criteria the LAMC provides is that the Project shall adhere to LAMC Section 116.01, which states that it shall be unlawful for any person to willfully make or continue, or cause to be made or continued, any loud, unnecessary, and unusual noise which disturbs the peace or quiet of any neighborhood or which causes discomfort or annoyance to any reasonable person of normal sensitiveness residing in the area. It is not expected that the intended use (i.e., only up to a few people having a conversation, relaxing, or enjoying the outdoors) would violate the prohibition of "loud, unnecessary and unusual noise" criteria. Additionally, due to the nature of the use, it is unlikely that the Project would operate at such full capacity often or for a prolonged period of time that would result in excessive crowd noise. Further, the pool deck and roof deck would be surrounded with planters and either glass or concrete railings that would help to further attenuate noise in the surrounding area. As such, noise from the common open space would be less than significant.

*Parking Noise*

Activities within the designated parking areas associated with the Project Site would have the potential to increase ambient noise levels in the area. Sources of noise within the parking areas would include engines accelerating, doors slamming, car alarms, and people talking. Noise levels within the parking areas would fluctuate with the amount of automobile and human activity. However, the proposed parking areas would be provided on the subterranean level and ground level of proposed building. The Project would comply with Mitigation Measure N2 of the Certified EIR, which states that parking structures located within 200 feet of any residential use shall be constructed with a solid wall abutting the residences and utilize textured surfaces on garage floors and ramps to minimize tire squeal. As such, sound would be enclosed and more muffled since such vehicular sounds would be contained within the parking structure of the Project. In addition, operational-related noise generated by motor driven vehicles within the Project is regulated under the LAMC. With regard to motor driven vehicles, LAMC Section 114.02 prohibits the operation of any motor driven vehicles upon any property within the City such that the created noise would

cause the noise level on the premises of any occupied residential property to exceed the ambient noise level by more than 5 dBA. As such, impacts with respect to the Project's parking areas would be less than significant.

#### *Off-Site Operational Noise*

The Project would increase traffic volumes on the surrounding roadways, which in turn has the potential to increase roadway noise. Based on the principles of roadway noise, it would take a doubling of the roadway's traffic to generate a perceptible increase (3 dBA) in the ambient roadway noise volume. If a project would result in traffic that is less than double the existing traffic, then the Project's mobile noise impacts can be assumed to be less than significant. LADOT performed traffic counts at the intersection of Venice Boulevard and Bagley Avenue in 2010. This intersection experienced 6,325 vehicles in a 24-hour period.[42] According to the Project's Trip Generation Assessment, the Project would result in an increase of approximately 351 net daily vehicle trips, a net increase of 183 net daily vehicle trips when accounting for existing trips. Accounting for a 1% ambient annual trip increase plus 183 daily trips from the Project, this intersection would experience approximately 7,453 trips per day for the year 2024 for a worst-case scenario, assuming all Project trips pass this intersection. Therefore, the Project's estimated 183 average daily trips would represent a small percent increase in the daily traffic volume at this intersection and along the existing roadways. Therefore, the Project would not double the traffic along the closest intersections and thus would not exceed the 3-dBA CNEL threshold of significance at the nearby study intersections and roadways. Thus, the Project's mobile source noise impact would be less than significant.

### Groundborne Vibration

#### *Construction Vibration*

Excavation and earthwork activities for the Project have the potential to generate low levels of groundborne vibration. The operation of construction equipment generates vibrations that propagate through the ground and diminishes in intensity with distance from the source. Vibration impacts can range from no perceptible effects at the lowest vibration levels, to low rumbling sounds and perceptible vibration at moderate levels, to slight damage of buildings at the highest levels. Thus, construction activities associated with the Project could have an adverse impact on sensitive structures (i.e., building damage).

For purposes of addressing construction-related vibration impacts on buildings, the City of Los Angeles has not adopted any policies or guidelines relative to groundborne vibration impacts. While the Los Angeles County Code (LACC Section 12.08.350) states a presumed perception threshold of 0.01 inch per second RMS, this threshold applies to groundborne vibrations from long-term operational activities, not construction. Consequently, as neither the City of Los Angeles nor the County of Los Angeles have an adopted significance threshold to assess vibration impacts

[42] *City of Los Angeles, Bureau of Engineering, Navigate LA, LADOT Traffic Counts at Venice Boulevard and Bagley Avenue (2010), website: https://navigatela.lacity.org/, accessed July 2022.*

during construction, the FTA and Caltrans adopted vibration standards for buildings which are referenced to evaluate potential impacts related to project construction. This analysis uses the FTA adopted vibration standards for buildings. Based on Caltrans criteria, construction impacts relative to structural damage from groundborne vibration would be considered significant if the following thresholds were to occur as shown in Table 4-21, below.

**Table 4-21**
**Vibration Damage Potential Threshold Criteria**

| Threshold Criteria | Maximum PPV (in/sec) | |
|---|---|---|
| | Transient Sources | Continuous/Frequent Intermittent Sources |
| **Structure and Condition** | | |
| Extremely fragile historic buildings, ruins, ancient monuments | 0.12 | 0.08 |
| Fragile buildings | 0.2 | 0.1 |
| Historic and some old buildings | 0.5 | 0.25 |
| Older residential structures | 0.5 | 0.3 |
| New residential structures | 1.0 | 0.5 |
| Modern industrial/commercial buildings | 2.0 | 0.5 |
| *Source: California Department of Transportation, Transportation and Construction Vibration Guidance Manual, Chapter 7: Vibration Prediction and Screening Assessment for Construction Equipment, Table 19. September 2013.* | | |

Table 4-22, Vibration Source Levels for Construction Equipment, identifies various PPV and RMS velocity (in VdB) levels for the types of construction equipment that would operate at the Project Site during construction. As shown in Table 4-22, vibration velocities could range from 0.003 to 0.089 inch/sec PPV at 25 feet from the source activity, with corresponding vibration levels ranging from 58 VdB to 87 VdB at 25 feet from the source activity, depending on the type of construction equipment in use.

**Table 4-22**
**Vibration Source Levels for Construction Equipment**

| Equipment | Approximate PPV (in/sec) | | | | | Approximate RMS (VdB) | | | | |
|---|---|---|---|---|---|---|---|---|---|---|
| | 25 Feet | 50 Feet | 60 Feet | 75 Feet | 100 Feet | 25 Feet | 50 Feet | 60 Feet | 75 Feet | 100 Feet |
| Large Bulldozer | 0.089 | 0.031 | 0.024 | 0.017 | 0.011 | 87 | 78 | 76 | 73 | 69 |
| Caisson Drilling | 0.089 | 0.031 | 0.024 | 0.017 | 0.011 | 87 | 78 | 76 | 73 | 69 |
| Loaded Trucks | 0.076 | 0.027 | 0.020 | 0.015 | 0.010 | 86 | 77 | 75 | 72 | 68 |
| Jackhammer | 0.035 | 0.012 | 0.009 | 0.007 | 0.004 | 79 | 70 | 68 | 65 | 61 |
| Small Bulldozer | 0.003 | 0.001 | 0.0008 | 0.0006 | 0.0004 | 58 | 49 | 47 | 44 | 40 |
| *Source: Federal Transit Administration, Transit Noise and Vibration Impact Assessment, Final Report, 2006.* | | | | | | | | | | |

*Structural Vibration Impacts*

In terms of construction vibration impacts on buildings, there are no buildings that are directly adjacent to the Project Site's property lines. The multi-family residential building to the north is located across the alleyway, approximately 20 feet away. Therefore, the Project would not have the potential to exceed the groundborne vibration thresholds for structural damage. Furthermore, protection against damage to adjacent structures is provided by existing law. Both the California Civil Code and the LAMC impose affirmative obligations on excavating landowners to protect against damage to adjacent structures. Civil Code Section 832 requires that excavating owners give notice of the excavation to owners of adjoining lands and buildings, use ordinary care and skill and take reasonable precautions to sustain adjoining land. Civil Code Section 832 also imposes additional obligations on owners excavating deeper than nine feet. LAMC Section 91.3307 requires that adjoining public and private property, including without limitation footings and foundations, be protected from damage during construction. As such, the Project's construction activities would have no groundborne vibration impacts upon any surrounding structures.

***Operational Vibration Impacts***

The Project is a mixed-use residential and commercial development and would not involve the use of stationary equipment that would result in high vibration levels. Although groundborne vibration at the Project Site and immediate vicinity may currently result from heavy-duty vehicular travel (e.g., refuse trucks and transit buses) along Venice Boulevard, Cardiff Avenue, or the adjacent alleyway, the proposed land uses would not result in a substantial increase in the use of these heavy-duty vehicles on the public roadways. While refuse trucks would be used for the removal of solid waste at the Project Site, the collection of refuse would occur within the enclosed parking structure which would effectively attenuate groundborne vibration and noise impacts. Additionally, the Project would comply with Mitigation Measure N2 of the Certified EIR, which states that truck loading/unloading activity shall be prohibited between the hours of 10:00 p.m. and 7:00 a.m. when located within 200 feet of a residential land use. Therefore, vibration impacts associated with operation of the Project would be less than significant.

**Airport Noise**

The Project Site is not located within an airport land use plan or within two miles of a public airport or public use airport. The closest airport to the Project Site is the Santa Monica Airport, approximately 3 miles west from the Project Site. Therefore, the Project would not expose people residing or working in the Project area to excessive noise levels, and no impact would occur.

### 4.13.3 Any Substantial Changes to the Project or Substantial Changes in Circumstances Involving New Significant Impacts or a Substantial Increase in the Severity of Significant Impacts?

The Project would not result in new or increased significant noise impacts beyond those already identified in Certified EIR.

### 4.13.4 Any New Information of Substantial Importance?

There is no new information of substantial importance that has become available relative to noise impacts. No substantial changes in the environment related to noise have occurred since certification of the EIR, and no substantial new significant noise sources have been identified within the vicinity of the Project that would result in new or more severe significant environmental impacts.

### 4.13.5 EIR's Mitigation Measures Addressing Impact

As stated above, the Project would implement Mitigation Measures N1 through N3 from the Certified EIR. Implementation of these measures would ensure that the Project's impacts with respect to noise and vibration are less than significant.

### 4.13.6 Conclusion

Based on the above, no new significant noise impacts or a substantial increase in previously identified noise impacts would occur as a result of the Project. Therefore, the impacts to noise as a result do not meet the standards for a subsequent or supplemental EIR pursuant to CEQA Guidelines Section 15162.

# 4.14 POPULATION AND HOUSING

| Issues (and Supporting Information Sources | Impact Determination in the EIR | Any Substantial Changes Involving New Significant Impacts or Substantially More Severe Impacts? | Any Substantial Changed Circumstances Involving New Significant Impact or Substantially More Severe Impacts? | Any New Information of Substantial Importance? | EIR'S Mitigation Measures Addressing Impacts |
|---|---|---|---|---|---|
| POPULATION AND HOUSING: Would the project: | | | | | |
| a. Induce substantial unplanned population growth in an area, either directly (for example, by proposing new homes and businesses) or indirectly (for example, through extension of roads or other infrastructure)? | Less Than Significant. | No | No | No | No |
| b. Displace substantial numbers of existing people or housing, necessitating the construction of replacement housing elsewhere? | Less Than Significant. | No | No | No | No |

## 4.14.1 Impact Determination in the EIR

### Population Growth

According to information in Section 4.10, Population, Housing, and Employment, on page 4.10-16 of the Certified EIR, with implementation of the ECTNP, development capacity in the ECTNP Area would be increased to accommodate regional population, housing, and employment growth projected by the market study and SCAG, consistent with sustainable growth policies of the 2012-2035 RTP/SCS. This level of growth is also consistent with Citywide projections and is not considered substantial with respect to anticipated growth in the City as a whole. The ECTNP does not affect the overall 2035 growth projections for the City. Additionally, the distribution of the City's growth to the ECTNP Area in 2035 is generally comparable to existing levels and would continue to implement the City's adopted growth strategy. The ECTNP is projected to comprise 1.7 percent of the City's housing units in 2035, which is similar to the area's current share of housing (1.8 percent) in 2013. In terms of employment, the ECTNP is projected to have 2.26 percent of the City's jobs in 2035, an increase over the area's existing share of jobs in 2013 (2.0 percent). The ECTNP Area is a growing employment center, and taking on a greater share of the City's employment growth is consistent with General Plan Framework objectives to locate jobs within centers and along transit corridors. With the ECTNP, growth would be accommodated within an urbanized area of the City and in a manner that would represent a more sustainable pattern by focusing growth near transit, consistent with City and regional plans. SCAG growth projections for this area are intended to be a target, and the City's long-standing policy is to meet or exceed SCAG projections for a plan area in a manner that is consistent with the General Plan Framework and regional policies, while remaining generally within Citywide projections. Therefore, the

Certified EIR concluded that the ECTNP is not inducing but rather accommodating anticipated growth, and impacts were determined to be less than significant.

**Displace Housing**

As discussed on page 4.10-18 in the Certified EIR, the ECTNP would accommodate growth within a highly-urbanized area that is already developed, and the proposed changes are anticipating the projected growth and market demand for housing and jobs in an area soon to be served by a new LRT line. The proposed land use changes would allow future development within the areas of proposed change to generally include uses similar to those already found in the area but at increased heights and intensities. Through these proposed changes, the ECTNP aims to add, not displace, housing stock while maintaining capacity for jobs in the same area. No specific residential units are proposed to be demolished, converted from affordable to market rate, or removed through other means as part of the ECTNP. The ECTNP may cause temporary reduction in housing stock as new buildings are built in place of older ones or as existing buildings are renovated, but ultimately would result in a net gain in housing of approximately 4,423 housing units within the ECTNP Area, which is sufficient to meet the forecasts for housing growth in the future.

Under the ECTNP, areas currently designated and zoned for residential land uses would, for the most part, remain designated and zoned for residential land uses. For example, in the Palms Station Area, the majority of the multi-family residential properties are not proposed for any land use and zoning changes. This area was not recommended for land use and zoning changes in order to avoid displacement of a concentration of rental housing units, many of which, due to the age of the buildings, have rent levels protected by the RSO. The RSO generally applies to multi-family properties constructed prior to 1978. Over 85 percent of the existing multi-family built parcels in the Project Area constructed prior to 1978 are not included in the areas of proposed change.

When properties are redeveloped, there is a potential for a mismatch between affordability of housing that is removed and the affordability of new housing constructed in its place. However, within the change areas there are very few affordable housing units dedicated to very low- and low-income households; those that exist are located in relatively new developments that are not likely to be removed within the life of the ECTNP. In addition, in certain zones the ECTNP allows increased FAR in exchange for the provision of affordable housing for low-income households. Projects using this FAR bonus would also be required to replace any existing affordable units on the site with equivalent units of the same type and affordability level, in accordance with the provisions of AB 2222. Thus, there is not anticipated to be a net loss of affordable housing units within the areas of proposed change due to the ECTNP, and instead there is a potential for a net gain. Therefore, impacts related to housing displacement were determined to be less than significant.

**Mitigation Measures**

Impacts related to population and housing were determined to be less than significant for the ECTNP, and therefore, no mitigation measures were required.

### 4.14.2 Do Proposed Changes Involve New Significant Impacts or Substantially More Severe Impacts?

**Population Growth**

The Project would remove a commercial building and surface parking and would replace the existing structure with a new mixed-use residential and commercial development. The Project would include 47 dwelling units and 2,627 square feet of restaurant space. Based on the estimated population per dwelling unit provided by the City's VMT Calculator Documentation (e.g., an average of 2.25 persons per household for the City of Los Angeles), the construction of 47 additional dwelling units and 2,647 square feet of restaurant space would result in an increase in up to approximately 106 new residents and 11 employees in the City of Los Angeles.[43]

The Certified EIR accounted for a population increase of 59,571 and an increase of 29,441 housing units by 2035 through the implementation of the ECTNP, or a population increase of 62,810 and an increase of 31,060 housing units by 2035 under the Alternative Compliance scenario. Therefore, the Project would not result in a change in the population or housing estimates from those contemplated in the Certified EIR, and impacts would be less than significant. Further, the Project is consistent with the City's goals to provide affordable housing and includes five units reserved for Very Low-Income households.

**Displace Housing**

The Project Site is currently developed with a commercial building and surface parking. Therefore, the Project would not displace existing housing units that would necessitate the construction of replacement housing elsewhere. As such, Project impacts would be less than significant and would not exceed those already identified in the Certified EIR.

### 4.14.3 Any Substantial Changes to the Project or Substantial Changes in Circumstances Involving New Significant Impacts or a Substantial Increase in the Severity of Significant Impacts?

The Project would not result in new or increased significant population and housing impacts beyond those already identified in the Certified EIR.

[43] *Based on the Los Angeles Department of Transportation (LADOT) and Los Angeles Department of City Planning (DCP), City of Los Angeles VMT Calculation Documentation Version 1.3, Table 1: Land Use and Trip Generation Base Assumptions, May 2020.*

### 4.14.4 Any New Information of Substantial Importance?

There is no new information of substantial importance that has become available relative to population and housing impacts. No substantial changes in the environment related to population and housing have occurred since certification of the EIR that would result in new or more severe significant environmental impacts.

### 4.14.5 EIR's Mitigation Measures Addressing Impact

Because the EIR determined the Project would have a less than significant impact on population and housing impacts, no mitigation measures were required. Implementation of the Project does not change these impact determinations. Therefore, no additional mitigation measures are required.

### 4.14.6 Conclusion

Based on the above, no new significant population and housing impacts or a substantial increase in previously identified population and housing impacts would occur as a result of the Project. Therefore, the impacts to population and housing as a result do not meet the standards for a subsequent or supplemental EIR pursuant to CEQA Guidelines Section 15162.

# 4.15 PUBLIC SERVICES AND RECREATION

| Issues (and Supporting Information Sources) | Impact Determination in the EIR | Any Substantial Changes Involving New Significant Impacts or Substantially More Severe Impacts? | Any Substantial Changed Circumstances Involving New Significant Impact or Substantially More Severe Impacts? | Any New Information of Substantial Importance? | EIR'S Mitigation Measures Addressing Impacts |
|---|---|---|---|---|---|
| PUBLIC SERVICES: Would the project result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for any of the public services: | | | | | |
| a. Fire protection? | Less Than Significant. | No | No | No | No |
| b. Police protection? | Less Than Significant. | No | No | No | No |
| c. Schools? | Less Than Significant. | No | No | No | No |
| d. Parks? | Significant and Unavoidable. | No | No | No | No |
| e. Other public facilities? | Less Than Significant. | No | No | No | No |

| Issues (and Supporting Information Sources) | Impact Determination in the EIR | Any Substantial Changes Involving New Significant Impacts or Substantially More Severe Impacts? | Any Substantial Changed Circumstances Involving New Significant Impact or Substantially More Severe Impacts? | Any New Information of Substantial Importance? | EIR'S Mitigation Measures Addressing Impacts |
|---|---|---|---|---|---|
| RECREATION: Would the project: | | | | | |
| a. Would the project increase the use of existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated? | Significant and Unavoidable. | No | No | No | No |
| b. Does the project include recreational facilities or require the construction or expansion of recreational facilities which might have an adverse physical effect on the environment? | Less Than Significant. | No | No | No | No |

## 4.15.1 Impact Determination in the EIR

### Fire

As discussed in Section 4.11, Public Services, on page 4.11-10 of the Certified EIR, construction activities would have the potential to temporarily increase the existing demand on fire protection and emergency medical services. Construction activities could potentially expose combustible materials (e.g., wood, plastics, sawdust, coverings, and coatings) to fire risks from machinery and equipment sparks, exposed electrical lines, chemical reactions in combustible materials and coatings and lighted cigarettes. However, in compliance with OSHA requirements, construction managers and personnel would be trained in emergency response and fire safety operations. Additionally, fire suppression equipment (e.g., fire extinguishers) specific to construction would be maintained onsite. Project construction would also comply with requirements and policies relating to fire safety practices. Road and lane closures due to construction activities related to individual projects could affect response times of fire and emergency services vehicles. Traffic delays caused by potential closures could impede the ability of emergency vehicles to efficiently move along roadways to their destination. Additionally, road closure may result in detours that adversely impact response time. However, as discussed in Section 4.12, Traffic and Transportation of the Certified EIR, individual projects would be required to develop a construction staging and traffic management plan, as necessary to ensure emergency access is maintained, consistent with LAFD requirements. Therefore, the ECTNP would result in a less than significant construction impact related to fire protection services and emergency medical services.

While the ECTNP could impact segment-level LOS, there is not a direct relationship between predicted travel delay and emergency response times as California State law requires that drivers yield the right-of-way to emergency vehicles and remain stopped until the emergency vehicles have passed. The ECTNP Area is not within a hillside area or located where there are increased hazards due to a design feature or incompatible use; the ECTNP Area is in an urbanized environment where there is sufficient street access for emergency response. The LAFD in collaboration with LADOT has developed a Fire Preemption System (FPS), a system that automatically turns traffic lights to green for emergency vehicles traveling on designated streets in the City. The City of Los Angeles has over 205 miles of routes equipped with FPS. LAFD has a mandate to protect public safety and must respond to changing circumstances and, therefore, would act to maintain response times. Accordingly, the Certified EIR determined that the ECTNP would have a less than significant operational impact on fire protection and emergency medical services.

### Police

As discussed in Section 4.11, Public Services, on page 4.11-16 of the Certified EIR, an increase in the number of residents and employees, and amount of development within the ECTNP Area would create increased demand for LAPD services. However, due to the mobile nature of police services, it is unlikely that the need for additional officers created by the increase in demand for

police services would result in the need for the construction of new or physically altered police protection facilities. Additional police service demands can be accommodated through a variety of methods, including overtime or provision of substations in existing structures, which would increase police protection without the need for construction of new stations.

While the ECTNP could impact segment-level LOS, there is not a direct relationship between predicted travel delay and emergency response times as California State law requires that drivers yield the right-of-way to emergency vehicles and remain stopped until the emergency vehicles have passed. Designated emergency and disaster routes within the ECTNP Area would be maintained. In conformance with existing policies, procedures and practices, as development occurs, the LAPD will maintain acceptable service levels through the provision of additional personnel and equipment as needed. Impacts to police services are addressed through standard city policies, procedures, and practices. Therefore, the Certified EIR concluded that implementation of the ECTNP would result in a less than significant impact related to police protection services.

**Schools**

As discussed in Section 4.11, Public Services, on page 4.11-23 of the Certified EIR, LAUSD enrollment forecasts are limited to five-year increments and do not extend out to 2035, and, thus, a comparison to LAUSD forecasts for the plan horizon year is not possible. While the increase in student enrollment resulting from the ECTNP could be accommodated by the current capacity for the middle schools and high schools serving the ECTNP Area, the current capacity at elementary schools serving the ECTNP Area would not accommodate the number of new students that could be generated by the ECTNP. In the event that LAUSD constructs a new school or physically alter an existing facility, a project-specific environmental analysis would be required to address site-specific environmental concerns.

All development in California is subject to California Government Code Section 65995, which allows LAUSD to collect impact fees from developers of new residential and commercial/industrial space. Per current State law, developer impact fees are the exclusive method for mitigating impacts on school facilities. These fees collected on residential and commercial development may be used to pay for all of the following: land (purchased or leased) for school facilities, design of school facilities, permit and plan checking fees, construction or reconstruction of school facilities, testing and inspection of school sites and school buildings, furniture for use in new school facilities, and interim school facilities (purchased or leased) to house students generated by new development while permanent facilities are constructed. Payment of these fees would assist in funding efforts necessary to alleviate school overcrowding and would ensure that new development under the ECTNP would bear its fair share of the cost of accommodating additional students generated. With payment of appropriate fees, impacts were determined to be less than significant.

### Parks and Recreation

As discussed in Section 4.11, Public Services, on page 4.11-33 of the Certified EIR, future development under the ECTNP would be subject to LAMC Sections 12.33 and 17.12, which are part of the City's implementation of the Quimby Act. These ordinances require developers of residential projects to dedicate land for park and recreation purposes, or pay a fee in lieu thereof, prior to obtaining a building permit. The dedication of land for park and recreation purposes or payment of fees and implementation of ECTNP policies, programs, and development standards would slightly offset the demand created by future development under the ECTNP. However, population growth associated with the proposed increase in housing capacity would create additional demand for parklands that cannot be accommodated in the ECTNP Area. While payment of applicable fees, the potential provision of publicly accessible open space as part of the ECTNP's public benefit requirements, and the rezoning of some residential land to open space would all help address demand for recreational facilities, it would not lower demand sufficiently to reduce impacts to a less than significant level. No feasible mitigation measures were identified to reduce the significant impact related to public parks to less than significant. Therefore, the Certified EIR determined that implementation of the ECTNP would result in a significant and unavoidable impact with respect to parks and recreational facilities.

### Libraries

As discussed in Section 4.11, Public Services, on page 4.11-33 of the Certified EIR, implementation of the ECTNP with Alternative Compliance scenario would guide development through 2035 and is anticipated to result in an additional 12,215 residents compared to existing conditions. While the increase in population as a result of the ECTNP may create a demand for library services, residential units within new buildings would have internet access to alleviate some of the need for library services and resources. Accordingly, the ECTNP would not create substantial capacity or service level problems that would require the provision of new or physically altered library facilities in order to maintain an acceptable level of service for libraries. The Certified EIR therefore determined that the ECTNP would result in a less than significant impact with respect to libraries.

### Mitigation Measures

Impacts related to fire, police, schools, and libraries were determined to be less than significant for the ECTNP, and therefore, no mitigation measures were required. Impacts to parks were determined to be significant, but no feasible mitigation measures were identified in order to reduce this impact.

## 4.15.2 Do Proposed Changes Involve New Significant Impacts or Substantially More Severe Impacts?

**Fire**

***Construction***

Construction of the Project would increase the potential for accidental on-site fires from the operation of construction equipment and the use of flammable construction materials. The implementation of best management practices for the operation of mechanical equipment and the use of flammable construction materials by construction contractors and work crews would minimize fire hazards associated with the construction of the Project. The BMPs that would be implemented during construction of the Project would include: keeping mechanical equipment in good operating condition, and as required by law, carefully storing flammable materials in appropriate containers, and the immediate and complete cleanup of spills of flammable materials when they occur.

Construction activities also have the potential to affect fire protection services, such as emergency vehicle response times, by adding construction traffic to the street network and potentially requiring partial lane closures during street improvements and utility installations. Thus, construction could have the potential to adversely affect fire access. However, these impacts are considered to be less than significant because emergency access would be maintained to the Project Site and surrounding vicinity during construction through marked emergency access points approved by the LAFD. Construction impacts are temporary in nature and do not cause lasting effects, and no complete lane closures are anticipated. Additionally, if any partial street closures are required, flag persons would be used to facilitate the traffic flow until construction is complete. Further, emergency vehicle drivers have a variety of options for avoiding traffic, such as using their sirens to clear a path of travel or driving in the lanes of opposing traffic. Construction of the Project would result in a less than significant impact to fire protection services.

***Operation***

*Fire Flow*

The adequacy of fire protection is also based upon the required fire flow, equipment access, and LAFD's safety requirements regarding needs and services 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 57.09.06, City-established fire flow requirements vary from 2,000 gallons per minute (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. Based on the LAMC Table 57.507.3.3, minimum fire flow requirement for a high-density residential development such as the Project, is 4,000 gpm from four adjacent hydrants flowing simultaneously. A Service Advisory Request/Fire Service Pressure Flow Report (SAR) would be prepared and approved for the Project by LADWP to ensure that fire flow requirements are

considered adequate for the Project Site. Prior to construction of the Project, the Water Operations Division of LADWP would perform a detailed fire-flow study at the time of permit review (Plan Check) in order to ascertain whether further water system or site-specific improvements would be necessary. Therefore, 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.

In addition, the Project would work with LAFD and incorporate LAFD's recommendations relative to fire safety into the building plans. As part of the normal building permit process, the Project Applicant would submit a plot plan for review and approval by the LAFD prior to the approval of a building permit. The plot plan shall include the following minimum design features: fire lanes, where required, shall be a minimum of 20 feet in width; all structures must be within 300 feet of an approved fire hydrant. LAMC Section 57.507.3.2 addresses land use-based requirements for fire hydrant spacing and type. Additionally, every first story of a residential, commercial, and industrial building must be within 300 feet of an approved hydrant. There are existing fire hydrants on the northwest corner and southwest corner of Venice Boulevard and Cardiff Avenue near the Project Site, and another hydrant located approximately 150 feet north of the Project Site along the west side of Cardiff Avenue. The number and location of hydrants would be determined as part of LAFD's fire/life safety plan review for the Project. The required hydrant placement for the Project would be confirmed in consultation with the LAFD during the plan check approval process.

Therefore, the LAFD would review the plans for compliance with applicable City Fire Code, California Fire Code, City of Los Angeles Building Code, and National Fire Protection Association standards, thereby ensuring that the Project would not create any undue fire hazard. Thus, with approval of building plans from LADWP, development of the Project would result in a less than significant impact to fire flow requirements.

*Response Distance*

Pursuant to Section 57.507.3.3, Table 507.3.3, of the 2017 City of Los Angeles Fire Code, the maximum response distance between high density residential land uses and a LAFD fire station that houses an engine company or truck company is 1.5 miles or 2 miles, respectively, with a required fire flow of 4,000 gallons per minute (gpm). The Project would include a mixed-use residential and commercial building with 47 dwelling units and 2,627 square feet of retail space that would generate approximately 106 new residents and 11 employees.[44] The Project would increase the utilization of the Project Site, which is currently occupied with a vacant commercial building and surface parking and would potentially increase the demand for LAFD services. The Project Site is primarily served by LAFD Station No. 43, located at 3690 Motor Avenue, approximately 0.7 miles west (driving distance) of the Project Site. Therefore, based on the

[44] *Based on the Los Angeles Department of Transportation (LADOT) and Los Angeles Department of City Planning (DCP), City of Los Angeles VMT Calculation Documentation Version 1.3, Table 1: Land Use and Trip Generation Base Assumptions, May 2020.*

distance from the Project Site and Fire Station No. 43, the Project would be within the required response distance criteria specified in LAMC 57.509.3.3.

Additionally, as stated previously, the Project would be required to comply with applicable City Fire Code, California Fire Code, City of Los Angeles Building Code, and National Fire Protection Association standards, and would be required to include features such as established emergency procedures, emergency stairways, automatic fire-extinguishing system, automatic smoke detection system, emergency voice/alarm communication system, manual alarm fire boxes, etc. Given the Project Site's distance from the fire station, and the incorporation of fire protection systems within the proposed building, Project impacts related to response distance would be less than significant.

*Emergency Access*

Emergency vehicle access to the Project Site would continue to be provided from local and major roadways (i.e. Venice Boulevard and Cardiff Avenue). All circulation improvements proposed would be in compliance with the Fire Code, including any additional access requirements of the LAFD. Additionally, emergency access to the Project Site would be maintained at all times during both Project construction and operation. The Project would not involve activities during its operational phase that could impede public access or travel upon a public right-of-way or would interfere with an adopted emergency response or evacuation plan. Therefore, impacts related to emergency access would be less than significant.

***Conclusion***

Consistent with the ruling of City of Hayward v. Board Trustees of California State University (2015) 242 Cal.App.4th 833 and the requirements stated in the California Constitution Article XIII, Section 35(a)(2), the obligation to provide adequate fire protection and emergency medical services is the responsibility of the City. Through the City's regular budgeting efforts, LAFD's resource needs, including staffing, equipment, trucks and engines, ambulances, other special apparatuses and possibly station expansions or new station construction, would be identified and allocated according to the priorities at the time. If LAFD determines that new facilities are necessary at some point in the future, such facilities (1) would occur where allowed under the designated land use, (2) would be located on parcels that are infill opportunities on lots that are between 0.5 and 1 acre in size, and (3) could qualify for a categorical exemption or Mitigated Negative Declaration under CEQA Guidelines Section 15301 or 15332 and would not be expected to result in significant impacts. Further analysis, including a specific location, would be speculative and beyond the scope of this document.

Based on the above, the Project would not result in substantial adverse physical impacts associated with the provision of new or physically altered government facilities, need for new or physically altered governmental facilities, or the construction of which would cause significant environmental impacts, in order to maintain acceptable service ratios, response times, or other

performance objectives for fire protection services. Therefore, impacts to fire protection and emergency medical services from the Project would be less than significant.

**Police**

The Project Site is currently served by LAPD West Bureau, which oversees LAPD operations in the following communities: Hollywood, Wilshire, Pacific and West Los Angeles, as well as the West Traffic Division, which includes the neighborhoods of Pacific Palisades, Westwood, Century City, Venice, Hancock Park, and the Miracle Mile. The Project Site is served by the Pacific Community Police Station, located at 12312 Culver Boulevard, approximately 3 miles southwest (driving distance) and approximately 10 minutes from the Project Site. The Pacific Community Police Station area is approximately 25.74 square miles, has over 200,000 residents, and includes the neighborhoods of Venice Beach, Oakwood, Mar Vista, Playa del Rey, Playa Vista, Palms, and Westchester. The Project Site is located within Reporting District No. 1409.

***Construction***

Construction sites, if left unsecured, have the potential to attract trespassers and/or vandals that would potentially result in graffiti, excess trash, and potentially unsafe conditions for the public. Such occurrences would adversely affect the aesthetic character of the Project Site and surrounding area and could potentially cause public health and safety concerns. As part of the standard condition of approval issued by the Department of Building and Safety, the Applicant will be required to ensure the Project Site is secure and does not pose a nuisance to pedestrians or adjacent property owners during construction. Temporary construction fencing shall be placed along the periphery of the active construction areas to screen as much of the construction activity from view at the local street level and to keep unpermitted persons from entering the construction area. As such, with adherence to regulations and project conditions, the Project impacts on police protection would be less than significant during the construction period.

***Operation***

Development of the Project would result in a net increase of residents, employees, visitors, and patrons to the Project Site, thereby generating a potential increase in the number of service calls from the Project Site over the current conditions. Responses to thefts, vehicle burglaries, vehicle damage, traffic-related incidents, and crimes against persons would be anticipated to escalate as a result of the increased on-site activity and increased traffic on adjacent streets and arterials. Upon completion of the Project, the Applicant would provide the West Area Commanding Officer with a diagram of each portion of the Project. The diagram should include access routes and any additional information that might facilitate police response. The Project would include adequate and strategically positioned functional and thematic lighting to enhance public safety. Visually obstructed and infrequently accessed “dead zones” would be limited. The building and layout design of the Project would also include crime prevention features, such as nighttime security lighting and secure parking facilities. In addition, the continuous visible and non-visible presence of people at all times of the day would provide a sense of security during evening and early morning hours. As such, the Project residents and employees would be able to monitor suspicious

activity at the building entry points. These preventative and proactive security measures would decrease the amount of service calls to the LAPD. With incorporation of the security design features, which will be confirmed through the Project approval process, construction of the Project would not result in the increased demand for additional LAPD facilities, therefore, the Project would result in a less than significant impact upon police services.

**Schools**

The Certified EIR uses the following student generation rates: 0.1496 elementary students per dwelling unit; 0.0763 middle school students per dwelling unit; and 0.0921 high school students per dwelling unit. Using these rates, the Project would result in the generation of approximately 15 students (including 7 elementary students, 4 middle school students, and 4 high school students).[45] It is likely that some of the students generated by the Project already reside in areas served by the LAUSD and would already be enrolled in LAUSD schools. However, for a conservative analysis, it is assumed that all students generated by the Project would be new to the LAUSD.

California Education Code Section 17620(a)(1) states that the governing board of any school district is authorized to levy a fee, charge, dedication, or other requirements against any construction within the boundaries of the district, for the purposes of funding the construction or reconstruction of school facilities. The LAUSD School Facilities Fee Plan has been prepared to support the school district's levy of the fees authorized by California Education Code Section 17620. 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 mitigate 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. The provisions of SB 50 are deemed to provide full and complete mitigation of school facilities impacts, notwithstanding any contrary provisions in CEQA, or other State or local law (Government Code Section 65996). Furthermore, per Government Code Section 65995.5-7, LAUSD has imposed developer fees for commercial/industrial and residential space. Overall, the payment of school fees in compliance with SB 50 would be mandatory and would provide full and complete mitigation of school impacts for the purposes of CEQA. Therefore, the Applicant would be required to pay school fees to the Los Angeles Unified School District to offset the impact of additional student enrollment at schools serving the project area. Thus, the Project would not result in substantial adverse physical impacts associated with the provision of new or physically altered government facilities, need for new or physically altered government facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios or other performance objectives for schools; and impacts of the Project would be less than significant.

[45] *47 net new dwelling units x 0.1496 students per dwelling unit = 7 elementary students; 47 net new dwelling units x 0.0763 students per dwelling unit = 4 middle school students; and 47 net new dwelling units x 0.0921 students per dwelling unit = 4 high school students.*

**Parks / Recreation**

As discussed above under "Population and Housing," the Project would generate approximately 106 new residents. Per the City's Public Recreation Plan's long-range citywide standard (two acres per 1,000 persons for neighborhood parks and two acres per 1,000 persons for community parks), the City's standard ratio of neighborhood and community parks to population is four acres per 1,000 persons. Based on the combined neighborhood and community parkland per population ratio of four acres per 1,000 persons, the Project would generate demand for approximately 0.42 acres of new neighborhood and community parkland.[46] Based on six acres of regional parkland per 1,000 residents, the Project would generate an additional demand for approximately 0.63 acres of regional parkland. [47] Thus the total demand based on the population generation is approximately 1.06 total acres of new parks (neighborhood/community + regional) and recreational facilities.

The Project would provide approximately 4,468 square feet of indoor and outdoor open space. In addition to the publicly accessible courtyard, outdoor spaces include a 1,858 pool deck/courtyard, two recreation rooms totaling 1,110 square feet, a 750 square-foot rood deck, and 750 square feet of private balconies. In addition, the proposed residential uses are consistent with the existing zoning and land use designation for the Project Site, and therefore, the Project's demand for parks and recreational facilities was accounted for in the Certified EIR.

Further, the Project would be subject to applicable LAMC requirements (Park and Recreation fees) that are intended to reduce the increased demands that are created by residential development projects. Therefore, the Project's compliance with existing Code requirements would address the Project's future demand on recreational and park facilities would ensure that Project impacts are less than significant. While the Certified EIR stated that implementation of the ECTNP would create additional demand at park and recreational facilities and concluded that there would be a significant and unavoidable impact with respect to park and recreational facilities, the Project would not result in any increased impacts beyond those contemplated in the Certified EIR.

In addition, the Project does not include the construction of recreational facilities outside of the Project Site boundaries, such as a park. Therefore, the Project does not involve the construction of recreational facilities that would have an adverse physical effect on the environment, and no impact would occur.

**Libraries**

As discussed above under "Population and Housing," the Project would generate approximately 106 residents. It is likely that the residents of the Project would have individual access to internet service, which provides information and research capabilities that studies have shown to reduce demand at physical library locations. Therefore, it is not anticipated that the Project would result

[46] *4 acres / 1,000 persons x 106 persons = 0.42 acres.*
[47] *6 acres / 1,000 persons x 106 persons = 0.64 acres.*

in substantial adverse physical impacts associated with the provision of new or physically altered library facilities, or the need for new or physically altered library facilities, the construction of which could cause significant environmental impacts. The proposed residential uses are consistent with the existing zoning and land use designation for the Project Site, and therefore, the Project's demand for library facilities was accounted for in the Certified EIR. Therefore, the Project would not result in any increased impacts beyond those contemplated in the Certified EIR, and impacts would be less than significant.

**Mitigation Measures**

None required.

### 4.15.3 Any Substantial Changes to the Project or Substantial Changes in Circumstances Involving New Significant Impacts or a Substantial Increase in the Severity of Significant Impacts?

The Project would not result in new or increased significant public services impacts beyond those already identified in the Certified EIR.

### 4.15.4 Any New Information of Substantial Importance?

There is no new information of substantial importance that has become available relative to public services impacts. No substantial changes in the environment related to public services have occurred since certification of the ECTNP EIR, and no new conditions have been identified within the vicinity of the Project that would result in new or more severe significant environmental impacts.

### 4.15.5 EIR's Mitigation Measures Addressing Impact

Because the EIR determined the Project would have a less than significant impact with respect to fire, police, schools, and libraries, no mitigation measures were required for these issues. The EIR also determined that no feasible mitigation measures were available to address the significant and unavoidable impacts with respect to parks and recreational facilities. Implementation of the Project does not change these impact determinations. Therefore, no additional mitigation measures are required.

### 4.15.6 Conclusion

Because the EIR determined the Project would have a less than significant impact with respect to fire, police, schools, and libraries, no mitigation measures were required for these issues. The EIR also determined that no feasible mitigation measures were available to address the significant and unavoidable impacts with respect to parks and recreational facilities. Implementation of the Project does not change these impact determinations. Therefore, no additional mitigation measures are required.

# 4.16 TRANSPORTATION

| Issues (and Supporting Information Sources | Impact Determination in the EIR | Any Substantial Changes Involving New Significant Impacts or Substantially More Severe Impacts? | Any Substantial Changed Circumstances Involving New Significant Impact or Substantially More Severe Impacts? | Any New Information of Substantial Importance? | EIR'S Mitigation Measures Addressing Impacts |
|---|---|---|---|---|---|
| Would the project: | | | | | |
| a. Conflict with a program, plan, ordinance or policy addressing the circulation system, including transit, roadway, bicycle and pedestrian facilities? | Less Than Significant. | No | No | No | No |
| b. Conflict or be inconsistent with CEQA Guidelines section 15064.3 subdivision (b)? | Significant and Unavoidable. | No | No | No | No |
| c. Substantially increase hazards due to a geometric design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)? | Less Than Significant. | No | No | No | No |
| d. Result in inadequate emergency access? | Less Than Significant. | No | No | No | No |

This section is based on the Certified EIR and the following item, which is included as **Appendix F** to this Technical Memorandum:

- **F.1:** Trip Generation & VMT Screening Assessment for the 9431 W. Venice Boulevard Residential Mixed-Use Project, City of Los Angeles, prepared by KOA Corporation, dated July 19, 2022; and
- **F.2:** Correspondence Letter: Trip Generation Assessment of the Proposed Project Located at 9431-9443 West Venice Boulevard, prepared by the Los Angeles Department of Transportation, dated August 8, 2022.

## 4.16.1 Impact Determination in the EIR

### Transit, Bicycle, Pedestrian Facilities

As stated in Section 4.12, Transportation and Traffic, on page 4.12-44 of the Certified EIR, the ECTNP seeks to enhance access to transit stations and creates new zoning regulations to encourage appropriate mixes and scales of uses as well as site design supportive of transit use. These objectives are consistent with the SCAG 2012-2035 RTP/SCS and the Mobility Plan 2035 goals and policies. The Certified EIR determined that the ECTNP would not disrupt any existing or planned transit facilities or create conflicts or inconsistencies with adopted transit plans, guidelines, policies, or standards, but rather would help to implement them by encouraging

development patterns that would foster transit ridership. Therefore, impacts related to the transit system would be less than significant.

As discussed on page 4.12-44 of the Certified EIR, the ECTNP seeks to improve the configuration and condition of streets to better promote bicycle circulation. It anticipates the bicycle networks identified in the Mobility Plan 2035 and allows these networks to be accommodated in the future. The ECTNP was found to not have the potential to disrupt any existing or planned bicycle facilities or create conflicts or inconsistencies with adopted bicycle system plans, guidelines, policies, or standards. Therefore, impacts related to the bicycle circulation system were found to be less than significant. Finally, the ECTNP attempts to enhance pedestrian facilities through site planning requirements, public benefits requirements, streetscape improvements, etc. Therefore, impacts related to the pedestrian circulation system were also found to be less than significant.

**Impacts to the Circulation System**

Certified EIR Table 4.12-8 identifies ECTNP impacts by comparing what would happen if the ECTNP were fully completed by 2015 to 2015 Without Project conditions. The table also compares 2035 With Project conditions to 2035 No Project conditions. Without mitigation, 47 of the 86 intersections would be significantly impacted by the ECTNP during one or more peak hours under 2015 conditions, and 56 of the 86 intersections would be significantly impacted during one or more peak hours under 2035 conditions. Therefore, without mitigation, the ECTNP would result in a significant impact related to the circulation system. The ECTNP would therefore implement Mitigation Measures TR1 through TR13, provided below. While these measures would mitigate impacts at some of the analyzed intersections, impacts would still be significant and unavoidable as the significant impacts would not be mitigated at all intersections.

As also discussed on page 4.12-54 of the Certified EIR, traffic patterns in the future on the Westside are expected to be more heavily influenced by demographics shifts (for example changing patterns of car ownership and use in younger people), expansion of transit service and the characteristics of development (both new and redeveloped land) than roadway expansion and vehicular capacity increases. Since few widening projects are currently programmed and since these would likely induce additional demand on the system, the majority of programmed Westside transportation projects and the policies of the MP 2035 are focused on increasing mobility via transit, active transportation modes, and increasing accessibility through land use intensification.

Under these conditions, intensification of land use in locations that are well served by transit and have characteristics that support shorter trip lengths and active modes is likely to result in lower VMT per capita and relatively less severe congestion and vehicular delay related outcomes than uncoordinated development patterns. The 2035 With Project scenario includes land use intensification and an organized and coordinated development pattern to increase accessibility of destinations while minimizing the related growth in vehicle trips and VMT per capita.

**Neighborhood Intrusion**

The Certified EIR modeled for potential redistribution of vehicular traffic from highly congested links to links that have more available capacity. While not every local street is included in the model, the cumulative effect of cut-through traffic is accounted for on the modeled links. Along roadways where the ECTNP would cause significant traffic congestion, diversion of trips could occur onto adjacent parallel routes. It is anticipated that diversion would not occur on streets that operate at LOS D or better during peak periods because the average delay is not substantial. However, for the street segments where the LOS would degrade from D to E or F, some trips could divert to adjacent streets to avoid longer travel times through congested locations. Travel route changes on the City's arterial and collector roadways have been captured through the travel model's peak hour forecasts and LOS results. The extent to which trips would divert to adjacent local residential roadways is not reasonably foreseeable given the broad scope of the Project and the uncertainty around the specific location of individual development project driveways, and, therefore, impacts cannot be precisely determined. However, it is anticipated that increased traffic could occur on these roadways. Therefore, without mitigation, the ECTNP would result in a significant impact related to neighborhood intrusion. The ECTNP would therefore implement Mitigation Measure TR14, provided below, which would reduce this impact to less than significant.

**Design Feature Hazards**

As discussed on page 4.12-79 of the Certified EIR, none of the transportation system improvements proposed in the ECTNP would introduce new safety hazards or incompatible uses at intersections or along roadway segments, as most would be designed to improve safe circulation and access to the transit stations for all users. No new roadways are introduced or removed; streetscape plans are designed to help minimize conflicts between pedestrians and vehicles, and design standards in the ECTNP are designed to limit the number, width, and location of new driveways along major streets and in areas of high pedestrian activity. Therefore, impacts related to safety were found to be less than significant in the Certified EIR.

**Emergency Access**

As stated on page 4.12-79 of the Certified EIR, the ECTNP would increase congestion, which could impede emergency access; however, it is not anticipated that congestion would result in the need for construction of new or physically altered emergency service facilities (police and/or fire). LAFD has a mandate to protect public safety and must respond to changing circumstances and therefore would act to maintain response times. The steps that LAFD would have to take to maintain public safety are not reasonably foreseeable at this time. Options available to LAFD include increased staffing levels and new fire stations(s) in underserved areas. Any construction impacts associated with new fire protection facilities would be within the impacts discussed in this document. Depending on the location of new fire protection facilities, operational impacts (primarily noise) could occur; however, such impacts are unforeseeable at this time. Therefore,

the ECTNP was found to have less than significant impacts with respect to emergency vehicle access.

**Mitigation Measures**

The Certified EIR included the following mitigation measures to reduce impacts related to transportation and traffic:

**TR1** A trip generation analysis, as well as a site access and circulation plan per LADOT guidelines, will be required as part of the development application for projects within the Specific Plan boundary that result in net new square footage for purposes of determining consistency of the project with the transportation assumptions in the EIR. The Specific Plan area is divided into five ECTNP station segments, as shown in Figure 3-2 in the Project Description. To be consistent, a project cannot cause the total estimated 2035 trip forecasts (for the station segment in which it is located) to exceed the number of either AM or PM peak hour net new external trips analyzed in the EIR (see Table 4.12-5). If a project is determined to be consistent, no further traffic analysis will be required. However, if a project causes the number of either AM or PM peak hour net external trips to exceed the cumulative total number of trips in the corresponding station segment analyzed in the EIR, then a project-specific traffic analysis per current LADOT Guidelines will be required.

The City will revise this vehicle trip generation analysis methodology, if appropriate, to reflect new traffic impact guidance mandated by the State of California, Office of Planning and Research in response to SB 743.

**2015 Intersection Improvement Mitigation Measures.** The following mitigation measures would partially or fully mitigate the significant impacts for 10 of the intersections identified in the 2015 impact analysis.

**TR2** **Centinela Avenue & Exposition Boulevard (Intersection 6).** Signalize the intersection.

**TR3** **Bundy Drive & Olympic Boulevard (Intersection 16).** Restripe the northbound and southbound approaches. The northbound restriping would add one northbound left-turn lane. This would result in a northbound approach of one right-turn lane, two through lanes, and two left-turn lanes. The southbound restriping would add one southbound left-turn lane and change one through lane and the right-turn lane into a shared through/right lane. This would result in a southbound approach of one shared through/right lane, one through lane, and two left-turn lanes.

**TR4** **Barrington Avenue & Pico Boulevard (Intersection 27).** Restripe the existing northbound curb lane to provide one through lane and one right-turn lane. This improvement would require the removal of one on-street parking space.

**TR5** **Barrington Avenue & Gateway Boulevard (Intersection 28).** Restripe the existing northbound shared through/right-turn lane to provide one through lane and one right-turn lane. This improvement would require the removal of four on-street parking spaces.

**TR6** **Sepulveda Boulevard & Exposition Boulevard (Intersection 43).** Restripe the existing eastbound shared left/through/right lane to provide one shared through/left-turn lane and one right-turn lane.

**TR7** **Sepulveda Boulevard & Palms Boulevard (Intersection 46).** Restripe one existing northbound shared through/right-turn lane to provide one through lane and one right-turn lane. This improvement would require the removal of two on-street parking spaces.

**TR8** **Military Avenue & National Boulevard (Intersection 47).** Restripe one existing southbound shared through/right-turn lane to provide one shared through/left-turn lane and one right-turn lane. This improvement would require the removal of four on-street parking spaces.

**TR9** **Overland Avenue & National Boulevard / I-10 Westbound On- and Off-Ramp (Intersection 53).** Restripe the existing eastbound shared through/left-turn lane to a shared left-/through/right-turn lane.

**TR10** **La Cienega Boulevard & Venice Boulevard (Intersection 76).** Remove the median to provide a second westbound left-turn lane.

**TR11** **Sepulveda Boulevard & Venice Boulevard (Intersection 84).** Remove the medians on Venice Boulevard and restripe both the eastbound and westbound approaches to add one left-turn lane to each approach.

**2035 Intersection Improvement Mitigation Measures.** The following mitigation measures would partially or fully mitigate the significant impacts for 12 of the intersections identified in the 2035 impact analysis.

**TR12** **Stewart Street & Olympic Boulevard (Intersection 3).** Modify the existing signal phasing to change eastbound left-turn signal phasing from permitted to protected and change westbound left-turn signal phasing from protected/permitted to protected.

**Centinela Avenue & Exposition Boulevard (Intersection 6).** Mitigation Measure TR2 would also mitigate impacts in 2035.

**Bundy Drive & Olympic Boulevard (Intersection 16).** Mitigation Measure TR3 would also mitigate impacts in 2035.

**TR13** **Barrington Avenue & Mississippi Avenue (Intersection 25).** Restripe the existing eastbound shared left/through/right lane to provide one shared through/left-turn lane and

one right-turn lane. This improvement would require the removal of two on-street parking spaces.

**Barrington Avenue & Pico Boulevard (Intersection 27).** Mitigation Measure TR4 would also mitigate impacts in 2035.

**Barrington Avenue & Gateway Boulevard (Intersection 28).** Mitigation Measure TR5 would also mitigate impacts in 2035.

**Sepulveda Boulevard & Exposition Boulevard (Intersection 43).** Mitigation Measure TR6 would also mitigate impacts in 2035.

**Sepulveda Boulevard & Palms Boulevard (Intersection 46).** Mitigation Measure TR7 would also mitigate impacts in 2035.

**Military Avenue & National Boulevard (Intersection 47).** Mitigation Measure TR8 would also mitigate impacts in 2035.

**Overland Avenue & National Boulevard/I-10 Westbound On- and Off-Ramp (Intersection 53).** Mitigation Measure TR9 would also mitigate impacts in 2035.

**La Cienega Boulevard & Venice Boulevard (Intersection 76).** Mitigation Measure TR10 would also mitigate impacts in 2035.

**Sepulveda Boulevard & Venice Boulevard (Intersection 84).** Mitigation Measure TR11 would also mitigate impacts in 2035.

**TR14** In areas where implementation of the Proposed Project could result in diversion of traffic to adjacent residential streets, LADOT shall monitor traffic on identified residential streets, upon request submitted through the Council Office, to determine if traffic diversion occurs. If traffic on residential streets is found to be significantly impacted in accordance with current LADOT guidelines, LADOT will work with the project applicant and neighborhood residents to survey and monitor the residential street segment/s before and after project occupancy to assess the need for appropriate traffic calming measures. These measures could include the following (but are not limited to):

- Traffic circles
- Speed humps
- Roadway narrowing effects (e.g. raised medians, traffic chokers etc.)
- Landscaping features
- Roadway striping changes
- Stop signs

In addition to the aforementioned traffic calming measures, neighborhood improvements can offset the effect of adding traffic. These could include (but are not limited to) measures

such as street trees, sidewalks, landscaping, neighborhood identification features, and pedestrian amenities. It would be the project applicant's responsibility to implement any of the approved measures through the Bureau of Engineering's permit process.

**TR15** Arterial Monitoring Station #70 (Venice Boulevard and Centinela Avenue). Restripe one existing northbound shared through/right-turn lane to provide one through lane and one right-turn lane and restripe one existing shared through/right-turn lane to provide one through lane and one right-turn lane. This improvement would require the removal of four on-street parking spaces on Venice Boulevard and the relocation of the bus stop on Centinela Avenue from the south side to the north side of the intersection.

**TR16** Projects that require a worksite traffic control plan per current LADOT guidelines shall submit to LADOT for review and approval a plan that mitigates the impact of traffic disruption and ensures the safety of all users of the affected roadway. The plan shall address construction duration and activities and include measures, such as operating a temporary traffic signal, using flagmen adjacent to construction activities, or providing a dedicated pedestrian walkway, as appropriate.

### 4.16.2 Do Proposed Changes Involve New Significant Impacts or Substantially More Severe Impacts?

#### Methodology

SB 743, made effective in January 2014, required the Governor's Office of Planning and Research to change the CEQA Guidelines regarding the analysis of transportation impacts. Under SB 743, the focus of transportation analysis shifts from driver delay (level of service [LOS]) to VMT, with the intent of reducing greenhouse gas emissions (GHG), creating multimodal networks, and promoting mixed-use developments.

LADOT's Transportation Assessment Guidelines (TAG) defines and provides the required methodology of analyzing a project's transportation impacts in accordance with SB 743. Per the TAG, the CEQA transportation analysis contains the following thresholds for identifying significant impacts, which are reviewed and analyzed further below.

- Threshold T-1: Conflicting with Programs, Plans, Ordinances, or Policies
- Threshold T-2: Causing Substantial VMT
- Threshold T-3: Substantially Increasing Hazards Due to a Geometric Design Feature or Incompatible Use
- Threshold T-4: Resulting in Inadequate Emergency Access

**Conflicts with Transportation Programs, Plans, Ordinances, and Policies**

The review of the applicable plans and policies included in LADOT's TAG, the Mobility Plan 2035, the Los Angeles Vision Zero Plan, the Bicycle Parking Ordinance, and the City Planning Department's Walkability Checklist is described below.

*LADOT's Transportation Assessment Guidelines*

In accordance with the City's TAG, a project that generally conforms with, and does not obstruct the City's development policies and standards will generally be considered to be consistent. Table 4-21, below, provides responses to the list of policy related questions, as recommended by LADOT, in order to help determine whether the Project conflicts with the City's circulation system policies. As indicated in Table 4-23, the Project is in conformance with the applicable policies and programs corresponding to the Project and would not preclude the City's implementation of any adopted policy and/or program. Therefore, the Project would not conflict with a program, plan, ordinance or policy addressing the circulation system, including transit, roadway, bicycle, and pedestrian facilities, and impacts would be less than significant.

**Table 4-23**
**Questions to Determine Project Applicability to Plans, Policies and Programs**

| # | Guiding Questions | Response |
|---|---|---|
| ***Public Right of Way Classification Standards for Dedications and Improvements*** | | |
| A.1 | Does the Project include additions or a new construction along a street designated as a Boulevard I, and II, and/or Avenue I, II, or III on property zoned R3 or less restrictive zone? (screening question) | **Yes.** The Project Site fronts Venice Boulevard and Cardiff Avenue. Per the Mobility Element 2035, Venice Boulevard is identified as a Boulevard II and requires a 110-foot roadway and 80-foot width right-of-way. Cardiff Avenue is classified as a Local Street. The Project Site is zoned MU(EC), which is an established zone as part of the Exposition Corridor Transit Neighborhood Specific Plan. The "MU" zone within the Specific Plan identifies the Project Site as a Mixed Use: Commercial/Residential Zone. Additionally, the Project Site has a General Plan land use designation of Community Commercial. Thus, the Project would include a new construction along a Boulevard II roadway, the Project is located in the MU zone, which is less restrictive than the R3 zone. |
| A.2 | **If A.1 is yes**, is the project required to make additional dedications or improvements to the Public Right of Way as demonstrated by the street designation? | **Yes.** Based on correspondence with the Bureau of Engineering (BOE), the Project is required to provide a 20-foot radius property line return or a 15-foot by 15-foot corner cut along Venice Boulevard at the intersection with Cardiff Avenue. A 5-foot wide dedication along the property frontage along the alley (north of Venice Boulevard) is also required to complete a 10-foot half alley right of way. The BOE further recommends the Project construct ADA compliant access ramps at the northeast and northwest corner of Venice Boulevard at the intersection with Cardiff Avenue per BOE standards and construct suitable surfacing to join the existing improvements on Cardiff Avenue to complete an 18-foot wide half roadway, integral |

| | | |
|---|---|---|
| | | concrete curb, 2-foot gutter and a 12-foot wide concrete sidewalk with tree wells. With implementation of BOE's recommended dedications and improvements the Project would be consistent with the Mobility Plan 2035 Street Designations and Standard Roadway Dimensions. |
| | **If the answer is to A.1 or A.2 is NO**, then the project does not conflict with the dedication and improvement requirements that are needed to comply with the Mobility Plan 2035 Street Designations and Standard Roadway Dimensions. | **N/A.** The Project is subject to the roadway dedications and improvements as discussed in response to Question A.2. |
| ***Public Right of Way Policy Alignment with Project-Initiated Changes*** | | |
| B.1 | Does the project physically modify the curb placement or turning radius and/or physically alter the sidewalk and parkways space that changes how people access a property? | **Yes.** The Project would dedicate a 20-foot property line corner radius at the intersection of Cardiff Avenue and Venice Boulevard. A 5-foot dedication is also recommended in the adjoining alley. However, the Project does not propose to modify the curb placement or turning radius and/or physically alter the sidewalk and parkways space that changes how people access a property. The Project would eliminate one vehicle driveway along Cardiff Avenue to promote a pedestrian-oriented environment along Venice Boulevard. The project would construct ADA compliant access ramps at the northeast and northwest corner of Venice Boulevard at the intersection with Cardiff Avenue per BOE standards and construct suitable surfacing to join the existing improvements on Cardiff Avenue to complete an 18-foot wide half roadway, integral concrete curb, 2-foot gutter and a 12-foot wide concrete sidewalk with tree wells. These improvements would be consistent with the Mobility Plan 2035 Street Designations and Standard Roadway Dimensions. |
| B.2 | Does the project add new driveways along a street designated as an Avenue or a Boulevard that conflict with LADOT's Driveway Design Guidelines (See Sec. 321 in the Manual of Policies and Procedures) by any of the following:<br>• locating new driveways for residential properties on an Avenue or Boulevard, and access is otherwise possible using an alley or a collector/local street, or<br>• locating new driveways for industrial or commercial properties on an Avenue or Boulevard and access is possible along a collector/local street, or<br>• the total number of new driveways exceeds 1 driveway per every 200 feet along on the Avenue 2 or Boulevard frontage, or | **No.** Current vehicular access to the Project Site is provided by two vehicle driveways: one driveway along Cardiff Avenue, and one driveway from the alleyway along the northern property line.<br>Vehicular access to the Project would be provided by two driveways along the adjacent alleyway. The Project would eliminate one driveway along Cardiff Avenue. Thus, the Project would not introduce new driveways with vehicular access to the Project Site, since vehicular driveways exists where the Project's driveways are proposed. |

| | | |
|---|---|---|
| | • locating new driveways on an Avenue or Boulevard within 150 feet from the intersecting street, or<br>• locating new driveways on a collector or local street within 75 feet from the intersecting street, or<br>• locating new driveways near mid-block crosswalks, requiring relocation of the mid-block crosswalk | |
| | If the answer to **B.1 and B.2 are both NO**, then the project would not conflict with a plan or policies that govern the PROW as a result of the project-initiated changes to the PROW. | **No Conflict.** The Project would not conflict with a plan or policies that govern the public right-of-way. |
| ***Alley, Street and Stairway Access*** | | |
| C.1.1 | Does the project propose to vacate or otherwise restrict public access to a street, alley, or public stairway?<br><br>If Yes, will the project provide or maintain public access to people walking and biking on the street, alley or stairway. | **No**. Vehicular access to the Project would be provided by two driveways from the adjacent alleyway. The Project would eliminate one existing driveway along Cardiff Avenue to allow for a more through pedestrian access along Venice Boulevard. The Project would also include a 5-foot dedication in the adjoining alley to complete a 10-foot half alley right-of-way. As such, public access to the alley would be maintained and improved as a result of the Project. Therefore, the Project does not propose to significantly modify or restrict public access. As such, no conflict would occur. |
| C.2.1 | Does the project create a cul-de-sac or is the Project Site adjacent to an existing cul-de-sac? If yes, will the cul-de-sac maintain convenient and direct public access to people walking and biking to the adjoining street network? | **No**. The Project Site is not located adjacent to a cul-de-sac. As such, no conflict would occur. |
| ***Parking Supply and Transportation Demand Management*** | | |
| D.1 | Would the project propose a supply of onsite parking that exceeds the baseline amount as required in the Los Angeles Municipal Code or a Specific plan, whichever requirement prevails? | **No.** Pursuant to LAMC Section 12.22 A.25 and AB 2345, the Project would be allowed a parking rate of 0.5 spaces per dwelling unit if the Project contains at least 11 percent Very Low Income units. Therefore, the Project would be required to provide a maximum of 38 residential parking spaces. As such, the Project would provide 38 residential vehicle parking spaces and would not propose a supply of on-site parking spaces that exceed the LAMC. |
| D.3 | Would the project provide the minimum on and off-site bicycle parking spaces as required by Section 12.21 A.16 of the LAMC? | **Yes.** The Project would provide the required on-site bicycle parking, including 7 short-term and 42 long-term bike parking spaces, as required by the LAMC. Thus, the Project would not conflict with bicycle requirements. |
| D.4 | Does the Project include more than 25,000 square feet of gross floor area construction of new non-residential gross floor?<br>If the answer is yes, does the project comply with the City's TDM | **No.** The Project would include 47 multi-family residential units and 2,627 square feet of restaurant space. Therefore, the Project does not propose non-residential floor area that would exceeds 25,000 square feet. |

| | | |
|---|---|---|
| | Ordinance in Section 12.26 J of the LAMC? | |
| ***Consistency with Regional Plans*** | | |
| E.1 | Does the Project or Plan apply one the City's efficiency-based impact thresholds (i.e. VMT per capita, VMT per employee, or VMT per service population) as discussed in Section 2.2.3 of the TAG?<br><br>If the answer to is yes, does the Project or Plan result in a significant VMT impact? | **No.** The Project applies the LADOT VMT Calculator (Version 1.3) to determine whether the Project would result in a significant VMT impact. The VMT Calculator estimates the daily vehicle trips, daily VMT, and daily household VMT per capita. Further discussed below, the Project would not result in a net increase of 250 daily trips, which would not warrant the preparation of a Transportation Assessment or further VMT analysis. Therefore, the Project would not be expected to result in significant impacts to the surrounding transportation system. |
| *Source: Los Angeles Department of Transportation (LADOT), Transportation Assessment Guidelines, Attachment D: Plans, Policies and Programs Consistency Worksheet, July 2020.* | | |

*Mobility Plan 2035*

The Project would embrace the objectives of the Mobility Plan 2035, which also includes the goals and policies of the City of Los Angeles General Plan and Bicycle Plan. The Mobility Plan 2035 designates Venice Boulevard, the major arterial bordering the Project Site to the south, as a Boulevard II. This designation entails an 80-foot wide roadway within a 110-foot wide right-of-way. The segment of Venice Street adjacent to the Project Site presently has an approximately 100-foot wide right-of-way. Cardiff Avenue, the alleyway to the north is classified as a Local Street. This designation entails a 36-foot wide roadway within a 60-foot wide right-of-way. The segment of Cardiff Avenue adjacent to the Project Site presently has an approximately 60-foot wide right-of-way.

The Mobility Plan 2035 does not designate any of the surrounding street network as part of the Neighborhood Enhanced Network, which will serve local travel by non-motorized modes by prioritizing traffic calming improvements on streets that have low vehicle traffic volumes, vehicle speeds, and/or walkable design/dimensions. Therefore, there are no foreseeable conflicts that would require a more thorough investigation.

In terms of driveway access, the Project aligns with Mobility Plan 2035 policy requiring driveway access for buildings to be from non-arterial streets or alleys (where feasible) in order to minimize interference with other travel modes and vehicular movement. The Citywide Design Guidelines also recommend integrating vehicular access that does not degrade the pedestrian experience. The Project proposes to close an existing driveway on Cardiff Avenue and relocate all automobile access/egress to the alleyway at the rear of the Project Site. Therefore, the Project complies with City driveway access policies and reduces the potential for vehicle-pedestrian and vehicle-bicycle conflicts on Venice Boulevard. Regarding alley access, the Project complies with Mobility Plan policy and does not propose to vacate or otherwise restrict public access to the alleyway at the rear of the Project Site.

As discussed above, based on correspondence with the Bureau of Engineering (BOE), the Project is required to provide a 20-foot radius property line return or a 15-foot by 15-foot corner cut along Venice Boulevard at the intersection with Cardiff Avenue. A 5-foot wide dedication along the property frontage along the alley (north of Venice Boulevard) is also required to complete a 10-foot half alley right of way. The BOE further recommends the Project construct ADA compliant access ramps at the northeast and northwest corner of Venice Boulevard at the intersection with Cardiff Avenue per BOE standards and construct suitable surfacing to join the existing improvements on Cardiff Avenue to complete an 18-foot wide half roadway, integral concrete curb, 2-foot gutter and a 12-foot wide concrete sidewalk with tree wells. With implementation of BOE's recommended dedications and improvements the Project would be consistent with the Mobility Plan 2035.

*Bicycle Parking Ordinance*

The LAMC bicycle parking ordinance requires a minimum provision of 7 short-term and 42 long-term bicycle spaces for the Project. The Project would provide a minimum of 7 short-term and 42 long-term bicycle spaces, located along Venice Boulevard and within the Project's vehicle parking areas, respectively. The Project would, therefore, provide convenient and adequate bicycle parking facilities, compliant with the City's Bicycle Ordinance.

*Vision Zero*

Vision Zero was launched by the Mayor of Los Angeles in August 2015 with the goal of eliminating all traffic fatalities citywide by 2025. Vision Zero specifically seeks to implement traffic safety treatments at intersections and along roadway segments to improve safety for pedestrians, bicyclists, and other vulnerable road users. The City of Los Angeles has developed a High Injury Network (HIN) that identifies roadways having a high number of traffic collisions causing serious injury and death. Development projects proposed on a roadway identified as part of the City's HIN should be designed to enhance safety for non-motorized users. The Project is located on a roadway identified in the HIN, Venice Boulevard. The Project would be designed to provide the required sidewalk width to ensure pedestrian and bicycle safety, which would provide safe space from the roadway. Additionally, a crosswalk is located at the intersection of Bagley Avenue and Venice Boulevard, approximately 170 feet north of the Project Site to minimize jaywalking across Venice Boulevard. The Project would also remove and reconstruct any damaged concrete pavement, sidewalk, and curbs along the property frontage. Thus, the Project would not conflict with Vision Zero.

In summation, the Project would support and not preclude the implementation of the City's transportation-related goals and policies. Therefore, the Project would not have a significant impact regarding compliance with the City's plans, programs, ordinances, and policies. The Project is also not expected to contribute to a cumulative impact related to implementation of the City's transportation-related goals and policies, as there are no related development projects in the direct Project Site vicinity that would affect local policy compliance.

## Vehicle Miles Traveled (VMT)

*Transportation Assessment Screening Criteria*

On July 30, 2019, the City of Los Angeles adopted LADOT's CEQA Transportation Assessment Guidelines (TAG), which sets forth the revised thresholds of significance for evaluating transportation impacts as well as screening and evaluation criteria for determining impacts in conformance with SB 743. The adopted TAG establishes VMT as the City's formal method of evaluating a project's transportation impacts. As part of the preparation of this version of the City's TAG, the City updated its travel demand simulation model and transportation impact thresholds to be consistent with the VMT impact methodology. Since then, the City of Los Angeles has adopted a revised Transportation Assessment Guidelines, dated July 2020.

Per the City's TAG, a Transportation Assessment is required when a project is likely to add 250 or more net daily trips to the local street system. This trip generation assessment has been conducted to determine if the Project would generate 250 or more net daily trips and would thereby require the preparation of a Transportation Assessment.

To assist in determining which development projects would conflict with CEQA Guidelines section 15064.3, subdivision (b)(1), the TAG establishes two screening criteria to evaluate whether further analysis of a land use project's impact based on VMT is required. Both of the following criteria must be met in order to require further analysis of a land use project's VMT contribution:

1. *The land use project would generate a net increase of 250 or more daily vehicle trips.*
2. *The project would generate a net increase in daily VMT.*

*Project Trip Generation Assessment*

Along with the updated TAG, the LADOT developed the VMT Calculator Version 1.3 (the "VMT Calculator"). The VMT Calculator estimates the daily vehicle trips, daily VMT, daily household VMT per capita, and daily work VMT per employee for land use projects. The VMT Calculator utilizes average daily trip generation rates from the Institute of Transportation Engineers (ITE) Trip Generation Manual (9th Edition, 2012) and empirical trip generation data to determine the base daily trips associated with a land use project. The number of daily trips is further refined using data from the Environmental Protection Agency's Mixed-Use Model and the City's Travel Demand Forecasting Model.

The VMT Calculator was utilized to determine the net daily trip generation for the Project. The VMT Calculator contains a set of land-use categories with the trip generation rates and corresponding trip type data that can be chosen as best matching a project's characteristics. For the Project land uses, the trip generation rates and trip type percentages for the most similar land uses in the VMT Calculator were applied.

As shown in the Project Trip Generation & VMT Screening Assessment (Appendix F to this Technical Memorandum), the Housing (Multi-Family), Housing (Affordable Housing – Family), and

Retail (High-Turnover Sit-Down Restaurant) land use rates were applied to the corresponding Project uses. The Retail (General Retail) land use rates were applied for existing uses. As shown, based on the VMT Calculator, the Project would generate 351 daily trips and 2,306 daily VMT, resulting in a net increase of 183 daily trips and 1,124 net daily VMT, when accounting for the existing uses (168 daily trips and 1,182 daily VMT). As the Project would generate fewer than 250 net daily trips, the Project would not require the preparation of a Transportation Assessment or further VMT analysis, per the screening thresholds in the TAG.

*Project Transportation Impacts*

Per the TAG, a Transportation Assessment is required when a project is likely to add 250 or more net daily trips to the local street system. Given that the Project is estimated to add 183 net daily trips to the local street system on a typical weekday, the Project would not be expected to result in significant impacts to the surrounding transportation system. Therefore, neither a Transportation Assessment nor other further analysis of transportation impacts is required for the Project, and operational transportation impacts would be less than significant.

**Hazards from Geometric Design Features**

Current vehicular access to the Project Site is provided by two vehicle driveways: one driveway along Cardiff Avenue and one driveway connected to the alleyway along the northern property line. Vehicular access to the Project would be provided by two driveways from the adjacent alleyway. The width of the driveways would conform to LADOT minimum standards for a multi-family residential driveway and include a single inbound and single outbound travel lane. The circulation aisle widths of the parking areas are designed to allow adequate and safe circulation of vehicles without significant conflicts and conform to LADOT parking aisle width standards. The Project would not introduce new driveways with vehicular access to the Project Site, since vehicular driveways exists where the Project's driveways are proposed. The Project does not include any sharp curves, dangerous intersections, or incompatible uses. As such, the Project would not include new vehicular access driveways that could potentially conflict with pedestrian circulation and traffic. Therefore, the Project would not substantially increase hazards due to design features or incompatible uses, and a less than significant impact would occur.

**Emergency Access**

As previously discussed, the Project Site is located along Venice Boulevard, which is identified as a disaster route according to the Los Angeles West Area Disaster Route Map of Los Angeles County.[48] Additionally, based on the City of Los Angeles Safety Element, the Project Site is located on an identified disaster route or an adopted emergency response or evacuation plan.[49] Development of the Project Site may require temporary and intermittent partial street closures

[48] *Los Angeles County Department of Public Works, City of Los Angeles West Area Disaster Route Map, August 13, 2008.*

[49] *City of Los Angeles, Safety Element Exhibit H, Critical Facilities and Lifeline Systems in the City of Los Angeles, April 1995.*

due to construction activities. Nonetheless, while such closures may cause temporary inconvenience, they would not be expected to substantially interfere with emergency response or evacuation plans. The Project would not cause permanent alterations to vehicular circulation routes and patterns, impede public access, or travel upon public rights-of-way. Further, emergency vehicle drivers have a variety of options for avoiding traffic, such as using their sirens to clear a path of travel or driving in the lanes of opposing traffic.

Additionally, the Project would be developed in a manner that satisfies the emergency response requirements of the LAFD and LADOT. There are no hazardous design features included in the access design or site plan for the Project that could impede emergency access. As required for all development projects that have the potential to result in partial street or sidewalk closures, the Project would be subject to the permit and approval requirements of the LAFD and the LADOT to ensure that all access roads, driveways and parking areas would remain accessible to emergency service vehicles. Accordingly, any temporary construction or operational traffic impacts to emergency access would be less than significant.

### 4.16.3 Any Substantial Changes to the Project or Substantial Changes in Circumstances Involving New Significant Impacts or a Substantial Increase in the Severity of Significant Impacts?

The Project would not result in new or increased significant transportation impacts beyond those already identified in the Certified EIR.

### 4.16.4 Any New Information of Substantial Importance?

There is no new information of substantial importance that has become available relative to transportation impacts. No substantial changes in the environment related to transportation have occurred since certification of the ECTNP EIR, and no substantial new significant traffic sources have been identified within the vicinity of the Project that would result in new or more severe significant environmental impacts related to transportation.

### 4.16.5 EIR's Mitigation Measures Addressing Impact

The Project would have less than significant impacts with respect to transportation. Implementation of the Project does not change the impact determinations of the Certified EIR. Therefore, no mitigation measures are required.

### 4.16.6 Conclusion

Based on the above, no new significant transportation impacts or a substantial increase in previously identified transportation impacts would occur as a result of the Project. Therefore, the impacts to transportation as a result do not meet the standards for a subsequent or supplemental EIR pursuant to CEQA Guidelines Section 15162.

# 4.17 TRIBAL CULTURAL RESOURCES

| Issues (and Supporting Information Sources | Impact Determination in the EIR | Any Substantial Changes Involving New Significant Impacts or Substantially More Severe Impacts? | Any Substantial Changed Circumstances Involving New Significant Impact or Substantially More Severe Impacts? | Any New Information of Substantial Importance? | EIR'S Mitigation Measures Addressing Impacts |
|---|---|---|---|---|---|
| Would the project cause a substantial adverse change in the significance of a tribal cultural resource, defined in Public Resources Code section 21074 as either a site, feature, place, cultural landscape that is geographically defined in terms of the size and scope of the landscape, sacred place, or object with cultural value to a California Native American tribe, and that is: | | | | | |
| a. Listed or eligible for listing in the California Register of Historical Resources, or in a local register of historical resources as defined in Public Resources Code section 5020.1(k), or | Less Than Significant with Mitigation. | No | No | No | Yes |
| b. A resource determined by the lead agency, in its discretion and supported by substantial evidence, to be significant pursuant to criteria set forth in subdivision (c) of Public Resources Code Section 5024.1. In applying the criteria set forth in subdivision (c) of Public Resource Code Section 5024.1, the lead agency shall consider the significance of the resource to a California Native American tribe. | Less Than Significant with Mitigation. | No | No | No | Yes |

## 4.17.1 Impact Determination in the EIR

AB 52 went into effect on July 1, 2015, and requires that for a project for which a Notice of Preparation (NOP) for a Draft EIR was filed on or after July 1, 2015, the lead agency is required to consult with a California Native American tribe that is traditionally and culturally affiliated with the geographic area of a proposed project, if: (1) the tribe requested to the lead agency, in writing, to be informed by the lead agency of proposed projects in that geographic area; and (2) the tribe requests consultation, prior to the release of a negative declaration, mitigated negative declaration or environmental impact report for a project. The NOP for the ECTNP EIR was released on March 14, 2013, and therefore, the lead agency was not required to comply with the requirements of AB 52.

AB 52 also required an update to Appendix G of the CEQA Guidelines to include questions related to impacts to tribal cultural resources. The Final EIR was released in May of 2018, and therefore did not include responses to the updated Appendix G questions related to tribal cultural resources.

Nevertheless, the issues related to tribal cultural resources were addressed within Section 4.3, Cultural Resources, of the Draft EIR. As stated in the Certified EIR, the ECTNP Area is highly urbanized and has been heavily disturbed and developed. Unmarked cemeteries or graves have likely been disturbed by past development. Given the Mission-associated Native American history of the Los Angeles Basin, and the practice to bury people outside Mission grounds in informal cemeteries, the potential to unearth human remains during excavation and grading activities exists. However, in accordance with California Health and Safety Code Section 7050.5, if any human remains are encountered during construction, the City will require that work in the immediate area of the find be halted, and the Los Angeles County Coroner be contacted. It was found that no further disturbance will occur until the Los Angeles County Coroner has made the necessary findings as to origin and disposition. If the remains are determined to be those of a Native American, the Native American Heritage Commission in Sacramento shall be contacted before the remains are removed in accordance with PRC Section 21083.2. Mitigation Measures CR1 and CR2 would reduce impacts to tribal cultural resources. Therefore, with implementation of Mitigation Measures CR1 and CR2, the Certified EIR determined that implementation of the ECTNP would result in a less than significant impact related to tribal cultural resources.

**Mitigation Measures**

**CR1** A qualified archaeologist shall be required to monitor excavation and grading activities in soils that have not been previously disturbed, to identify, record, and evaluate the significance of any archaeological resources or tribal cultural resources during construction. If archaeological resources or tribal cultural resources are uncovered (in either a previously disturbed or undisturbed area), the City Department of Building and Safety shall be notified immediately, and all work shall cease in the area of the find until a qualified archaeologist has evaluated the find in accordance with federal, state, and local guidelines, including those set forth in California Public Resources Code Section 21083.2. Personnel of the project shall not collect or move any archaeological resources, tribal cultural resources or associated materials. Construction activity may continue unimpeded on other portions of the project site as approved by the retained archaeologist in consultation with the City's Office of Historic Resources. The found deposits shall be treated in accordance with federal, state, and local guidelines, including those set forth in California Public Resources Code Section 21083.2. Construction activities in the area where resources were found may commence once the identified resources are properly assessed and processed by a qualified archeologist.

**CR2** The City shall require that all cultural resources, including archaeological and tribal cultural resources, identified on a site be assessed and treated in a manner determined appropriate by a qualified archeologist in consultation with the City's Office of Historic

Resources. A report shall be prepared according to current professional standards that describes the resource, how it was assessed, and disposition.

### 4.17.2 Do Proposed Changes Involve New Significant Impacts or Substantially More Severe Impacts?

The Project Site currently contains a one-story commercial building and surface parking. As described above under "Cultural Resources," the Project Site does not contain any historic structures or scenic resources on site, according to the Los Angeles Historic Resources Inventory. Additionally, SurveyLA does not flag the on-site structure as a potentially historic resource. Thus, there are no historic resources on the Project Site that are listed on the National Register, California Register, or local listing. Therefore, development of the Project would not result in any impacts with respect to historic resources.

The Project would be located in an urbanized area on a site that has been previously developed. While unlikely, it is possible that unknown tribal cultural resources could exist at the Project Site and could be encountered during excavation for the proposed subterranean parking level. Therefore, the Project would implement Mitigation Measures CR1 and CR2, which would minimize impacts in the event any tribal cultural resources are encountered during construction. Further, the City has established a standard condition of approval to address the inadvertent discovery of tribal cultural resources. Should tribal cultural resources be inadvertently encountered, this condition of approval provides for temporarily halting of construction activities near the encounter and the Project's certified construction monitor notifying the City and Native American tribes that have informed the City that they are traditionally and culturally affiliated with the geographic area of the Project. If the City determines that the object or artifact appears to be a tribal cultural resource, the City would provide any affected tribe a reasonable period of time to conduct a site visit and make recommendations regarding the monitoring of future ground disturbance activities, as well as the treatment and disposition of any discovered tribal cultural resources. Therefore, the Project would not result in new or increased significant impacts beyond those already identified in the Certified EIR.

**Mitigation Measures**

The Project would implement Mitigation Measures CR1 and CR2 from the Certified EIR.

### 4.17.3 Any Substantial Changes to the Project or Substantial Changes in Circumstances Involving New Significant Impacts or a Substantial Increase in the Severity of Significant Impacts?

The Project would not result in new or increased significant impacts with respect to tribal cultural resources beyond those already identified in the Certified EIR.

### 4.17.4 Any New Information of Substantial Importance?

There is no new information of substantial importance which has become available relative to tribal cultural resources that would result in new or more severe significant environmental impacts.

### 4.17.5 EIR's Mitigation Measures Addressing Impact

As stated above, the Project would implement Mitigation Measures CR1 and CR2 from the Certified EIR. Implementation of these measures would ensure that the Project's impacts with respect to tribal cultural resources are less than significant. No additional mitigation measures are required.

### 4.17.6 Conclusion

Based on the above, no new significant tribal cultural resources or a substantial increase in previously identified tribal cultural resources would occur as a result of the Project. Therefore, the impacts to tribal cultural resources as a result do not meet the standards for a subsequent or supplemental EIR pursuant to CEQA Guidelines Section 15162.

# 4.18 UTILITIES AND SERVICE SYSTEMS

| Issues (and Supporting Information Sources | Impact Determination in the EIR | Any Substantial Changes Involving New Significant Impacts or Substantially More Severe Impacts? | Any Substantial Changed Circumstances Involving New Significant Impact or Substantially More Severe Impacts? | Any New Information of Substantial Importance? | EIR'S Mitigation Measures Addressing Impacts |
|---|---|---|---|---|---|
| Would the project: | | | | | |
| a. Require or result in the relocation or construction of new or expanded water, wastewater treatment or storm water drainage, electric power, natural gas, or telecommunications facilities, the construction or relocation of which could cause significant environmental effects? | Less Than Significant. | No | No | No | No |
| b. Have sufficient water supplies available to serve the project and reasonably foreseeable future development during normal, dry and multiple dry years? | Less Than Significant. | No | No | No | No |
| c. Result in a determination by the wastewater treatment provider which serves or may serve the project that it has adequate capacity to serve the project's projected demand in addition to the provider's existing commitments? | Less Than Significant. | No | No | No | No |
| d. Generate solid waste in excess of State or local standards, or in excess of the capacity of local infrastructure, or otherwise impair the attainment of solid waste reduction goals? | Less Than Significant. | No | No | No | No |
| e. Comply with federal, state, and local management and reduction statutes and regulations related to solid waste? | Less Than Significant. | No | No | No | No |

## 4.18.1 Impact Determination in the EIR

### Wastewater

According to Section 4.13, Utilities & Service Systems, on page 4.13-26 of the Certified EIR, the ECTNP would result in approximately 29,441 dwelling units and 16,957,415 square feet of non-residential land-uses within the entire ECTNP Area. Currently, the Hyperion Treatment Plant (HTP) has a maximum capacity of 450 mgd. The average daily wastewater flow that the HTP handles is 362 million gallons per day (mgd), which leaves an additional capacity of approximately 20 percent or 88 mgd. The ECTNP Area currently generates approximately 6.0 mgd of wastewater, and as a proportion of total average daily flow experienced by the HTP, the existing wastewater generation of the ECTNP Area accounts for approximately 1.7 percent of average daily wastewater flow. When compared to the maximum capacity of the plant, existing wastewater

generation of the ECTNP Area represents approximately 1.3 percent of HTP's total wastewater capacity. Therefore, the anticipated wastewater generation within the ECTNP Area would represent a minimal proportion of total average daily flows, and would be well within the planned capacity of the HTP. As such, the Certified EIR concluded that the increased wastewater generation due to the ECTNP would be less than significant.

As discussed on page 4.13-29 of the Certified EIR, although the existing sewer infrastructure within the ECTNP has no conveyance capacity constraints and the sewer infrastructure is in good to very good structural condition, the ECTNP would exceed 20,000 gpd, which is the Bureau of Sanitation (BOS) criterion for necessitating detailed gauging to determine whether the sewer conveyance system is capable of safely accommodating the total flow generated by the ECTNP. Nevertheless, each future development project in the change areas would be required to coordinate with the Los Angeles Sanitation & Environment (LASAN) to ensure that existing and/or planned sewer conveyance and treatment facilities are capable of meeting wastewater flow capacity requirements. Therefore, compliance with this regulatory requirement would ensure that this impact related to wastewater conveyance would remain less than significant.

**Water**

As stated in Section 4.13. Utilities & Service Systems, on page 4.13-13 in the Certified EIR, implementation of the ECTNP would increase the amount of water supplied by LADWP to the change areas. It was estimated in the Water Supply Assessment (WSA), that the ECTNP would increase water demand in the change areas by approximately 2.5 mgd or approximately 2,793 acre feet per year (AFY) over existing uses. Water conservation measures would apply to new development, but existing uses are also increasingly implementing water conservation measures (in response to increased regulations, community pressure and pricing controls). Any water usage increases resulting from the ECTNP are anticipated to occur incrementally through the year 2035. The Certified EIR determined that sufficient water supply exists to accommodate the full implementation of the ECTNP (with all reasonably foreseeable development constructed and occupied). As such, it is not anticipated that the ECTNP would require additional water treatment facilities. Therefore, the ECTNP would result in a less than significant impact related to water treatment infrastructure and also with respect to water supply.

Local water delivery lines may need to be augmented in certain locations within the change areas depending on specific uses, locations, and the capacity and conditions of the existing infrastructure. Consequently, this impact is found to be potentially significant due to the likelihood of construction of new water lines in the change areas. However, each applicant would be required to coordinate with LADWP in order to ensure that existing and/or planned water conveyance facilities are capable of meeting water demand/pressure requirements. In coordination with the LADWP, each Applicant/Contractor would be required to identify specific on- and off-site improvements needed to ensure that impacts related to water conveyance and demand/pressure requirements are addressed prior to issuance of a certificate of occupancy. Therefore, the

Certified EIR concluded that implementation of the ECTNP would result in a less than significant impact related to water conveyance.

**Solid Waste**

As discussed on page 4.13-37 of Section 13, Utilities & Service Systems, in the Certified EIR, implementation of the ECTNP was found to not result in the need for additional solid waste collection routes as new development would be infill development in an already urbanized area and would not develop areas beyond its current service boundaries or result in the construction of additional single-family residences. In addition, the increase in solid waste generation resulting from the implementation of the ECTNP would be served by existing landfill capacity. Furthermore, implementation of the ECTNP would be consistent with all waste reduction goals set forth by the Solid Waste Integrated Resources Plan (SWIRP), RENEW LA Plan, and the Framework Element. Therefore, the Certified EIR concluded that implementation of the ECTNP would result in less than significant impacts related to solid waste and landfill capacity.

**Mitigation Measures**

Impacts with respect to utilities and service systems were determined to be less than significant. Therefore, no mitigation measures were required.

### 4.18.2 Do Proposed Changes Involve New Significant Impacts or Substantially More Severe Impacts?

**Wastewater**

As shown on Table 4-24, the Project is estimated to generate a net total of approximately 9,599 gallons per day (or 0.0096 million gallons per day) of wastewater. With a remaining daily capacity of 88 mgd, the Hyperion Treatment Plan (HTP) would have adequate capacity to serve the Project's projected 0.0096 mgd generation. Therefore, the wastewater generation for the Project was accounted for within the analysis contained in the Certified EIR. Impacts related to wastewater treatment would be less than significant, and the Project would be adequately served by the City's wastewater facilities. As part of the Project's permit process, the City would conduct further detailed gauging and evaluation to identify specific sewer connection points. If additional sewer line capacity is needed to serve the Project, the Project Applicant would be required to install adequately sized sewer lines. Thus, sewer infrastructure would be adequate to accommodate the Project. Therefore, impacts related to wastewater service would be less than significant.

Therefore, the Project would not result in new or increased significant impacts beyond those already identified in the Certified EIR.

**Table 4-24**
**Project Estimated Wastewater Generation**

| Type of Use | Size | Wastewater Demand Rate (gpd/unit) | Total Wastewater Demand (gpd) [a] |
|---|---|---|---|
| **Existing Uses (to be removed)** | | | |
| Commercial/Retail | 5,251 sf | 0.025 gpd/sf | 131 |
| | | **Total Existing Wastewater Generation:** | **131** |
| **Project** | | | |
| **Residential Units (47 total)** | | | |
| Studio | 2 du | 75 gpd/du | 150 |
| One Bedroom | 23 du | 110 gpd/du | 2,530 |
| Two Bedroom | 16 du | 150 gpd/du | 2,400 |
| Two Bedroom Plus Den | 6 du | 190 gpd/du | 1,140 |
| | | ***Subtotal Residential:*** | ***6,220*** |
| **Commercial** | | | |
| Restaurant (2,627) | 117 seats [b] | 30 gpd/seat | 3,510 |
| | | ***Subtotal Commercial:*** | ***3,510*** |
| | | **Total Project Site Wastewater Generation:** | **9,730** |
| | | *Less Existing Wastewater Generation:* | *(131)* |
| | | **Net Wastewater Generation:** | **9,599 gpd** |

*Notes: sf =square feet; du = dwelling units*
[a] *City of Los Angeles Department of Public Works, Bureau of Sanitation, Sewage Generation Factor for Residential and Commercial Categories, effective April 6, 2012.*
[b] *Assumes 2/3 of restaurant space is dining area and 1/3 of restaurant is back-of-house space. Assumes an occupancy rate of 15 sf per person.*
*Source: Parker Environmental Consultants, 2022.*

### Water

The 2020 Urban Water Management Plan (UWMP), which estimates future demand based on population and growth estimated reported in SCAG's RTP/SCS, projects a total water demand and supply of 565,751 AFY in 2045. The UWMP forecasts water demand by estimating baseline water consumption by use (single-family, multi-family, commercial/government, industrial), then by adjusting for projected changes in socioeconomic variables (including personal income, family size, conservation effects) and projected growth of different uses based on SCAG's 2020 RTP/SCS.

With its current water supplies, planned future water conservation, and planned future water supplies, LADWP will be able to reliably provide water to its customers through the 25-year planning period covered by the 2020 UWMP. Through various conservation strategies, the LADWP will be able to reduce the City's water demand during dry years to respond to any reductions to water supplies during multiple dry years.

The 2020 RTP/SCS models local and regional population, housing supply and jobs using a model accounting for job availability by wage and sector and demographic trends (including household size, birth and death rates, migration patterns and life expectancy). Neither the UWMP forecasts, nor the 2020 RTP/SCS include parcel level zoning and land use designation as an input. The

Project does not materially alter socioeconomic variables or projected growth by use. Any shortfall in LADWP controlled supplies (groundwater, recycled, conservation, LA aqueduct) is offset with Metropolitan Water District (MWD) purchases to rise to the level of demand. The UWMP demonstrates adequate capacity currently and future capacity to accommodate City growth into which the Project would easily fit. Further, while the Project would receive a density increase for reserving 10 percent of the total density for Very Low-Income households, it does not propose any changes to the zoning or land use designation for the Project Site. Therefore, the water demand for the Project was also accounted for within the analysis contained in the Certified EIR.

As shown on Table 4-25, the Project would increase water demand by approximately 9,599 gallons per day (or 0.0096 mgd). This total does not take any credit for any proposed sustainable and water conservation features of the Project. With the remaining capacity of approximately 50 to 150 mgd, the Los Angeles Aqueduct Filtration Plant (LAAFP) would have adequate capacity to serve the Project's projected demand for treatment of 0.0096 mgd. Therefore, impacts related to water treatment would be less than significant and the Project would be adequately served by existing treatment facilities.

**Table 4-25**
**Project Estimated Water Demand**

| Type of Use | Size | Water Demand Rate (gpd/unit) [a] | Total Water Demand (gpd) |
|---|---|---|---|
| **Existing Uses (to be removed)** | | | |
| Commercial/Retail | 5,251 sf | 0.025 gpd/sf | 131 |
| | | **Total Existing Water Demand:** | **131** |
| **Project** | | | |
| **Residential Units (47 total)** | | | |
| Studio | 2 du | 75 gpd/du | 150 |
| One Bedroom | 23 du | 110 gpd/du | 2,530 |
| Two Bedroom | 16 du | 150 gpd/du | 2,400 |
| Three Bedroom | 6 du | 190 gpd/du | 1,140 |
| | | ***Subtotal Residential:*** | ***6,220*** |
| **Commercial** | | | |
| Restaurant (2,627) | 117 seats [b] | 30 gpd/seat | 3,510 |
| | | ***Subtotal Commercial:*** | ***3,510*** |
| | | **Total Project Site Water Demand:** | **9,730** |
| | | *Less Existing Water Demand:* | *(131)* |
| | | **Net Water Demand:** | **9,599 gpd** |

*Notes: sf =square feet; du = dwelling units*
[a] *Consumption Rates based on City of Los Angeles Department of Public Works, Bureau of Sanitation, Sewer Generation Factor for Residential and Commercial Categories table, effective April 6, 2012. It is assumed that all water usage would convert to wastewater.*
[b] *Assumes 2/3 of restaurant space is dining area and 1/3 of restaurant is back-of-house space. Assumes an occupancy rate of 15 sf per person.*
*Source: Parker Environmental Consultants, 2022.*

### Solid Waste

Solid waste transported by both public and private haulers is either recycled, reused, or transformed at a waste-to-energy facility, or disposed of at a landfill. Landfills within the County are categorized as either Class III or unclassified landfills. Non-hazardous municipal solid waste is disposed in Class III landfills, while inert waste such as construction waste, yard trimmings, and earth-like waste are disposed of in unclassified landfills. Ten Class III landfills and one unclassified landfill with solid waste facility permits are located within Los Angeles County. Of the ten Class III landfills in Los Angeles County, five Class III landfills are open to the City of Los Angeles. The Class III landfills have an estimated remaining capacity of 167.58 million tons, with 149.77 million tons open to the City. The unclassified landfill serving the County is Azusa Land Reclamation with an estimated 55.71 million tons of remaining capacity.

Pursuant to the requirements of Senate Bill 1374 the Project would implement a construction waste management plan to recycle and/or salvage a minimum of 75 percent of nonhazardous demolition and construction debris. Materials that could be recycled or salvaged include asphalt, glass, and concrete. Debris not recycled could be accepted at the unclassified landfill (Azusa Land Reclamation) within Los Angeles County and within the Class III landfills open to the City.

**Table 4-26**
**Estimated Construction and Demolition Debris**

| Construction Activity | Size | Rate [a] | Generated Waste (tons) |
|---|---|---|---|
| ***Demolition*** | | | |
| Commercial/Retail | 5,251 sf | 155 lbs/sf | 407 |
| Surface Asphalt | 4,600 sf [b] | 2,400 lbs/cy | 2,760 |
| ***Construction*** [c] | | | |
| Residential | 54,726 sf | 4.38 lbs/sf | 120 |
| Commercial | 2,627 sf | 3.89 lbs/sf | 5 |
| Parking Levels/Mechanical/Storage | 18,776 sf | 3.89 lbs/sf | 37 |
| | | **Total Debris:** | **3,329** |

*Notes: sf= square feet*
[a] *USEPA Report No EPA530-98-010, Characterization of Building Related Construction and Demolition Debris in the United States, July 1998.*
[b] *It is estimated that approximately 4,600 sf of paved asphalt encompasses the Project Site and approximately ½-inch deep.*
[c] *Construction includes gross floor area of entire building.*
*Source: Parker Environmental Consultants, 2022.*

As shown in Table 4-26 above, the Project would result in approximately 3,329 tons of construction waste. However, this estimate is conservative, as it does not factor in any recycling or waste diversion programs. Given the remaining permitted capacity the Azusa Land Reclamation facility, which is approximately 55.71 million tons, as well as the remaining 149.77 million tons of capacity at the Class III landfills open to the City, the landfills serving the Project

Site would have sufficient capacity to accommodate the Project's construction solid waste disposal needs.

As shown in Table 4-27, below, Estimated Operational Solid Waste Generation, the Project's net generation during operation of the Project would be 586 pounds per day, as compared to the existing uses on the Project Site. However, this estimate is conservative, as it does not factor in any recycling or waste diversion programs. The Project's solid waste would be handled by private waste collection services. The amount of solid waste generated by the Project is within the available capacities at area landfills and Project impacts to regional landfill capacity would be less than significant. In compliance with AB 341, recycling bins shall be provided at appropriate locations to promote recycling of paper, metal, glass and other recyclable material. These bins shall be emptied and recycled accordingly as a part of the Project's regular solid waste disposal program. The Project Applicant shall only contract for waste disposal services with a company that recycles solid waste in compliance with AB 341. The amount of solid waste generated by the Project is within the available capacities of area landfills. Therefore, the solid waste generation for the Project was accounted within the analysis contained in the Certified EIR, and impacts would be less than significant.

**Table 4-27**
**Estimated Operational Solid Waste Generation**

| Type of Use | Size [b] | Solid Waste Generation Rate [a] (lbs/unit/day) | Total Solid Waste Generated (lbs/day) |
|---|---|---|---|
| **Existing Uses (to be removed)** | | | |
| Commercial/Retail (5,251 sf) | 10 emp | 10.53 lbs/employee/day | 105 |
| **Total Existing Solid Waste Generation:** | | | **105** |
| **Project** | | | |
| Residential | 47 du | 12.23 lbs/du/day | 575 |
| Restaurant (2,627 sf) | 11 emp | 10.53 lbs/employee/day | 116 |
| **Total Project Solid Waste Generation:** | | | **691** |
| *Less Existing:* | | | *(105)* |
| **NET TOTAL Solid Waste Generation:** | | | **586** |

*Notes: sf = square feet*
[a] *Includes all materials discarded, whether or not they are later recycled or disposed of in a landfill.*
[b] *The employee generation factor for commercial/retail and restaurant uses were taken from the City of Los Angeles Department of Transportation VMT Calculator.*
*Source: Parker Environmental Consultants, 2022.*

### Stormwater Drainage Facilities

As described in Section 4.10, Hydrology and Water Quality, above, the Project would not result in a significant increase in site runoff, or any changes in the local drainage patterns. The Project would be required to demonstrate compliance with LID standards and retain or treat the first ¾-inch of rainfall in a 24-hour period or the rainfall from an 85th percentile 24-hour runoff event, whichever is greater. The Project Site is currently developed with a commercial building and

surface parking lot. Runoff from the Project Site currently is and would continue to be directed towards existing storm drains in the Project vicinity. Therefore, the Project shall comply with NPDES requirements and the LID regulations and implement BMPs during the construction and operation of the Project.

The appropriate design and application of BMPs devices and facilities shall be determined by the Watershed Protection Division of the Bureau of Sanitation, Department of Public Works. Thus, development of the Project would not create or contribute to runoff water, which may exceed the capacity of existing or planned stormwater drainage systems. Therefore, Project impacts on stormwater drainage infrastructure would be considered less than significant.

**Electricity and Natural Gas**

With respect to energy (electricity and natural gas) infrastructure, there are currently existing electricity and natural gas connections to serve the existing building located on the Project Site. The Certified EIR concluded that there is no need for new facilities or major enhancements to existing facilities to accommodate the implementation of the ECTNP. The Project proposes residential and commercial uses consistent with the existing zoning and land use designation for the Project Site, and consistent with what was analyzed in the Certified EIR for the Project Site. Therefore, the Project would not require the construction of new electricity or natural gas facilities, and impacts would be less than significant.

**Telecommunications**

With regard to telecommunications, the Project would require construction of new on-site telecommunications infrastructure to serve the new building and/or relocation of existing telecommunications infrastructure. Construction impacts associated with the installation of telecommunications infrastructure would primarily involve trenching in order to place the lines below surface. When considering impacts resulting from the installation of any required telecommunications infrastructure, all impacts are of a relatively short duration and would cease to occur when installation is complete. Installation of new telecommunications infrastructure would be limited to on-site telecommunications distribution and minor off-site work associated with connections to the public system. Therefore, impacts with respect to telecommunications infrastructure would be less than significant.

Therefore, the Project would not result in new or increased significant impacts beyond those already identified in the Certified EIR.

### 4.18.3 Any Substantial Changes to the Project or Substantial Changes in Circumstances Involving New Significant Impacts or a Substantial Increase in the Severity of Significant Impacts?

The Project would not result in new or increased significant utilities impacts beyond those already identified in the Certified EIR.

### 4.18.4 Any New Information of Substantial Importance?

There is no new information of substantial importance that has become available relative to utilities impacts. No substantial changes in the environment related to recreation have occurred since certification of the ECTNP EIR, and no substantial new significant resources have been identified within the vicinity of the Project that would result in new or more severe significant environmental impacts related to utilities.

### 4.18.5 EIR's Mitigation Measures Addressing Impact

Because the Certified EIR determined the Project would have a less than significant impact with respect to utilities and services systems, no mitigation measures were required. Implementation of the Project does not change these impact determinations. Therefore, no additional mitigation measures are required.

### 4.18.6 Conclusion

Based on the above, no new significant utility and service system impacts or a substantial increase in previously identified utility impacts would occur as a result of the Project. Therefore, the impacts to utilities and service systems as a result do not meet the standards for a subsequent or supplemental EIR pursuant to CEQA Guidelines Section 15162.

# 4.19 WILDFIRE

| Issues (and Supporting Information Sources | Impact Determination in the EIR | Any Substantial Changes Involving New Significant Impacts or Substantially More Severe Impacts? | Any Substantial Changed Circumstances Involving New Significant Impact or Substantially More Severe Impacts? | Any New Information of Substantial Importance? | EIR'S Mitigation Measures Addressing Impacts |
|---|---|---|---|---|---|
| If located in or near state responsibility areas or lands classified as very high fire hazard severity zones, would the project: | | | | | |
| a. Substantially impair an adopted emergency response plan or emergency evacuation plan? | Less Than Significant. | No | No | No | No |
| b. Due to slope, prevailing winds, and other factors, exacerbate wildfire risks, and thereby expose project occupants to, pollutant concentrations from a wildfire or the uncontrolled spread of a wildfire? | Less Than Significant. | No | No | No | No |
| c. Require the installation or maintenance of associated infrastructure (such as roads, fuel breaks, emergency water sources, power lines or other utilities) that may exacerbate fire risk or that may result in temporary or ongoing impacts to the environment? | Less Than Significant. | No | No | No | No |
| d. Expose people or structures to significant risks, including downslope or downstream flooding or landslides, as a result of runoff, post-fire slope instability, or drainage changes? | Less Than Significant. | No | No | No | No |

## 4.19.1 Impact Determination in the EIR

As stated in Section 4.6, Hazards & Hazardous Materials, on page 4.6-17, the Certified EIR determined that the ECTNP Area is located in a highly-urbanized portion of the City of Los Angeles and is not located in an area identified as a wildland fire hazard area according to Exhibit D, Selected Wildfire Hazard Areas of the Safety Element. Therefore, the Certified EIR concluded that implementation of the ECTNP would result in less than significant impacts related to wildland fire.

## 4.19.2 Do Proposed Changes Involve New Significant Impacts or Substantially More Severe Impacts?

The Project Site is not located in or near state responsibility areas, nor is the Project Site classified as a Very High Fire Hazard Severity Zone. Therefore, the Project would result in no impact related to wildfire. Therefore, the Project would not result in new or increased significant impacts beyond those already identified in the Certified EIR.

### 4.19.3 Any Substantial Changes to the Project or Substantial Changes in Circumstances Involving New Significant Impacts or a Substantial Increase in the Severity of Significant Impacts?

The Project would not result in new or increased significant wildfire impacts.

### 4.19.4 Any New Information of Substantial Importance?

There is no new information of substantial importance which has become available relative to wildfire that would result in new or more severe significant environmental impacts.

### 4.19.5 EIR's Mitigation Measures Addressing Impact

Because the EIR determined the Project would have a less than significant impact on wildfire, no mitigation measures were required. Implementation of the Project does not change these impact determinations. Therefore, no additional mitigation measures are required.

### 4.19.6 Conclusion

Based on the above, no new significant wildfire impacts or a substantial increase in previously identified wildfire impacts would occur as a result of the Project. Therefore, the impacts to wildfire as a result do not meet the standards for a subsequent or supplemental EIR pursuant to CEQA Guidelines Section 15162.

**APPENDIX A:**

**AIR QUALITY MODELING AND GREENHOUSE GAS EMISSIONS WORKSHEETS**

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# 9431 Venice Blvd Project Custom Report

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# 1. Basic Project Information

## 1.1. Basic Project Information

| Data Field | Value |
|---|---|
| Project Name | 9431 Venice Blvd Project |
| Lead Agency | — |
| Land Use Scale | Project/site |
| Analysis Level for Defaults | County |
| Windspeed (m/s) | 2.70 |
| Precipitation (days) | 8.20 |
| Location | 9431 Venice Blvd., Culver City, CA 90232, USA |
| County | Los Angeles-South Coast |
| City | Los Angeles |
| Air District | South Coast AQMD |
| Air Basin | South Coast |
| TAZ | 4469 |
| EDFZ | 16 |
| Electric Utility | Los Angeles Department of Water & Power |
| Gas Utility | Southern California Gas |

## 1.2. Land Use Types

| Land Use Subtype | Size | Unit | Lot Acreage | Building Area (sq ft) | Landscape Area (sq ft) | Special Landscape Area (sq ft) | Population | Description |
|---|---|---|---|---|---|---|---|---|
| Apartments Mid Rise | 47.0 | Dwelling Unit | 0.29 | 60,811 | 652 | — | 139 | — |
| Quality Restaurant | 3.00 | 1000sqft | 0.00 | 2,627 | 0.00 | — | — | — |
| Enclosed Parking with Elevator | 38.0 | Space | 0.00 | 12,691 | 0.00 | — | — | — |

### 1.3. User-Selected Emission Reduction Measures by Emissions Sector

| Sector | # | Measure Title |
|---|---|---|
| Construction | C-2* | Limit Heavy-Duty Diesel Vehicle Idling |
| Transportation | T-1 | Increase Residential Density |
| Transportation | T-3 | Provide Transit-Oriented Development |
| Transportation | T-4 | Integrate A ordable and Below Market Rate Housing |
| Transportation | T-14* | Provide Electric Vehicle Charging Infrastructure |
| Transportation | T-15 | Limit Residential Parking Supply |
| Transportation | T-34* | Provide Bike Parking |
| Energy | E-15 | Require All-Electric Development |
| Water | W-7 | Adopt a Water Conservation Strategy |
| Waste | S-1/S-2 | Implement Waste Reduction Plan |

* Qualitative or supporting measure. Emission reductions not included in the mitigated emissions results.

## 2. Emissions Summary

### 2.1. Construction Emissions Compared Against Thresholds

Criteria Pollutants (lb/day for daily, ton/yr for annual) and GHGs (lb/day for daily, MT/yr for annual)

| Un/Mit. | ROG | NOx | CO | SO2 | PM10E | PM10D | PM10T | PM2.5E | PM2.5D | PM2.5T | BCO2 | NBCO2 | CO2T | CH4 | N2O | R | CO2e |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| Daily, Summer (Max) | — | — | — | — | — | — | — | — | — | — | — | — | — | — | — | — | — |
| Unmit. | 5.35 | 17.7 | 17.5 | 0.03 | 0.76 | 3.30 | 4.06 | 0.70 | 1.48 | 2.18 | — | 4,111 | 4,111 | 0.18 | 0.27 | 4.08 | 4,199 |
| Mit. | 5.35 | 17.7 | 17.5 | 0.03 | 0.76 | 3.30 | 4.06 | 0.70 | 1.48 | 2.18 | — | 4,111 | 4,111 | 0.18 | 0.27 | 4.08 | 4,199 |
| % Reduced | — | — | — | — | — | — | — | — | — | — | — | — | — | — | — | — | — |
| Daily, Winter (Max) | — | — | — | — | — | — | — | — | — | — | — | — | — | — | — | — | — |

| | | | | | | | | | | | | | | | | | |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| Unmit. | 1.72 | 17.8 | 17.0 | 0.03 | 0.76 | 3.30 | 4.06 | 0.70 | 1.48 | 2.18 | — | 4,104 | 4,104 | 0.18 | 0.27 | 0.11 | 4,189 |
| Mit. | 1.72 | 17.8 | 17.0 | 0.03 | 0.76 | 3.30 | 4.06 | 0.70 | 1.48 | 2.18 | — | 4,104 | 4,104 | 0.18 | 0.27 | 0.11 | 4,189 |
| % Reduced | — | — | — | — | — | — | — | — | — | — | — | — | — | — | — | — | — |
| Average Daily (Max) | — | — | — | — | — | — | — | — | — | — | — | — | — | — | — | — | — |
| Unmit. | 1.64 | 9.78 | 12.0 | 0.02 | 0.41 | 0.89 | 1.31 | 0.38 | 0.34 | 0.72 | — | 2,232 | 2,232 | 0.09 | 0.08 | 0.94 | 2,260 |
| Mit. | 1.64 | 9.78 | 12.0 | 0.02 | 0.41 | 0.89 | 1.31 | 0.38 | 0.34 | 0.72 | — | 2,232 | 2,232 | 0.09 | 0.08 | 0.94 | 2,260 |
| % Reduced | — | — | — | — | — | — | — | — | — | — | — | — | — | — | — | — | — |
| Annual (Max) | — | — | — | — | — | — | — | — | — | — | — | — | — | — | — | — | — |
| Unmit. | 0.30 | 1.78 | 2.19 | < 0.005 | 0.08 | 0.16 | 0.24 | 0.07 | 0.06 | 0.13 | — | 369 | 369 | 0.02 | 0.01 | 0.16 | 374 |
| Mit. | 0.30 | 1.78 | 2.19 | < 0.005 | 0.08 | 0.16 | 0.24 | 0.07 | 0.06 | 0.13 | — | 369 | 369 | 0.02 | 0.01 | 0.16 | 374 |
| % Reduced | — | — | — | — | — | — | — | — | — | — | — | — | — | — | — | — | — |
| Exceeds (Daily Max) | — | — | — | — | — | — | — | — | — | — | — | — | — | — | — | — | — |
| Threshold | 75.0 | 100 | 550 | 150 | — | — | 150 | — | — | 55.0 | — | — | — | — | — | — | — |
| Unmit. | No | No | No | No | — | — | No | — | — | No | — | — | — | — | — | — | — |
| Mit. | No | No | No | No | — | — | No | — | — | No | — | — | — | — | — | — | — |
| Exceeds (Average Daily) | — | — | — | — | — | — | — | — | — | — | — | — | — | — | — | — | — |
| Threshold | 75.0 | 100 | 550 | 150 | — | — | 150 | — | — | 55.0 | — | — | — | — | — | — | — |
| Unmit. | No | No | No | No | — | — | No | — | — | No | — | — | — | — | — | — | — |
| Mit. | No | No | No | No | — | — | No | — | — | No | — | — | — | — | — | — | — |

## 2.2. Construction Emissions by Year, Unmitigated

Criteria Pollutants (lb/day for daily, ton/yr for annual) and GHGs (lb/day for daily, MT/yr for annual)

| Year | ROG | NOx | CO | SO2 | PM10E | PM10D | PM10T | PM2.5E | PM2.5D | PM2.5T | BCO2 | NBCO2 | CO2T | CH4 | N2O | R | CO2e |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| Daily - Summer (Max) | — | — | — | — | — | — | — | — | — | — | — | — | — | — | — | — | — |
| 2024 | 1.72 | 17.7 | 17.5 | 0.03 | 0.76 | 3.30 | 4.06 | 0.70 | 1.48 | 2.18 | — | 4,111 | 4,111 | 0.18 | 0.27 | 4.08 | 4,199 |
| 2025 | 5.35 | 11.5 | 17.2 | 0.02 | 0.44 | 0.59 | 1.03 | 0.41 | 0.14 | 0.55 | — | 2,846 | 2,846 | 0.12 | 0.07 | 2.69 | 2,872 |
| Daily - Winter (Max) | — | — | — | — | — | — | — | — | — | — | — | — | — | — | — | — | — |
| 2024 | 1.72 | 17.8 | 17.0 | 0.03 | 0.76 | 3.30 | 4.06 | 0.70 | 1.48 | 2.18 | — | 4,104 | 4,104 | 0.18 | 0.27 | 0.11 | 4,189 |
| 2025 | 1.49 | 11.5 | 16.7 | 0.02 | 0.44 | 0.59 | 1.03 | 0.41 | 0.14 | 0.55 | — | 2,817 | 2,817 | 0.12 | 0.07 | 0.07 | 2,841 |
| Average Daily | — | — | — | — | — | — | — | — | — | — | — | — | — | — | — | — | — |
| 2024 | 1.15 | 9.78 | 12.0 | 0.02 | 0.41 | 0.89 | 1.31 | 0.38 | 0.34 | 0.72 | — | 2,232 | 2,232 | 0.09 | 0.08 | 0.94 | 2,260 |
| 2025 | 1.64 | 4.13 | 5.83 | 0.01 | 0.14 | 0.16 | 0.30 | 0.13 | 0.04 | 0.17 | — | 921 | 921 | 0.04 | 0.02 | 0.32 | 928 |
| Annual | — | — | — | — | — | — | — | — | — | — | — | — | — | — | — | — | — |
| 2024 | 0.21 | 1.78 | 2.19 | < 0.005 | 0.08 | 0.16 | 0.24 | 0.07 | 0.06 | 0.13 | — | 369 | 369 | 0.02 | 0.01 | 0.16 | 374 |
| 2025 | 0.30 | 0.75 | 1.06 | < 0.005 | 0.03 | 0.03 | 0.06 | 0.02 | 0.01 | 0.03 | — | 153 | 153 | 0.01 | < 0.005 | 0.05 | 154 |

## 2.3. Construction Emissions by Year, Mitigated

Criteria Pollutants (lb/day for daily, ton/yr for annual) and GHGs (lb/day for daily, MT/yr for annual)

| Year | ROG | NOx | CO | SO2 | PM10E | PM10D | PM10T | PM2.5E | PM2.5D | PM2.5T | BCO2 | NBCO2 | CO2T | CH4 | N2O | R | CO2e |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| Daily - Summer (Max) | — | — | — | — | — | — | — | — | — | — | — | — | — | — | — | — | — |
| 2024 | 1.72 | 17.7 | 17.5 | 0.03 | 0.76 | 3.30 | 4.06 | 0.70 | 1.48 | 2.18 | — | 4,111 | 4,111 | 0.18 | 0.27 | 4.08 | 4,199 |
| 2025 | 5.35 | 11.5 | 17.2 | 0.02 | 0.44 | 0.59 | 1.03 | 0.41 | 0.14 | 0.55 | — | 2,846 | 2,846 | 0.12 | 0.07 | 2.69 | 2,872 |
| Daily - Winter (Max) | — | — | — | — | — | — | — | — | — | — | — | — | — | — | — | — | — |

| | | | | | | | | | | | | | | | | | |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 2024 | 1.72 | 17.8 | 17.0 | 0.03 | 0.76 | 3.30 | 4.06 | 0.70 | 1.48 | 2.18 | — | 4,104 | 4,104 | 0.18 | 0.27 | 0.11 | 4,189 |
| 2025 | 1.49 | 11.5 | 16.7 | 0.02 | 0.44 | 0.59 | 1.03 | 0.41 | 0.14 | 0.55 | — | 2,817 | 2,817 | 0.12 | 0.07 | 0.07 | 2,841 |
| Average Daily | — | — | — | — | — | — | — | — | — | — | — | — | — | — | — | — | — |
| 2024 | 1.15 | 9.78 | 12.0 | 0.02 | 0.41 | 0.89 | 1.31 | 0.38 | 0.34 | 0.72 | — | 2,232 | 2,232 | 0.09 | 0.08 | 0.94 | 2,260 |
| 2025 | 1.64 | 4.13 | 5.83 | 0.01 | 0.14 | 0.16 | 0.30 | 0.13 | 0.04 | 0.17 | — | 921 | 921 | 0.04 | 0.02 | 0.32 | 928 |
| Annual | — | — | — | — | — | — | — | — | — | — | — | — | — | — | — | — | — |
| 2024 | 0.21 | 1.78 | 2.19 | < 0.005 | 0.08 | 0.16 | 0.24 | 0.07 | 0.06 | 0.13 | — | 369 | 369 | 0.02 | 0.01 | 0.16 | 374 |
| 2025 | 0.30 | 0.75 | 1.06 | < 0.005 | 0.03 | 0.03 | 0.06 | 0.02 | 0.01 | 0.03 | — | 153 | 153 | 0.01 | < 0.005 | 0.05 | 154 |

## 2.4. Operations Emissions Compared Against Thresholds

Criteria Pollutants (lb/day for daily, ton/yr for annual) and GHGs (lb/day for daily, MT/yr for annual)

| Un/Mit. | ROG | NOx | CO | SO2 | PM10E | PM10D | PM10T | PM2.5E | PM2.5D | PM2.5T | BCO2 | NBCO2 | CO2T | CH4 | N2O | R | CO2e |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| Daily, Summer (Max) | — | — | — | — | — | — | — | — | — | — | — | — | — | — | — | — | — |
| Unmit. | 4.27 | 5.01 | 18.6 | 0.04 | 0.16 | 1.15 | 1.31 | 0.16 | 0.20 | 0.36 | 25.3 | 4,434 | 4,459 | 2.78 | 0.15 | 14.3 | 4,588 |
| Mit. | 3.68 | 4.49 | 13.9 | 0.02 | 0.14 | 0.74 | 0.88 | 0.14 | 0.13 | 0.27 | 9.13 | 3,134 | 3,143 | 1.09 | 0.10 | 10.8 | 3,211 |
| % Reduced | 14% | 10% | 25% | 33% | 11% | 36% | 33% | 10% | 36% | 25% | 64% | 29% | 30% | 61% | 32% | 24% | 30% |
| Daily, Winter (Max) | — | — | — | — | — | — | — | — | — | — | — | — | — | — | — | — | — |
| Unmit. | 3.90 | 5.08 | 14.3 | 0.04 | 0.15 | 1.15 | 1.30 | 0.15 | 0.20 | 0.36 | 25.3 | 4,292 | 4,317 | 2.78 | 0.16 | 4.80 | 4,438 |
| Mit. | 3.32 | 4.53 | 9.93 | 0.02 | 0.14 | 0.74 | 0.88 | 0.14 | 0.13 | 0.27 | 9.13 | 3,039 | 3,048 | 1.09 | 0.11 | 4.70 | 3,111 |
| % Reduced | 15% | 11% | 31% | 33% | 11% | 36% | 33% | 10% | 36% | 25% | 64% | 29% | 29% | 61% | 33% | 2% | 30% |
| Average Daily (Max) | — | — | — | — | — | — | — | — | — | — | — | — | — | — | — | — | — |

| | | | | | | | | | | | | | | | | | |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| Unmit. | 3.19 | 1.43 | 12.3 | 0.02 | 0.04 | 0.84 | 0.88 | 0.04 | 0.15 | 0.19 | 25.3 | 3,127 | 3,152 | 2.74 | 0.12 | 7.63 | 3,265 |
| Mit. | 2.66 | 0.93 | 8.44 | 0.01 | 0.02 | 0.50 | 0.53 | 0.02 | 0.09 | 0.11 | 9.13 | 2,062 | 2,071 | 1.06 | 0.08 | 6.39 | 2,128 |
| % Reduced | 17% | 35% | 31% | 40% | 40% | 40% | 40% | 39% | 40% | 40% | 64% | 34% | 34% | 61% | 35% | 16% | 35% |
| Annual (Max) | — | — | — | — | — | — | — | — | — | — | — | — | — | — | — | — | — |
| Unmit. | 0.58 | 0.26 | 2.24 | < 0.005 | 0.01 | 0.15 | 0.16 | 0.01 | 0.03 | 0.03 | 4.19 | 518 | 522 | 0.45 | 0.02 | 1.26 | 541 |
| Mit. | 0.49 | 0.17 | 1.54 | < 0.005 | < 0.005 | 0.09 | 0.10 | < 0.005 | 0.02 | 0.02 | 1.51 | 341 | 343 | 0.17 | 0.01 | 1.06 | 352 |
| % Reduced | 17% | 35% | 31% | 40% | 40% | 40% | 40% | 39% | 40% | 40% | 64% | 34% | 34% | 61% | 35% | 16% | 35% |
| Exceeds (Daily Max) | — | — | — | — | — | — | — | — | — | — | — | — | — | — | — | — | — |
| Threshold | 55.0 | 55.0 | 550 | 150 | — | — | 150 | — | — | 55.0 | — | — | — | — | — | — | — |
| Unmit. | No | No | No | No | — | — | No | — | — | No | — | — | — | — | — | — | — |
| Mit. | No | No | No | No | — | — | No | — | — | No | — | — | — | — | — | — | — |
| Exceeds (Average Daily) | — | — | — | — | — | — | — | — | — | — | — | — | — | — | — | — | — |
| Threshold | 55.0 | 55.0 | 550 | 150 | — | — | 150 | — | — | 55.0 | — | — | — | — | — | — | — |
| Unmit. | No | No | No | No | — | — | No | — | — | No | — | — | — | — | — | — | — |
| Mit. | No | No | No | No | — | — | No | — | — | No | — | — | — | — | — | — | — |
| Exceeds (Annual) | — | — | — | — | — | — | — | — | — | — | — | — | — | — | — | — | — |
| Threshold | — | — | — | — | — | — | — | — | — | — | — | — | — | — | — | — | 3,000 |
| Unmit. | — | — | — | — | — | — | — | — | — | — | — | — | — | — | — | — | No |
| Mit. | — | — | — | — | — | — | — | — | — | — | — | — | — | — | — | — | No |

## 2.5. Operations Emissions by Sector, Unmitigated

Criteria Pollutants (lb/day for daily, ton/yr for annual) and GHGs (lb/day for daily, MT/yr for annual)

| Sector | ROG | NOx | CO | SO2 | PM10E | PM10D | PM10T | PM2.5E | PM2.5D | PM2.5T | BCO2 | NBCO2 | CO2T | CH4 | N2O | R | CO2e |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| Daily, Summer (Max) | — | — | — | — | — | — | — | — | — | — | — | — | — | — | — | — | — |
| Mobile | 1.62 | 1.13 | 13.1 | 0.03 | 0.02 | 1.15 | 1.17 | 0.02 | 0.20 | 0.22 | — | 3,198 | 3,198 | 0.16 | 0.13 | 9.76 | 3,250 |
| Area | 1.81 | 0.03 | 3.33 | < 0.005 | < 0.005 | — | < 0.005 | < 0.005 | — | < 0.005 | — | 9.87 | 9.87 | < 0.005 | < 0.005 | — | 9.90 |
| Energy | 0.01 | 0.18 | 0.11 | < 0.005 | 0.01 | — | 0.01 | 0.01 | — | 0.01 | — | 772 | 772 | 0.06 | 0.01 | — | 775 |
| Water | — | — | — | — | — | — | — | — | — | — | 5.10 | 34.4 | 39.5 | 0.53 | 0.01 | — | 56.4 |
| Waste | — | — | — | — | — | — | — | — | — | — | 20.2 | 0.00 | 20.2 | 2.02 | 0.00 | — | 70.6 |
| Refrig. | — | — | — | — | — | — | — | — | — | — | — | — | — | — | — | 4.54 | 4.54 |
| Stationary | 0.82 | 3.67 | 2.09 | < 0.005 | 0.12 | — | 0.12 | 0.12 | — | 0.12 | — | 420 | 420 | 0.02 | < 0.005 | — | 421 |
| Total | 4.27 | 5.01 | 18.6 | 0.04 | 0.16 | 1.15 | 1.31 | 0.16 | 0.20 | 0.36 | 25.3 | 4,434 | 4,459 | 2.78 | 0.15 | 14.3 | 4,588 |
| Daily, Winter (Max) | — | — | — | — | — | — | — | — | — | — | — | — | — | — | — | — | — |
| Mobile | 1.60 | 1.23 | 12.1 | 0.03 | 0.02 | 1.15 | 1.17 | 0.02 | 0.20 | 0.22 | — | 3,066 | 3,066 | 0.16 | 0.13 | 0.25 | 3,110 |
| Area | 1.47 | — | — | — | — | — | — | — | — | — | — | — | — | — | — | — | — |
| Energy | 0.01 | 0.18 | 0.11 | < 0.005 | 0.01 | — | 0.01 | 0.01 | — | 0.01 | — | 772 | 772 | 0.06 | 0.01 | — | 775 |
| Water | — | — | — | — | — | — | — | — | — | — | 5.10 | 34.4 | 39.5 | 0.53 | 0.01 | — | 56.4 |
| Waste | — | — | — | — | — | — | — | — | — | — | 20.2 | 0.00 | 20.2 | 2.02 | 0.00 | — | 70.6 |
| Refrig. | — | — | — | — | — | — | — | — | — | — | — | — | — | — | — | 4.54 | 4.54 |
| Stationary | 0.82 | 3.67 | 2.09 | < 0.005 | 0.12 | — | 0.12 | 0.12 | — | 0.12 | — | 420 | 420 | 0.02 | < 0.005 | — | 421 |
| Total | 3.90 | 5.08 | 14.3 | 0.04 | 0.15 | 1.15 | 1.30 | 0.15 | 0.20 | 0.36 | 25.3 | 4,292 | 4,317 | 2.78 | 0.16 | 4.80 | 4,438 |
| Average Daily | — | — | — | — | — | — | — | — | — | — | — | — | — | — | — | — | — |
| Mobile | 1.42 | 0.98 | 9.74 | 0.02 | 0.01 | 0.84 | 0.86 | 0.01 | 0.15 | 0.16 | — | 2,287 | 2,287 | 0.13 | 0.11 | 3.08 | 2,324 |
| Area | 1.70 | 0.02 | 2.28 | < 0.005 | < 0.005 | — | < 0.005 | < 0.005 | — | < 0.005 | — | 6.76 | 6.76 | < 0.005 | < 0.005 | — | 6.78 |
| Energy | 0.01 | 0.18 | 0.11 | < 0.005 | 0.01 | — | 0.01 | 0.01 | — | 0.01 | — | 772 | 772 | 0.06 | 0.01 | — | 775 |

| | | | | | | | | | | | | | | | | | |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| Water | — | — | — | — | — | — | — | — | — | — | 5.10 | 34.4 | 39.5 | 0.53 | 0.01 | — | 56.4 |
| Waste | — | — | — | — | — | — | — | — | — | — | 20.2 | 0.00 | 20.2 | 2.02 | 0.00 | — | 70.6 |
| Refrig. | — | — | — | — | — | — | — | — | — | — | — | — | — | — | — | 4.54 | 4.54 |
| Stationary | 0.05 | 0.24 | 0.14 | < 0.005 | 0.01 | — | 0.01 | 0.01 | — | 0.01 | — | 27.6 | 27.6 | < 0.005 | < 0.005 | — | 27.7 |
| Total | 3.19 | 1.43 | 12.3 | 0.02 | 0.04 | 0.84 | 0.88 | 0.04 | 0.15 | 0.19 | 25.3 | 3,127 | 3,152 | 2.74 | 0.12 | 7.63 | 3,265 |
| Annual | — | — | — | — | — | — | — | — | — | — | — | — | — | — | — | — | — |
| Mobile | 0.26 | 0.18 | 1.78 | < 0.005 | < 0.005 | 0.15 | 0.16 | < 0.005 | 0.03 | 0.03 | — | 379 | 379 | 0.02 | 0.02 | 0.51 | 385 |
| Area | 0.31 | < 0.005 | 0.42 | < 0.005 | < 0.005 | — | < 0.005 | < 0.005 | — | < 0.005 | — | 1.12 | 1.12 | < 0.005 | < 0.005 | — | 1.12 |
| Energy | < 0.005 | 0.03 | 0.02 | < 0.005 | < 0.005 | — | < 0.005 | < 0.005 | — | < 0.005 | — | 128 | 128 | 0.01 | < 0.005 | — | 128 |
| Water | — | — | — | — | — | — | — | — | — | — | 0.84 | 5.69 | 6.54 | 0.09 | < 0.005 | — | 9.34 |
| Waste | — | — | — | — | — | — | — | — | — | — | 3.34 | 0.00 | 3.34 | 0.33 | 0.00 | — | 11.7 |
| Refrig. | — | — | — | — | — | — | — | — | — | — | — | — | — | — | — | 0.75 | 0.75 |
| Stationary | 0.01 | 0.04 | 0.03 | < 0.005 | < 0.005 | — | < 0.005 | < 0.005 | — | < 0.005 | — | 4.57 | 4.57 | < 0.005 | < 0.005 | — | 4.58 |
| Total | 0.58 | 0.26 | 2.24 | < 0.005 | 0.01 | 0.15 | 0.16 | 0.01 | 0.03 | 0.03 | 4.19 | 518 | 522 | 0.45 | 0.02 | 1.26 | 541 |

## 2.6. Operations Emissions by Sector, Mitigated

Criteria Pollutants (lb/day for daily, ton/yr for annual) and GHGs (lb/day for daily, MT/yr for annual)

| Sector | ROG | NOx | CO | SO2 | PM10E | PM10D | PM10T | PM2.5E | PM2.5D | PM2.5T | BCO2 | NBCO2 | CO2T | CH4 | N2O | R | CO2e |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| Daily, Summer (Max) | — | — | — | — | — | — | — | — | — | — | — | — | — | — | — | — | — |
| Mobile | 1.04 | 0.72 | 8.39 | 0.02 | 0.01 | 0.74 | 0.75 | 0.01 | 0.13 | 0.14 | — | 2,052 | 2,052 | 0.10 | 0.08 | 6.26 | 2,085 |
| Area | 1.81 | 0.03 | 3.33 | < 0.005 | < 0.005 | — | < 0.005 | < 0.005 | — | < 0.005 | — | 9.87 | 9.87 | < 0.005 | < 0.005 | — | 9.90 |
| Energy | < 0.005 | 0.07 | 0.06 | < 0.005 | 0.01 | — | 0.01 | 0.01 | — | 0.01 | — | 625 | 625 | 0.05 | 0.01 | — | 628 |
| Water | — | — | — | — | — | — | — | — | — | — | 4.08 | 27.5 | 31.6 | 0.42 | 0.01 | — | 45.2 |
| Waste | — | — | — | — | — | — | — | — | — | — | 5.05 | 0.00 | 5.05 | 0.50 | 0.00 | — | 17.7 |
| Refrig. | — | — | — | — | — | — | — | — | — | — | — | — | — | — | — | 4.54 | 4.54 |

| | | | | | | | | | | | | | | | | |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| Stationar | 0.82 | 3.67 | 2.09 | < 0.005 | 0.12 | — | 0.12 | 0.12 | — | 0.12 | — | 420 | 420 | 0.02 | < 0.005 | — | 421 |
| Total | 3.68 | 4.49 | 13.9 | 0.02 | 0.14 | 0.74 | 0.88 | 0.14 | 0.13 | 0.27 | 9.13 | 3,134 | 3,143 | 1.09 | 0.10 | 10.8 | 3,211 |
| Daily, Winter (Max) | — | — | — | — | — | — | — | — | — | — | — | — | — | — | — | — | — |
| Mobile | 1.03 | 0.79 | 7.78 | 0.02 | 0.01 | 0.74 | 0.75 | 0.01 | 0.13 | 0.14 | — | 1,967 | 1,967 | 0.10 | 0.09 | 0.16 | 1,995 |
| Area | 1.47 | — | — | — | — | — | — | — | — | — | — | — | — | — | — | — | — |
| Energy | < 0.005 | 0.07 | 0.06 | < 0.005 | 0.01 | — | 0.01 | 0.01 | — | 0.01 | — | 625 | 625 | 0.05 | 0.01 | — | 628 |
| Water | — | — | — | — | — | — | — | — | — | — | 4.08 | 27.5 | 31.6 | 0.42 | 0.01 | — | 45.2 |
| Waste | — | — | — | — | — | — | — | — | — | — | 5.05 | 0.00 | 5.05 | 0.50 | 0.00 | — | 17.7 |
| Refrig. | — | — | — | — | — | — | — | — | — | — | — | — | — | — | — | 4.54 | 4.54 |
| Stationary | 0.82 | 3.67 | 2.09 | < 0.005 | 0.12 | — | 0.12 | 0.12 | — | 0.12 | — | 420 | 420 | 0.02 | < 0.005 | — | 421 |
| Total | 3.32 | 4.53 | 9.93 | 0.02 | 0.14 | 0.74 | 0.88 | 0.14 | 0.13 | 0.27 | 9.13 | 3,039 | 3,048 | 1.09 | 0.11 | 4.70 | 3,111 |
| Average Daily | — | — | — | — | — | — | — | — | — | — | — | — | — | — | — | — | — |
| Mobile | 0.90 | 0.60 | 5.97 | 0.01 | 0.01 | 0.50 | 0.51 | 0.01 | 0.09 | 0.10 | — | 1,375 | 1,375 | 0.08 | 0.06 | 1.85 | 1,398 |
| Area | 1.70 | 0.02 | 2.28 | < 0.005 | < 0.005 | — | < 0.005 | < 0.005 | — | < 0.005 | — | 6.76 | 6.76 | < 0.005 | < 0.005 | — | 6.78 |
| Energy | < 0.005 | 0.07 | 0.06 | < 0.005 | 0.01 | — | 0.01 | 0.01 | — | 0.01 | — | 625 | 625 | 0.05 | 0.01 | — | 628 |
| Water | — | — | — | — | — | — | — | — | — | — | 4.08 | 27.5 | 31.6 | 0.42 | 0.01 | — | 45.2 |
| Waste | — | — | — | — | — | — | — | — | — | — | 5.05 | 0.00 | 5.05 | 0.50 | 0.00 | — | 17.7 |
| Refrig. | — | — | — | — | — | — | — | — | — | — | — | — | — | — | — | 4.54 | 4.54 |
| Stationary | 0.05 | 0.24 | 0.14 | < 0.005 | 0.01 | — | 0.01 | 0.01 | — | 0.01 | — | 27.6 | 27.6 | < 0.005 | < 0.005 | — | 27.7 |
| Total | 2.66 | 0.93 | 8.44 | 0.01 | 0.02 | 0.50 | 0.53 | 0.02 | 0.09 | 0.11 | 9.13 | 2,062 | 2,071 | 1.06 | 0.08 | 6.39 | 2,128 |
| Annual | — | — | — | — | — | — | — | — | — | — | — | — | — | — | — | — | — |
| Mobile | 0.16 | 0.11 | 1.09 | < 0.005 | < 0.005 | 0.09 | 0.09 | < 0.005 | 0.02 | 0.02 | — | 228 | 228 | 0.01 | 0.01 | 0.31 | 232 |
| Area | 0.31 | < 0.005 | 0.42 | < 0.005 | < 0.005 | — | < 0.005 | < 0.005 | — | < 0.005 | — | 1.12 | 1.12 | < 0.005 | < 0.005 | — | 1.12 |
| Energy | < 0.005 | 0.01 | 0.01 | < 0.005 | < 0.005 | — | < 0.005 | < 0.005 | — | < 0.005 | — | 103 | 103 | 0.01 | < 0.005 | — | 104 |

| | | | | | | | | | | | | | | | | | |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| Water | — | — | — | — | — | — | — | — | — | — | 0.68 | 4.56 | 5.23 | 0.07 | < 0.005 | — | 7.48 |
| Waste | — | — | — | — | — | — | — | — | — | — | 0.84 | 0.00 | 0.84 | 0.08 | 0.00 | — | 2.92 |
| Refrig. | — | — | — | — | — | — | — | — | — | — | — | — | — | — | — | 0.75 | 0.75 |
| Stationary | 0.01 | 0.04 | 0.03 | < 0.005 | < 0.005 | — | < 0.005 | < 0.005 | — | < 0.005 | — | 4.57 | 4.57 | < 0.005 | < 0.005 | — | 4.58 |
| Total | 0.49 | 0.17 | 1.54 | < 0.005 | < 0.005 | 0.09 | 0.10 | < 0.005 | 0.02 | 0.02 | 1.51 | 341 | 343 | 0.17 | 0.01 | 1.06 | 352 |

# 3. Construction Emissions Details

## 3.1. Demolition (2024) - Unmitigated

Criteria Pollutants (lb/day for daily, ton/yr for annual) and GHGs (lb/day for daily, MT/yr for annual)

| Location | ROG | NOx | CO | SO2 | PM10E | PM10D | PM10T | PM2.5E | PM2.5D | PM2.5T | BCO2 | NBCO2 | CO2T | CH4 | N2O | R | CO2e |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| Onsite | — | — | — | — | — | — | — | — | — | — | — | — | — | — | — | — | — |
| Daily, Summer (Max) | — | — | — | — | — | — | — | — | — | — | — | — | — | — | — | — | — |
| Daily, Winter (Max) | — | — | — | — | — | — | — | — | — | — | — | — | — | — | — | — | — |
| Off-Road Equipment | 1.38 | 13.2 | 12.2 | 0.02 | 0.57 | — | 0.57 | 0.52 | — | 0.52 | — | 1,913 | 1,913 | 0.08 | 0.02 | — | 1,919 |
| Demolition | — | — | — | — | — | 0.15 | 0.15 | — | 0.02 | 0.02 | — | — | — | — | — | — | — |
| Onsite truck | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | — | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 |
| Average Daily | — | — | — | — | — | — | — | — | — | — | — | — | — | — | — | — | — |
| Off-Road Equipment | 0.08 | 0.79 | 0.74 | < 0.005 | 0.03 | — | 0.03 | 0.03 | — | 0.03 | — | 115 | 115 | < 0.005 | < 0.005 | — | 116 |
| Demolition | — | — | — | — | — | 0.01 | 0.01 | — | < 0.005 | < 0.005 | — | — | — | — | — | — | — |

| | | | | | | | | | | | | | | | | | |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| Onsite truck | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | — | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 |
| Annual | — | — | — | — | — | — | — | — | — | — | — | — | — | — | — | — | — |
| Off-Road Equipment | 0.02 | 0.14 | 0.13 | < 0.005 | 0.01 | — | 0.01 | 0.01 | — | 0.01 | — | 19.1 | 19.1 | < 0.005 | < 0.005 | — | 19.2 |
| Demolition | — | — | — | — | — | < 0.005 | < 0.005 | — | < 0.005 | < 0.005 | — | — | — | — | — | — | — |
| Onsite truck | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | — | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 |
| Offsite | — | — | — | — | — | — | — | — | — | — | — | — | — | — | — | — | — |
| Daily, Summer (Max) | — | — | — | — | — | — | — | — | — | — | — | — | — | — | — | — | — |
| Daily, Winter (Max) | — | — | — | — | — | — | — | — | — | — | — | — | — | — | — | — | — |
| Worker | 0.03 | 0.04 | 0.48 | 0.00 | 0.00 | 0.10 | 0.10 | 0.00 | 0.02 | 0.02 | — | 100 | 100 | < 0.005 | < 0.005 | 0.01 | 102 |
| Vendor | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | — | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 |
| Hauling | < 0.005 | 0.25 | 0.09 | < 0.005 | < 0.005 | 0.05 | 0.05 | < 0.005 | 0.01 | 0.02 | — | 196 | 196 | 0.01 | 0.03 | 0.01 | 205 |
| Average Daily | — | — | — | — | — | — | — | — | — | — | — | — | — | — | — | — | — |
| Worker | < 0.005 | < 0.005 | 0.03 | 0.00 | 0.00 | 0.01 | 0.01 | 0.00 | < 0.005 | < 0.005 | — | 6.14 | 6.14 | < 0.005 | < 0.005 | 0.01 | 6.22 |
| Vendor | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | — | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 |
| Hauling | < 0.005 | 0.02 | 0.01 | < 0.005 | < 0.005 | < 0.005 | < 0.005 | < 0.005 | < 0.005 | < 0.005 | — | 11.8 | 11.8 | < 0.005 | < 0.005 | 0.01 | 12.4 |
| Annual | — | — | — | — | — | — | — | — | — | — | — | — | — | — | — | — | — |
| Worker | < 0.005 | < 0.005 | 0.01 | 0.00 | 0.00 | < 0.005 | < 0.005 | 0.00 | < 0.005 | < 0.005 | — | 1.02 | 1.02 | < 0.005 | < 0.005 | < 0.005 | 1.03 |
| Vendor | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | — | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 |
| Hauling | < 0.005 | < 0.005 | < 0.005 | < 0.005 | < 0.005 | < 0.005 | < 0.005 | < 0.005 | < 0.005 | < 0.005 | — | 1.95 | 1.95 | < 0.005 | < 0.005 | < 0.005 | 2.05 |

## 3.2. Demolition (2024) - Mitigated

Criteria Pollutants (lb/day for daily, ton/yr for annual) and GHGs (lb/day for daily, MT/yr for annual)

| Location | ROG | NOx | CO | SO2 | PM10E | PM10D | PM10T | PM2.5E | PM2.5D | PM2.5T | BCO2 | NBCO2 | CO2T | CH4 | N2O | R | CO2e |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| Onsite | — | — | — | — | — | — | — | — | — | — | — | — | — | — | — | — | — |
| Daily, Summer (Max) | — | — | — | — | — | — | — | — | — | — | — | — | — | — | — | — | — |
| Daily, Winter (Max) | — | — | — | — | — | — | — | — | — | — | — | — | — | — | — | — | — |
| Off-Road Equipment | 1.38 | 13.2 | 12.2 | 0.02 | 0.57 | — | 0.57 | 0.52 | — | 0.52 | — | 1,913 | 1,913 | 0.08 | 0.02 | — | 1,919 |
| Demolition | — | — | — | — | — | 0.15 | 0.15 | — | 0.02 | 0.02 | — | — | — | — | — | — | — |
| Onsite truck | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | — | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 |
| Average Daily | — | — | — | — | — | — | — | — | — | — | — | — | — | — | — | — | — |
| Off-Road Equipment | 0.08 | 0.79 | 0.74 | < 0.005 | 0.03 | — | 0.03 | 0.03 | — | 0.03 | — | 115 | 115 | < 0.005 | < 0.005 | — | 116 |
| Demolition | — | — | — | — | — | 0.01 | 0.01 | — | < 0.005 | < 0.005 | — | — | — | — | — | — | — |
| Onsite truck | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | — | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 |
| Annual | — | — | — | — | — | — | — | — | — | — | — | — | — | — | — | — | — |
| Off-Road Equipment | 0.02 | 0.14 | 0.13 | < 0.005 | 0.01 | — | 0.01 | 0.01 | — | 0.01 | — | 19.1 | 19.1 | < 0.005 | < 0.005 | — | 19.2 |
| Demolition | — | — | — | — | — | < 0.005 | < 0.005 | — | < 0.005 | < 0.005 | — | — | — | — | — | — | — |
| Onsite truck | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | — | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 |
| Offsite | — | — | — | — | — | — | — | — | — | — | — | — | — | — | — | — | — |
| Daily, Summer (Max) | — | — | — | — | — | — | — | — | — | — | — | — | — | — | — | — | — |

| | | | | | | | | | | | | | | | | | |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| Daily, Winter (Max) | — | — | — | — | — | — | — | — | — | — | — | — | — | — | — | — | — |
| Worker | 0.03 | 0.04 | 0.48 | 0.00 | 0.00 | 0.10 | 0.10 | 0.00 | 0.02 | 0.02 | — | 100 | 100 | < 0.005 | < 0.005 | 0.01 | 102 |
| Vendor | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | — | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 |
| Hauling | < 0.005 | 0.25 | 0.09 | < 0.005 | < 0.005 | 0.05 | 0.05 | < 0.005 | 0.01 | 0.02 | — | 196 | 196 | 0.01 | 0.03 | 0.01 | 205 |
| Average Daily | — | — | — | — | — | — | — | — | — | — | — | — | — | — | — | — | — |
| Worker | < 0.005 | < 0.005 | 0.03 | 0.00 | 0.00 | 0.01 | 0.01 | 0.00 | < 0.005 | < 0.005 | — | 6.14 | 6.14 | < 0.005 | < 0.005 | 0.01 | 6.22 |
| Vendor | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | — | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 |
| Hauling | < 0.005 | 0.02 | 0.01 | < 0.005 | < 0.005 | < 0.005 | < 0.005 | < 0.005 | < 0.005 | < 0.005 | — | 11.8 | 11.8 | < 0.005 | < 0.005 | 0.01 | 12.4 |
| Annual | — | — | — | — | — | — | — | — | — | — | — | — | — | — | — | — | — |
| Worker | < 0.005 | < 0.005 | 0.01 | 0.00 | 0.00 | < 0.005 | < 0.005 | 0.00 | < 0.005 | < 0.005 | — | 1.02 | 1.02 | < 0.005 | < 0.005 | < 0.005 | 1.03 |
| Vendor | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | — | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 |
| Hauling | < 0.005 | < 0.005 | < 0.005 | < 0.005 | < 0.005 | < 0.005 | < 0.005 | < 0.005 | < 0.005 | < 0.005 | — | 1.95 | 1.95 | < 0.005 | < 0.005 | < 0.005 | 2.05 |

## 3.3. Grading (2024) - Unmitigated

Criteria Pollutants (lb/day for daily, ton/yr for annual) and GHGs (lb/day for daily, MT/yr for annual)

| Location | ROG | NOx | CO | SO2 | PM10E | PM10D | PM10T | PM2.5E | PM2.5D | PM2.5T | BCO2 | NBCO2 | CO2T | CH4 | N2O | R | CO2e |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| Onsite | — | — | — | — | — | — | — | — | — | — | — | — | — | — | — | — | — |
| Daily, Summer (Max) | — | — | — | — | — | — | — | — | — | — | — | — | — | — | — | — | — |
| Off-Road Equipment | 1.65 | 15.9 | 15.4 | 0.02 | 0.74 | — | 0.74 | 0.68 | — | 0.68 | — | 2,454 | 2,454 | 0.10 | 0.02 | — | 2,462 |
| Dust From Material Movement | — | — | — | — | — | 2.76 | 2.76 | — | 1.34 | 1.34 | — | — | — | — | — | — | — |
| Onsite truck | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | — | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 |

| | | | | | | | | | | | | | | | | | |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| Daily, Winter (Max) | — | — | — | — | — | — | — | — | — | — | — | — | — | — | — | — | — |
| Off-Road Equipment | 1.65 | 15.9 | 15.4 | 0.02 | 0.74 | — | 0.74 | 0.68 | — | 0.68 | — | 2,454 | 2,454 | 0.10 | 0.02 | — | 2,462 |
| Dust From Material Movement | — | — | — | — | — | 2.76 | 2.76 | — | 1.34 | 1.34 | — | — | — | — | — | — | — |
| Onsite truck | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | — | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 |
| Average Daily | — | — | — | — | — | — | — | — | — | — | — | — | — | — | — | — | — |
| Off-Road Equipment | 0.30 | 2.87 | 2.79 | < 0.005 | 0.13 | — | 0.13 | 0.12 | — | 0.12 | — | 444 | 444 | 0.02 | < 0.005 | — | 445 |
| Dust From Material Movement | — | — | — | — | — | 0.50 | 0.50 | — | 0.24 | 0.24 | — | — | — | — | — | — | — |
| Onsite truck | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | — | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 |
| Annual | — | — | — | — | — | — | — | — | — | — | — | — | — | — | — | — | — |
| Off-Road Equipment | 0.05 | 0.52 | 0.51 | < 0.005 | 0.02 | — | 0.02 | 0.02 | — | 0.02 | — | 73.5 | 73.5 | < 0.005 | < 0.005 | — | 73.7 |
| Dust From Material Movement | — | — | — | — | — | 0.09 | 0.09 | — | 0.04 | 0.04 | — | — | — | — | — | — | — |
| Onsite truck | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | — | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 |
| Offsite | — | — | — | — | — | — | — | — | — | — | — | — | — | — | — | — | — |
| Daily, Summer (Max) | — | — | — | — | — | — | — | — | — | — | — | — | — | — | — | — | — |
| Worker | 0.04 | 0.05 | 0.75 | 0.00 | 0.00 | 0.13 | 0.13 | 0.00 | 0.03 | 0.03 | — | 141 | 141 | 0.01 | < 0.005 | 0.56 | 143 |

| | | | | | | | | | | | | | | | | | |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| Vendor | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | — | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 |
| Hauling | 0.03 | 1.79 | 0.65 | 0.01 | 0.02 | 0.40 | 0.42 | 0.02 | 0.11 | 0.13 | — | 1,516 | 1,516 | 0.08 | 0.24 | 3.52 | 1,594 |
| Daily, Winter (Max) | — | — | — | — | — | — | — | — | — | — | — | — | — | — | — | — | — |
| Worker | 0.04 | 0.06 | 0.64 | 0.00 | 0.00 | 0.13 | 0.13 | 0.00 | 0.03 | 0.03 | — | 134 | 134 | 0.01 | < 0.005 | 0.01 | 135 |
| Vendor | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | — | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 |
| Hauling | 0.03 | 1.86 | 0.64 | 0.01 | 0.02 | 0.40 | 0.42 | 0.02 | 0.11 | 0.13 | — | 1,516 | 1,516 | 0.08 | 0.24 | 0.09 | 1,591 |
| Average Daily | — | — | — | — | — | — | — | — | — | — | — | — | — | — | — | — | — |
| Worker | 0.01 | 0.01 | 0.12 | 0.00 | 0.00 | 0.02 | 0.02 | 0.00 | 0.01 | 0.01 | — | 24.6 | 24.6 | < 0.005 | < 0.005 | 0.04 | 24.9 |
| Vendor | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | — | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 |
| Hauling | < 0.005 | 0.34 | 0.12 | < 0.005 | < 0.005 | 0.07 | 0.08 | < 0.005 | 0.02 | 0.02 | — | 274 | 274 | 0.01 | 0.04 | 0.27 | 288 |
| Annual | — | — | — | — | — | — | — | — | — | — | — | — | — | — | — | — | — |
| Worker | < 0.005 | < 0.005 | 0.02 | 0.00 | 0.00 | < 0.005 | < 0.005 | 0.00 | < 0.005 | < 0.005 | — | 4.07 | 4.07 | < 0.005 | < 0.005 | 0.01 | 4.12 |
| Vendor | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | — | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 |
| Hauling | < 0.005 | 0.06 | 0.02 | < 0.005 | < 0.005 | 0.01 | 0.01 | < 0.005 | < 0.005 | < 0.005 | — | 45.4 | 45.4 | < 0.005 | 0.01 | 0.05 | 47.7 |

## 3.4. Grading (2024) - Mitigated

### Criteria Pollutants (lb/day for daily, ton/yr for annual) and GHGs (lb/day for daily, MT/yr for annual)

| Location | ROG | NOx | CO | SO2 | PM10E | PM10D | PM10T | PM2.5E | PM2.5D | PM2.5T | BCO2 | NBCO2 | CO2T | CH4 | N2O | R | CO2e |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| Onsite | — | — | — | — | — | — | — | — | — | — | — | — | — | — | — | — | — |
| Daily, Summer (Max) | — | — | — | — | — | — | — | — | — | — | — | — | — | — | — | — | — |
| Off-Road Equipment | 1.65 | 15.9 | 15.4 | 0.02 | 0.74 | — | 0.74 | 0.68 | — | 0.68 | — | 2,454 | 2,454 | 0.10 | 0.02 | — | 2,462 |

| | | | | | | | | | | | | | | | | | |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| Dust From Material Movement | — | — | — | — | — | 2.76 | 2.76 | — | 1.34 | 1.34 | — | — | — | — | — | — | — |
| Onsite truck | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | — | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 |
| Daily, Winter (Max) | — | — | — | — | — | — | — | — | — | — | — | — | — | — | — | — | — |
| Off-Road Equipment | 1.65 | 15.9 | 15.4 | 0.02 | 0.74 | — | 0.74 | 0.68 | — | 0.68 | — | 2,454 | 2,454 | 0.10 | 0.02 | — | 2,462 |
| Dust From Material Movement | — | — | — | — | — | 2.76 | 2.76 | — | 1.34 | 1.34 | — | — | — | — | — | — | — |
| Onsite truck | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | — | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 |
| Average Daily | — | — | — | — | — | — | — | — | — | — | — | — | — | — | — | — | — |
| Off-Road Equipment | 0.30 | 2.87 | 2.79 | < 0.005 | 0.13 | — | 0.13 | 0.12 | — | 0.12 | — | 444 | 444 | 0.02 | < 0.005 | — | 445 |
| Dust From Material Movement | — | — | — | — | — | 0.50 | 0.50 | — | 0.24 | 0.24 | — | — | — | — | — | — | — |
| Onsite truck | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | — | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 |
| Annual | — | — | — | — | — | — | — | — | — | — | — | — | — | — | — | — | — |
| Off-Road Equipment | 0.05 | 0.52 | 0.51 | < 0.005 | 0.02 | — | 0.02 | 0.02 | — | 0.02 | — | 73.5 | 73.5 | < 0.005 | < 0.005 | — | 73.7 |
| Dust From Material Movement | — | — | — | — | — | 0.09 | 0.09 | — | 0.04 | 0.04 | — | — | — | — | — | — | — |
| Onsite truck | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | — | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 |

| | | | | | | | | | | | | | | | | | |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| Offsite | — | — | — | — | — | — | — | — | — | — | — | — | — | — | — | — | — |
| Daily, Summer (Max) | — | — | — | — | — | — | — | — | — | — | — | — | — | — | — | — | — |
| Worker | 0.04 | 0.05 | 0.75 | 0.00 | 0.00 | 0.13 | 0.13 | 0.00 | 0.03 | 0.03 | — | 141 | 141 | 0.01 | < 0.005 | 0.56 | 143 |
| Vendor | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | — | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 |
| Hauling | 0.03 | 1.79 | 0.65 | 0.01 | 0.02 | 0.40 | 0.42 | 0.02 | 0.11 | 0.13 | — | 1,516 | 1,516 | 0.08 | 0.24 | 3.52 | 1,594 |
| Daily, Winter (Max) | — | — | — | — | — | — | — | — | — | — | — | — | — | — | — | — | — |
| Worker | 0.04 | 0.06 | 0.64 | 0.00 | 0.00 | 0.13 | 0.13 | 0.00 | 0.03 | 0.03 | — | 134 | 134 | 0.01 | < 0.005 | 0.01 | 135 |
| Vendor | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | — | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 |
| Hauling | 0.03 | 1.86 | 0.64 | 0.01 | 0.02 | 0.40 | 0.42 | 0.02 | 0.11 | 0.13 | — | 1,516 | 1,516 | 0.08 | 0.24 | 0.09 | 1,591 |
| Average Daily | — | — | — | — | — | — | — | — | — | — | — | — | — | — | — | — | — |
| Worker | 0.01 | 0.01 | 0.12 | 0.00 | 0.00 | 0.02 | 0.02 | 0.00 | 0.01 | 0.01 | — | 24.6 | 24.6 | < 0.005 | < 0.005 | 0.04 | 24.9 |
| Vendor | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | — | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 |
| Hauling | < 0.005 | 0.34 | 0.12 | < 0.005 | < 0.005 | 0.07 | 0.08 | < 0.005 | 0.02 | 0.02 | — | 274 | 274 | 0.01 | 0.04 | 0.27 | 288 |
| Annual | — | — | — | — | — | — | — | — | — | — | — | — | — | — | — | — | — |
| Worker | < 0.005 | < 0.005 | 0.02 | 0.00 | 0.00 | < 0.005 | < 0.005 | 0.00 | < 0.005 | < 0.005 | — | 4.07 | 4.07 | < 0.005 | < 0.005 | 0.01 | 4.12 |
| Vendor | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | — | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 |
| Hauling | < 0.005 | 0.06 | 0.02 | < 0.005 | < 0.005 | 0.01 | 0.01 | < 0.005 | < 0.005 | < 0.005 | — | 45.4 | 45.4 | < 0.005 | 0.01 | 0.05 | 47.7 |

## 3.5. Building Construction (2024) - Unmitigated

Criteria Pollutants (lb/day for daily, ton/yr for annual) and GHGs (lb/day for daily, MT/yr for annual)

| Location | ROG | NOx | CO | SO2 | PM10E | PM10D | PM10T | PM2.5E | PM2.5D | PM2.5T | BCO2 | NBCO2 | CO2T | CH4 | N2O | R | CO2e |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| Onsite | — | — | — | — | — | — | — | — | — | — | — | — | — | — | — | — | — |
| Daily, Summer (Max) | — | — | — | — | — | — | — | — | — | — | — | — | — | — | — | — | — |

| | | | | | | | | | | | | | | | | | |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| Off-Road Equipment | 1.40 | 11.5 | 14.3 | 0.02 | 0.50 | — | 0.50 | 0.46 | — | 0.46 | — | 2,050 | 2,050 | 0.08 | 0.02 | — | 2,057 |
| Onsite truck | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | — | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 |
| Daily, Winter (Max) | — | — | — | — | — | — | — | — | — | — | — | — | — | — | — | — | — |
| Off-Road Equipment | 1.40 | 11.5 | 14.3 | 0.02 | 0.50 | — | 0.50 | 0.46 | — | 0.46 | — | 2,050 | 2,050 | 0.08 | 0.02 | — | 2,057 |
| Onsite truck | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | — | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 |
| Average Daily | — | — | — | — | — | — | — | — | — | — | — | — | — | — | — | — | — |
| Off-Road Equipment | 0.67 | 5.49 | 6.83 | 0.01 | 0.24 | — | 0.24 | 0.22 | — | 0.22 | — | 979 | 979 | 0.04 | 0.01 | — | 982 |
| Onsite truck | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | — | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 |
| Annual | — | — | — | — | — | — | — | — | — | — | — | — | — | — | — | — | — |
| Off-Road Equipment | 0.12 | 1.00 | 1.25 | < 0.005 | 0.04 | — | 0.04 | 0.04 | — | 0.04 | — | 162 | 162 | 0.01 | < 0.005 | — | 163 |
| Onsite truck | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | — | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 |
| Offsite | — | — | — | — | — | — | — | — | — | — | — | — | — | — | — | — | — |
| Daily, Summer (Max) | — | — | — | — | — | — | — | — | — | — | — | — | — | — | — | — | — |
| Worker | 0.18 | 0.19 | 3.04 | 0.00 | 0.00 | 0.53 | 0.53 | 0.00 | 0.12 | 0.12 | — | 569 | 569 | 0.02 | 0.02 | 2.24 | 577 |
| Vendor | 0.01 | 0.29 | 0.14 | < 0.005 | < 0.005 | 0.06 | 0.07 | < 0.005 | 0.02 | 0.02 | — | 243 | 243 | 0.01 | 0.03 | 0.66 | 254 |
| Hauling | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | — | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 |
| Daily, Winter (Max) | — | — | — | — | — | — | — | — | — | — | — | — | — | — | — | — | — |
| Worker | 0.18 | 0.23 | 2.57 | 0.00 | 0.00 | 0.53 | 0.53 | 0.00 | 0.12 | 0.12 | — | 539 | 539 | 0.02 | 0.02 | 0.06 | 546 |

| | | | | | | | | | | | | | | | | | |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| Vendor | 0.01 | 0.30 | 0.14 | < 0.005 | < 0.005 | 0.06 | 0.07 | < 0.005 | 0.02 | 0.02 | — | 243 | 243 | 0.01 | 0.03 | 0.02 | 253 |
| Hauling | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | — | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 |
| Average Daily | — | — | — | — | — | — | — | — | — | — | — | — | — | — | — | — | — |
| Worker | 0.08 | 0.11 | 1.29 | 0.00 | 0.00 | 0.25 | 0.25 | 0.00 | 0.06 | 0.06 | — | 261 | 261 | 0.01 | 0.01 | 0.46 | 265 |
| Vendor | < 0.005 | 0.14 | 0.07 | < 0.005 | < 0.005 | 0.03 | 0.03 | < 0.005 | 0.01 | 0.01 | — | 116 | 116 | < 0.005 | 0.02 | 0.14 | 121 |
| Hauling | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | — | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 |
| Annual | — | — | — | — | — | — | — | — | — | — | — | — | — | — | — | — | — |
| Worker | 0.02 | 0.02 | 0.24 | 0.00 | 0.00 | 0.05 | 0.05 | 0.00 | 0.01 | 0.01 | — | 43.2 | 43.2 | < 0.005 | < 0.005 | 0.08 | 43.8 |
| Vendor | < 0.005 | 0.03 | 0.01 | < 0.005 | < 0.005 | 0.01 | 0.01 | < 0.005 | < 0.005 | < 0.005 | — | 19.2 | 19.2 | < 0.005 | < 0.005 | 0.02 | 20.1 |
| Hauling | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | — | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 |

## 3.6. Building Construction (2024) - Mitigated

Criteria Pollutants (lb/day for daily, ton/yr for annual) and GHGs (lb/day for daily, MT/yr for annual)

| Location | ROG | NOx | CO | SO2 | PM10E | PM10D | PM10T | PM2.5E | PM2.5D | PM2.5T | BCO2 | NBCO2 | CO2T | CH4 | N2O | R | CO2e |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| Onsite | — | — | — | — | — | — | — | — | — | — | — | — | — | — | — | — | — |
| Daily, Summer (Max) | — | — | — | — | — | — | — | — | — | — | — | — | — | — | — | — | — |
| Off-Road Equipment | 1.40 | 11.5 | 14.3 | 0.02 | 0.50 | — | 0.50 | 0.46 | — | 0.46 | — | 2,050 | 2,050 | 0.08 | 0.02 | — | 2,057 |
| Onsite truck | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | — | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 |
| Daily, Winter (Max) | — | — | — | — | — | — | — | — | — | — | — | — | — | — | — | — | — |
| Off-Road Equipment | 1.40 | 11.5 | 14.3 | 0.02 | 0.50 | — | 0.50 | 0.46 | — | 0.46 | — | 2,050 | 2,050 | 0.08 | 0.02 | — | 2,057 |
| Onsite truck | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | — | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 |

| | | | | | | | | | | | | | | | | | |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| Average Daily | — | — | — | — | — | — | — | — | — | — | — | — | — | — | — | — | — |
| Off-Road Equipment | 0.67 | 5.49 | 6.83 | 0.01 | 0.24 | — | 0.24 | 0.22 | — | 0.22 | — | 979 | 979 | 0.04 | 0.01 | — | 982 |
| Onsite truck | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | — | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 |
| Annual | — | — | — | — | — | — | — | — | — | — | — | — | — | — | — | — | — |
| Off-Road Equipment | 0.12 | 1.00 | 1.25 | < 0.005 | 0.04 | — | 0.04 | 0.04 | — | 0.04 | — | 162 | 162 | 0.01 | < 0.005 | — | 163 |
| Onsite truck | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | — | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 |
| Offsite | — | — | — | — | — | — | — | — | — | — | — | — | — | — | — | — | — |
| Daily, Summer (Max) | — | — | — | — | — | — | — | — | — | — | — | — | — | — | — | — | — |
| Worker | 0.18 | 0.19 | 3.04 | 0.00 | 0.00 | 0.53 | 0.53 | 0.00 | 0.12 | 0.12 | — | 569 | 569 | 0.02 | 0.02 | 2.24 | 577 |
| Vendor | 0.01 | 0.29 | 0.14 | < 0.005 | < 0.005 | 0.06 | 0.07 | < 0.005 | 0.02 | 0.02 | — | 243 | 243 | 0.01 | 0.03 | 0.66 | 254 |
| Hauling | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | — | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 |
| Daily, Winter (Max) | — | — | — | — | — | — | — | — | — | — | — | — | — | — | — | — | — |
| Worker | 0.18 | 0.23 | 2.57 | 0.00 | 0.00 | 0.53 | 0.53 | 0.00 | 0.12 | 0.12 | — | 539 | 539 | 0.02 | 0.02 | 0.06 | 546 |
| Vendor | 0.01 | 0.30 | 0.14 | < 0.005 | < 0.005 | 0.06 | 0.07 | < 0.005 | 0.02 | 0.02 | — | 243 | 243 | 0.01 | 0.03 | 0.02 | 253 |
| Hauling | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | — | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 |
| Average Daily | — | — | — | — | — | — | — | — | — | — | — | — | — | — | — | — | — |
| Worker | 0.08 | 0.11 | 1.29 | 0.00 | 0.00 | 0.25 | 0.25 | 0.00 | 0.06 | 0.06 | — | 261 | 261 | 0.01 | 0.01 | 0.46 | 265 |
| Vendor | < 0.005 | 0.14 | 0.07 | < 0.005 | < 0.005 | 0.03 | 0.03 | < 0.005 | 0.01 | 0.01 | — | 116 | 116 | < 0.005 | 0.02 | 0.14 | 121 |
| Hauling | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | — | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 |
| Annual | — | — | — | — | — | — | — | — | — | — | — | — | — | — | — | — | — |
| Worker | 0.02 | 0.02 | 0.24 | 0.00 | 0.00 | 0.05 | 0.05 | 0.00 | 0.01 | 0.01 | — | 43.2 | 43.2 | < 0.005 | < 0.005 | 0.08 | 43.8 |

| | | | | | | | | | | | | | | | | | |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| Vendor | < 0.005 | 0.03 | 0.01 | < 0.005 | < 0.005 | 0.01 | 0.01 | < 0.005 | < 0.005 | < 0.005 | — | 19.2 | 19.2 | < 0.005 | < 0.005 | 0.02 | 20.1 |
| Hauling | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | — | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 |

## 3.7. Building Construction (2025) - Unmitigated

Criteria Pollutants (lb/day for daily, ton/yr for annual) and GHGs (lb/day for daily, MT/yr for annual)

| Location | ROG | NOx | CO | SO2 | PM10E | PM10D | PM10T | PM2.5E | PM2.5D | PM2.5T | BCO2 | NBCO2 | CO2T | CH4 | N2O | R | CO2e |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| Onsite | — | — | — | — | — | — | — | — | — | — | — | — | — | — | — | — | — |
| Daily, Summer (Max) | — | — | — | — | — | — | — | — | — | — | — | — | — | — | — | — | — |
| Off-Road Equipment | 1.32 | 11.0 | 14.2 | 0.02 | 0.44 | — | 0.44 | 0.40 | — | 0.40 | — | 2,050 | 2,050 | 0.08 | 0.02 | — | 2,057 |
| Onsite truck | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | — | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 |
| Daily, Winter (Max) | — | — | — | — | — | — | — | — | — | — | — | — | — | — | — | — | — |
| Off-Road Equipment | 1.32 | 11.0 | 14.2 | 0.02 | 0.44 | — | 0.44 | 0.40 | — | 0.40 | — | 2,050 | 2,050 | 0.08 | 0.02 | — | 2,057 |
| Onsite truck | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | — | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 |
| Average Daily | — | — | — | — | — | — | — | — | — | — | — | — | — | — | — | — | — |
| Off-Road Equipment | 0.31 | 2.59 | 3.34 | 0.01 | 0.10 | — | 0.10 | 0.09 | — | 0.09 | — | 481 | 481 | 0.02 | < 0.005 | — | 483 |
| Onsite truck | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | — | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 |
| Annual | — | — | — | — | — | — | — | — | — | — | — | — | — | — | — | — | — |
| Off-Road Equipment | 0.06 | 0.47 | 0.61 | < 0.005 | 0.02 | — | 0.02 | 0.02 | — | 0.02 | — | 79.7 | 79.7 | < 0.005 | < 0.005 | — | 80.0 |
| Onsite truck | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | — | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 |

| | | | | | | | | | | | | | | | | | |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| Offsite | — | — | — | — | — | — | — | — | — | — | — | — | — | — | — | — | — |
| Daily, Summer (Max) | — | — | — | — | — | — | — | — | — | — | — | — | — | — | — | — | — |
| Worker | 0.17 | 0.17 | 2.80 | 0.00 | 0.00 | 0.53 | 0.53 | 0.00 | 0.12 | 0.12 | — | 557 | 557 | 0.02 | 0.02 | 2.04 | 565 |
| Vendor | 0.01 | 0.27 | 0.13 | < 0.005 | < 0.005 | 0.06 | 0.07 | < 0.005 | 0.02 | 0.02 | — | 239 | 239 | 0.01 | 0.03 | 0.65 | 250 |
| Hauling | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | — | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 |
| Daily, Winter (Max) | — | — | — | — | — | — | — | — | — | — | — | — | — | — | — | — | — |
| Worker | 0.17 | 0.19 | 2.38 | 0.00 | 0.00 | 0.53 | 0.53 | 0.00 | 0.12 | 0.12 | — | 528 | 528 | 0.02 | 0.02 | 0.05 | 534 |
| Vendor | 0.01 | 0.28 | 0.13 | < 0.005 | < 0.005 | 0.06 | 0.07 | < 0.005 | 0.02 | 0.02 | — | 239 | 239 | 0.01 | 0.03 | 0.02 | 249 |
| Hauling | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | — | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 |
| Average Daily | — | — | — | — | — | — | — | — | — | — | — | — | — | — | — | — | — |
| Worker | 0.04 | 0.05 | 0.59 | 0.00 | 0.00 | 0.12 | 0.12 | 0.00 | 0.03 | 0.03 | — | 126 | 126 | 0.01 | < 0.005 | 0.21 | 127 |
| Vendor | < 0.005 | 0.07 | 0.03 | < 0.005 | < 0.005 | 0.02 | 0.02 | < 0.005 | < 0.005 | < 0.005 | — | 56.1 | 56.1 | < 0.005 | 0.01 | 0.07 | 58.6 |
| Hauling | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | — | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 |
| Annual | — | — | — | — | — | — | — | — | — | — | — | — | — | — | — | — | — |
| Worker | 0.01 | 0.01 | 0.11 | 0.00 | 0.00 | 0.02 | 0.02 | 0.00 | 0.01 | 0.01 | — | 20.8 | 20.8 | < 0.005 | < 0.005 | 0.03 | 21.1 |
| Vendor | < 0.005 | 0.01 | 0.01 | < 0.005 | < 0.005 | < 0.005 | < 0.005 | < 0.005 | < 0.005 | < 0.005 | — | 9.30 | 9.30 | < 0.005 | < 0.005 | 0.01 | 9.71 |
| Hauling | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | — | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 |

## 3.8. Building Construction (2025) - Mitigated

Criteria Pollutants (lb/day for daily, ton/yr for annual) and GHGs (lb/day for daily, MT/yr for annual)

| Location | ROG | NOx | CO | SO2 | PM10E | PM10D | PM10T | PM2.5E | PM2.5D | PM2.5T | BCO2 | NBCO2 | CO2T | CH4 | N2O | R | CO2e |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| Onsite | — | — | — | — | — | — | — | — | — | — | — | — | — | — | — | — | — |
| Daily, Summer (Max) | — | — | — | — | — | — | — | — | — | — | — | — | — | — | — | — | — |

| | | | | | | | | | | | | | | | | | |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| Off-Road Equipment | 1.32 | 11.0 | 14.2 | 0.02 | 0.44 | — | 0.44 | 0.40 | — | 0.40 | — | 2,050 | 2,050 | 0.08 | 0.02 | — | 2,057 |
| Onsite truck | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | — | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 |
| Daily, Winter (Max) | — | — | — | — | — | — | — | — | — | — | — | — | — | — | — | — | — |
| Off-Road Equipment | 1.32 | 11.0 | 14.2 | 0.02 | 0.44 | — | 0.44 | 0.40 | — | 0.40 | — | 2,050 | 2,050 | 0.08 | 0.02 | — | 2,057 |
| Onsite truck | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | — | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 |
| Average Daily | — | — | — | — | — | — | — | — | — | — | — | — | — | — | — | — | — |
| Off-Road Equipment | 0.31 | 2.59 | 3.34 | 0.01 | 0.10 | — | 0.10 | 0.09 | — | 0.09 | — | 481 | 481 | 0.02 | < 0.005 | — | 483 |
| Onsite truck | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | — | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 |
| Annual | — | — | — | — | — | — | — | — | — | — | — | — | — | — | — | — | — |
| Off-Road Equipment | 0.06 | 0.47 | 0.61 | < 0.005 | 0.02 | — | 0.02 | 0.02 | — | 0.02 | — | 79.7 | 79.7 | < 0.005 | < 0.005 | — | 80.0 |
| Onsite truck | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | — | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 |
| Offsite | — | — | — | — | — | — | — | — | — | — | — | — | — | — | — | — | — |
| Daily, Summer (Max) | — | — | — | — | — | — | — | — | — | — | — | — | — | — | — | — | — |
| Worker | 0.17 | 0.17 | 2.80 | 0.00 | 0.00 | 0.53 | 0.53 | 0.00 | 0.12 | 0.12 | — | 557 | 557 | 0.02 | 0.02 | 2.04 | 565 |
| Vendor | 0.01 | 0.27 | 0.13 | < 0.005 | < 0.005 | 0.06 | 0.07 | < 0.005 | 0.02 | 0.02 | — | 239 | 239 | 0.01 | 0.03 | 0.65 | 250 |
| Hauling | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | — | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 |
| Daily, Winter (Max) | — | — | — | — | — | — | — | — | — | — | — | — | — | — | — | — | — |
| Worker | 0.17 | 0.19 | 2.38 | 0.00 | 0.00 | 0.53 | 0.53 | 0.00 | 0.12 | 0.12 | — | 528 | 528 | 0.02 | 0.02 | 0.05 | 534 |

| | | | | | | | | | | | | | | | | | |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| Vendor | 0.01 | 0.28 | 0.13 | < 0.005 | < 0.005 | 0.06 | 0.07 | < 0.005 | 0.02 | 0.02 | — | 239 | 239 | 0.01 | 0.03 | 0.02 | 249 |
| Hauling | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | — | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 |
| Average Daily | — | — | — | — | — | — | — | — | — | — | — | — | — | — | — | — | — |
| Worker | 0.04 | 0.05 | 0.59 | 0.00 | 0.00 | 0.12 | 0.12 | 0.00 | 0.03 | 0.03 | — | 126 | 126 | 0.01 | < 0.005 | 0.21 | 127 |
| Vendor | < 0.005 | 0.07 | 0.03 | < 0.005 | < 0.005 | 0.02 | 0.02 | < 0.005 | < 0.005 | < 0.005 | — | 56.1 | 56.1 | < 0.005 | 0.01 | 0.07 | 58.6 |
| Hauling | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | — | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 |
| Annual | — | — | — | — | — | — | — | — | — | — | — | — | — | — | — | — | — |
| Worker | 0.01 | 0.01 | 0.11 | 0.00 | 0.00 | 0.02 | 0.02 | 0.00 | 0.01 | 0.01 | — | 20.8 | 20.8 | < 0.005 | < 0.005 | 0.03 | 21.1 |
| Vendor | < 0.005 | 0.01 | 0.01 | < 0.005 | < 0.005 | < 0.005 | < 0.005 | < 0.005 | < 0.005 | < 0.005 | — | 9.30 | 9.30 | < 0.005 | < 0.005 | 0.01 | 9.71 |
| Hauling | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | — | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 |

## 3.9. Architectural Coating (2025) - Unmitigated

Criteria Pollutants (lb/day for daily, ton/yr for annual) and GHGs (lb/day for daily, MT/yr for annual)

| Location | ROG | NOx | CO | SO2 | PM10E | PM10D | PM10T | PM2.5E | PM2.5D | PM2.5T | BCO2 | NBCO2 | CO2T | CH4 | N2O | R | CO2e |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| Onsite | — | — | — | — | — | — | — | — | — | — | — | — | — | — | — | — | — |
| Daily, Summer (Max) | — | — | — | — | — | — | — | — | — | — | — | — | — | — | — | — | — |
| Off-Road Equipment | 0.72 | 5.86 | 7.25 | 0.01 | 0.15 | — | 0.15 | 0.14 | — | 0.14 | — | 963 | 963 | 0.04 | 0.01 | — | 966 |
| Architectural Coatings | 4.60 | — | — | — | — | — | — | — | — | — | — | — | — | — | — | — | — |
| Onsite truck | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | — | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 |
| Daily, Winter (Max) | — | — | — | — | — | — | — | — | — | — | — | — | — | — | — | — | — |
| Average Daily | — | — | — | — | — | — | — | — | — | — | — | — | — | — | — | — | — |

| | | | | | | | | | | | | | | | | | |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| Off-Road Equipment | 0.17 | 1.41 | 1.75 | < 0.005 | 0.04 | — | 0.04 | 0.03 | — | 0.03 | — | 232 | 232 | 0.01 | < 0.005 | — | 233 |
| Architectural Coatings | 1.11 | — | — | — | — | — | — | — | — | — | — | — | — | — | — | — | — |
| Onsite truck | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | — | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 |
| Annual | — | — | — | — | — | — | — | — | — | — | — | — | — | — | — | — | — |
| Off-Road Equipment | 0.03 | 0.26 | 0.32 | < 0.005 | 0.01 | — | 0.01 | 0.01 | — | 0.01 | — | 38.4 | 38.4 | < 0.005 | < 0.005 | — | 38.6 |
| Architectural Coatings | 0.20 | — | — | — | — | — | — | — | — | — | — | — | — | — | — | — | — |
| Onsite truck | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | — | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 |
| Offsite | — | — | — | — | — | — | — | — | — | — | — | — | — | — | — | — | — |
| Daily, Summer (Max) | — | — | — | — | — | — | — | — | — | — | — | — | — | — | — | — | — |
| Worker | 0.03 | 0.03 | 0.56 | 0.00 | 0.00 | 0.11 | 0.11 | 0.00 | 0.02 | 0.02 | — | 111 | 111 | < 0.005 | < 0.005 | 0.41 | 113 |
| Vendor | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | — | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 |
| Hauling | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | — | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 |
| Daily, Winter (Max) | — | — | — | — | — | — | — | — | — | — | — | — | — | — | — | — | — |
| Average Daily | — | — | — | — | — | — | — | — | — | — | — | — | — | — | — | — | — |
| Worker | 0.01 | 0.01 | 0.12 | 0.00 | 0.00 | 0.03 | 0.03 | 0.00 | 0.01 | 0.01 | — | 25.8 | 25.8 | < 0.005 | < 0.005 | 0.04 | 26.2 |
| Vendor | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | — | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 |
| Hauling | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | — | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 |
| Annual | — | — | — | — | — | — | — | — | — | — | — | — | — | — | — | — | — |
| Worker | < 0.005 | < 0.005 | 0.02 | 0.00 | 0.00 | < 0.005 | < 0.005 | 0.00 | < 0.005 | < 0.005 | — | 4.28 | 4.28 | < 0.005 | < 0.005 | 0.01 | 4.33 |

| | | | | | | | | | | | | | | | | | |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| Vendor | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | — | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 |
| Hauling | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | — | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 |

## 3.10. Architectural Coating (2025) - Mitigated

Criteria Pollutants (lb/day for daily, ton/yr for annual) and GHGs (lb/day for daily, MT/yr for annual)

| Location | ROG | NOx | CO | SO2 | PM10E | PM10D | PM10T | PM2.5E | PM2.5D | PM2.5T | BCO2 | NBCO2 | CO2T | CH4 | N2O | R | CO2e |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| Onsite | — | — | — | — | — | — | — | — | — | — | — | — | — | — | — | — | — |
| Daily, Summer (Max) | — | — | — | — | — | — | — | — | — | — | — | — | — | — | — | — | — |
| Off-Road Equipment | 0.72 | 5.86 | 7.25 | 0.01 | 0.15 | — | 0.15 | 0.14 | — | 0.14 | — | 963 | 963 | 0.04 | 0.01 | — | 966 |
| Architectural Coatings | 4.60 | — | — | — | — | — | — | — | — | — | — | — | — | — | — | — | — |
| Onsite truck | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | — | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 |
| Daily, Winter (Max) | — | — | — | — | — | — | — | — | — | — | — | — | — | — | — | — | — |
| Average Daily | — | — | — | — | — | — | — | — | — | — | — | — | — | — | — | — | — |
| Off-Road Equipment | 0.17 | 1.41 | 1.75 | < 0.005 | 0.04 | — | 0.04 | 0.03 | — | 0.03 | — | 232 | 232 | 0.01 | < 0.005 | — | 233 |
| Architectural Coatings | 1.11 | — | — | — | — | — | — | — | — | — | — | — | — | — | — | — | — |
| Onsite truck | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | — | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 |
| Annual | — | — | — | — | — | — | — | — | — | — | — | — | — | — | — | — | — |
| Off-Road Equipment | 0.03 | 0.26 | 0.32 | < 0.005 | 0.01 | — | 0.01 | 0.01 | — | 0.01 | — | 38.4 | 38.4 | < 0.005 | < 0.005 | — | 38.6 |

| | | | | | | | | | | | | | | | | | |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| Architectu Coatings | 0.20 | — | — | — | — | — | — | — | — | — | — | — | — | — | — | — | — |
| Onsite truck | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | — | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 |
| Offsite | — | — | — | — | — | — | — | — | — | — | — | — | — | — | — | — | — |
| Daily, Summer (Max) | — | — | — | — | — | — | — | — | — | — | — | — | — | — | — | — | — |
| Worker | 0.03 | 0.03 | 0.56 | 0.00 | 0.00 | 0.11 | 0.11 | 0.00 | 0.02 | 0.02 | — | 111 | 111 | < 0.005 | < 0.005 | 0.41 | 113 |
| Vendor | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | — | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 |
| Hauling | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | — | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 |
| Daily, Winter (Max) | — | — | — | — | — | — | — | — | — | — | — | — | — | — | — | — | — |
| Average Daily | — | — | — | — | — | — | — | — | — | — | — | — | — | — | — | — | — |
| Worker | 0.01 | 0.01 | 0.12 | 0.00 | 0.00 | 0.03 | 0.03 | 0.00 | 0.01 | 0.01 | — | 25.8 | 25.8 | < 0.005 | < 0.005 | 0.04 | 26.2 |
| Vendor | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | — | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 |
| Hauling | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | — | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 |
| Annual | — | — | — | — | — | — | — | — | — | — | — | — | — | — | — | — | — |
| Worker | < 0.005 | < 0.005 | 0.02 | 0.00 | 0.00 | < 0.005 | < 0.005 | 0.00 | < 0.005 | < 0.005 | — | 4.28 | 4.28 | < 0.005 | < 0.005 | 0.01 | 4.33 |
| Vendor | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | — | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 |
| Hauling | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | — | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 |

# 4. Operations Emissions Details

## 4.1. Mobile Emissions by Land Use

### 4.1.1. Unmitigated

Criteria Pollutants (lb/day for daily, ton/yr for annual) and GHGs (lb/day for daily, MT/yr for annual)

| Land Use | ROG | NOx | CO | SO2 | PM10E | PM10D | PM10T | PM2.5E | PM2.5D | PM2.5T | BCO2 | NBCO2 | CO2T | CH4 | N2O | R | CO2e |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| Daily, Summer (Max) | — | — | — | — | — | — | — | — | — | — | — | — | — | — | — | — | — |
| Apartments Mid Rise | 0.79 | 0.55 | 6.42 | 0.02 | 0.01 | 0.57 | 0.58 | 0.01 | 0.10 | 0.11 | — | 1,574 | 1,574 | 0.08 | 0.06 | 4.81 | 1,600 |
| Quality Restaurant | 0.83 | 0.57 | 6.66 | 0.02 | 0.01 | 0.58 | 0.59 | 0.01 | 0.10 | 0.11 | — | 1,624 | 1,624 | 0.08 | 0.06 | 4.96 | 1,650 |
| Enclosed Parking with Elevator | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | — | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 |
| Total | 1.62 | 1.13 | 13.1 | 0.03 | 0.02 | 1.15 | 1.17 | 0.02 | 0.20 | 0.22 | — | 3,198 | 3,198 | 0.16 | 0.13 | 9.76 | 3,250 |
| Daily, Winter (Max) | — | — | — | — | — | — | — | — | — | — | — | — | — | — | — | — | — |
| Apartments Mid Rise | 0.78 | 0.60 | 5.95 | 0.01 | 0.01 | 0.57 | 0.58 | 0.01 | 0.10 | 0.11 | — | 1,509 | 1,509 | 0.08 | 0.07 | 0.12 | 1,531 |
| Quality Restaurant | 0.82 | 0.63 | 6.17 | 0.02 | 0.01 | 0.58 | 0.59 | 0.01 | 0.10 | 0.11 | — | 1,557 | 1,557 | 0.08 | 0.07 | 0.13 | 1,579 |
| Enclosed Parking with Elevator | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | — | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 |
| Total | 1.60 | 1.23 | 12.1 | 0.03 | 0.02 | 1.15 | 1.17 | 0.02 | 0.20 | 0.22 | — | 3,066 | 3,066 | 0.16 | 0.13 | 0.25 | 3,110 |
| Annual | — | — | — | — | — | — | — | — | — | — | — | — | — | — | — | — | — |
| Apartments Mid Rise | 0.13 | 0.11 | 1.06 | < 0.005 | < 0.005 | 0.10 | 0.10 | < 0.005 | 0.02 | 0.02 | — | 240 | 240 | 0.01 | 0.01 | 0.33 | 244 |
| Quality Restaurant | 0.13 | 0.07 | 0.72 | < 0.005 | < 0.005 | 0.06 | 0.06 | < 0.005 | 0.01 | 0.01 | — | 138 | 138 | 0.01 | 0.01 | 0.18 | 141 |

| | | | | | | | | | | | | | | | | | |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| Enclosed Parking with Elevator | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | — | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 |
| Total | 0.26 | 0.18 | 1.78 | < 0.005 | < 0.005 | 0.15 | 0.16 | < 0.005 | 0.03 | 0.03 | — | 379 | 379 | 0.02 | 0.02 | 0.51 | 385 |

### 4.1.2. Mitigated

Criteria Pollutants (lb/day for daily, ton/yr for annual) and GHGs (lb/day for daily, MT/yr for annual)

| Land Use | ROG | NOx | CO | SO2 | PM10E | PM10D | PM10T | PM2.5E | PM2.5D | PM2.5T | BCO2 | NBCO2 | CO2T | CH4 | N2O | R | CO2e |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| Daily, Summer (Max) | — | — | — | — | — | — | — | — | — | — | — | — | — | — | — | — | — |
| Apartments Mid Rise | 0.39 | 0.28 | 3.20 | 0.01 | < 0.005 | 0.28 | 0.29 | < 0.005 | 0.05 | 0.05 | — | 785 | 785 | 0.04 | 0.03 | 2.40 | 798 |
| Quality Restaurant | 0.65 | 0.45 | 5.19 | 0.01 | 0.01 | 0.46 | 0.46 | 0.01 | 0.08 | 0.09 | — | 1,267 | 1,267 | 0.06 | 0.05 | 3.87 | 1,287 |
| Enclosed Parking with Elevator | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | — | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 |
| Total | 1.04 | 0.72 | 8.39 | 0.02 | 0.01 | 0.74 | 0.75 | 0.01 | 0.13 | 0.14 | — | 2,052 | 2,052 | 0.10 | 0.08 | 6.26 | 2,085 |
| Daily, Winter (Max) | — | — | — | — | — | — | — | — | — | — | — | — | — | — | — | — | — |
| Apartments Mid Rise | 0.39 | 0.30 | 2.97 | 0.01 | < 0.005 | 0.28 | 0.29 | < 0.005 | 0.05 | 0.05 | — | 752 | 752 | 0.04 | 0.03 | 0.06 | 763 |
| Quality Restaurant | 0.64 | 0.49 | 4.82 | 0.01 | 0.01 | 0.46 | 0.46 | 0.01 | 0.08 | 0.09 | — | 1,214 | 1,214 | 0.06 | 0.05 | 0.10 | 1,232 |
| Enclosed Parking with Elevator | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | — | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 |

| | | | | | | | | | | | | | | | | | |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| Total | 1.03 | 0.79 | 7.78 | 0.02 | 0.01 | 0.74 | 0.75 | 0.01 | 0.13 | 0.14 | — | 1,967 | 1,967 | 0.10 | 0.09 | 0.16 | 1,995 |
| Annual | — | — | — | — | — | — | — | — | — | — | — | — | — | — | — | — | — |
| Apartments Mid Rise | 0.07 | 0.05 | 0.53 | < 0.005 | < 0.005 | 0.05 | 0.05 | < 0.005 | 0.01 | 0.01 | — | 120 | 120 | 0.01 | 0.01 | 0.16 | 122 |
| Quality Restaurant | 0.10 | 0.06 | 0.56 | < 0.005 | < 0.005 | 0.04 | 0.04 | < 0.005 | 0.01 | 0.01 | — | 108 | 108 | 0.01 | 0.01 | 0.14 | 110 |
| Enclosed Parking with Elevator | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | — | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 |
| Total | 0.16 | 0.11 | 1.09 | < 0.005 | < 0.005 | 0.09 | 0.09 | < 0.005 | 0.02 | 0.02 | — | 228 | 228 | 0.01 | 0.01 | 0.31 | 232 |

## 4.2. Energy

### 4.2.1. Electricity Emissions By Land Use - Unmitigated

Criteria Pollutants (lb/day for daily, ton/yr for annual) and GHGs (lb/day for daily, MT/yr for annual)

| Land Use | ROG | NOx | CO | SO2 | PM10E | PM10D | PM10T | PM2.5E | PM2.5D | PM2.5T | BCO2 | NBCO2 | CO2T | CH4 | N2O | R | CO2e |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| Daily, Summer (Max) | — | — | — | — | — | — | — | — | — | — | — | — | — | — | — | — | — |
| Apartments Mid Rise | — | — | — | — | — | — | — | — | — | — | — | 292 | 292 | 0.02 | < 0.005 | — | 293 |
| Quality Restaurant | — | — | — | — | — | — | — | — | — | — | — | 162 | 162 | 0.01 | < 0.005 | — | 163 |
| Enclosed Parking with Elevator | — | — | — | — | — | — | — | — | — | — | — | 88.6 | 88.6 | 0.01 | < 0.005 | — | 89.0 |
| Total | — | — | — | — | — | — | — | — | — | — | — | 542 | 542 | 0.04 | 0.01 | — | 545 |

| | | | | | | | | | | | | | | | | | |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| Daily, Winter (Max) | — | — | — | — | — | — | — | — | — | — | — | — | — | — | — | — | — |
| Apartments Mid Rise | — | — | — | — | — | — | — | — | — | — | — | 292 | 292 | 0.02 | < 0.005 | — | 293 |
| Quality Restaurant | — | — | — | — | — | — | — | — | — | — | — | 162 | 162 | 0.01 | < 0.005 | — | 163 |
| Enclosed Parking with Elevator | — | — | — | — | — | — | — | — | — | — | — | 88.6 | 88.6 | 0.01 | < 0.005 | — | 89.0 |
| Total | — | — | — | — | — | — | — | — | — | — | — | 542 | 542 | 0.04 | 0.01 | — | 545 |
| Annual | — | — | — | — | — | — | — | — | — | — | — | — | — | — | — | — | — |
| Apartments Mid Rise | — | — | — | — | — | — | — | — | — | — | — | 48.3 | 48.3 | < 0.005 | < 0.005 | — | 48.6 |
| Quality Restaurant | — | — | — | — | — | — | — | — | — | — | — | 26.8 | 26.8 | < 0.005 | < 0.005 | — | 26.9 |
| Enclosed Parking with Elevator | — | — | — | — | — | — | — | — | — | — | — | 14.7 | 14.7 | < 0.005 | < 0.005 | — | 14.7 |
| Total | — | — | — | — | — | — | — | — | — | — | — | 89.8 | 89.8 | 0.01 | < 0.005 | — | 90.2 |

### 4.2.2. Electricity Emissions By Land Use - Mitigated

Criteria Pollutants (lb/day for daily, ton/yr for annual) and GHGs (lb/day for daily, MT/yr for annual)

| Land Use | ROG | NOx | CO | SO2 | PM10E | PM10D | PM10T | PM2.5E | PM2.5D | PM2.5T | BCO2 | NBCO2 | CO2T | CH4 | N2O | R | CO2e |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| Daily, Summer (Max) | — | — | — | — | — | — | — | — | — | — | — | — | — | — | — | — | — |
| Apartments Mid Rise | — | — | — | — | — | — | — | — | — | — | — | 295 | 295 | 0.02 | < 0.005 | — | 296 |

| | | | | | | | | | | | | | | | | | |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| Quality Restaurant | — | — | — | — | — | — | — | — | — | — | — | 162 | 162 | 0.01 | < 0.005 | — | 163 |
| Enclosed Parking with Elevator | — | — | — | — | — | — | — | — | — | — | — | 88.6 | 88.6 | 0.01 | < 0.005 | — | 89.0 |
| Total | — | — | — | — | — | — | — | — | — | — | — | 545 | 545 | 0.04 | 0.01 | — | 548 |
| Daily, Winter (Max) | — | — | — | — | — | — | — | — | — | — | — | — | — | — | — | — | — |
| Apartments Mid Rise | — | — | — | — | — | — | — | — | — | — | — | 295 | 295 | 0.02 | < 0.005 | — | 296 |
| Quality Restaurant | — | — | — | — | — | — | — | — | — | — | — | 162 | 162 | 0.01 | < 0.005 | — | 163 |
| Enclosed Parking with Elevator | — | — | — | — | — | — | — | — | — | — | — | 88.6 | 88.6 | 0.01 | < 0.005 | — | 89.0 |
| Total | — | — | — | — | — | — | — | — | — | — | — | 545 | 545 | 0.04 | 0.01 | — | 548 |
| Annual | — | — | — | — | — | — | — | — | — | — | — | — | — | — | — | — | — |
| Apartments Mid Rise | — | — | — | — | — | — | — | — | — | — | — | 48.8 | 48.8 | < 0.005 | < 0.005 | — | 49.0 |
| Quality Restaurant | — | — | — | — | — | — | — | — | — | — | — | 26.8 | 26.8 | < 0.005 | < 0.005 | — | 26.9 |
| Enclosed Parking with Elevator | — | — | — | — | — | — | — | — | — | — | — | 14.7 | 14.7 | < 0.005 | < 0.005 | — | 14.7 |
| Total | — | — | — | — | — | — | — | — | — | — | — | 90.2 | 90.2 | 0.01 | < 0.005 | — | 90.7 |

### 4.2.3. Natural Gas Emissions By Land Use - Unmitigated

Criteria Pollutants (lb/day for daily, ton/yr for annual) and GHGs (lb/day for daily, MT/yr for annual)

| Land Use | ROG | NOx | CO | SO2 | PM10E | PM10D | PM10T | PM2.5E | PM2.5D | PM2.5T | BCO2 | NBCO2 | CO2T | CH4 | N2O | R | CO2e |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| Daily, Summer (Max) | — | — | — | — | — | — | — | — | — | — | — | — | — | — | — | — | — |
| Apartments Mid Rise | 0.01 | 0.12 | 0.05 | < 0.005 | 0.01 | — | 0.01 | 0.01 | — | 0.01 | — | 150 | 150 | 0.01 | < 0.005 | — | 150 |
| Quality Restaurant | < 0.005 | 0.07 | 0.06 | < 0.005 | 0.01 | — | 0.01 | 0.01 | — | 0.01 | — | 79.8 | 79.8 | 0.01 | < 0.005 | — | 80.0 |
| Enclosed Parking with Elevator | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | — | 0.00 | 0.00 | — | 0.00 | — | 0.00 | 0.00 | 0.00 | 0.00 | — | 0.00 |
| Total | 0.01 | 0.18 | 0.11 | < 0.005 | 0.01 | — | 0.01 | 0.01 | — | 0.01 | — | 229 | 229 | 0.02 | < 0.005 | — | 230 |
| Daily, Winter (Max) | — | — | — | — | — | — | — | — | — | — | — | — | — | — | — | — | — |
| Apartments Mid Rise | 0.01 | 0.12 | 0.05 | < 0.005 | 0.01 | — | 0.01 | 0.01 | — | 0.01 | — | 150 | 150 | 0.01 | < 0.005 | — | 150 |
| Quality Restaurant | < 0.005 | 0.07 | 0.06 | < 0.005 | 0.01 | — | 0.01 | 0.01 | — | 0.01 | — | 79.8 | 79.8 | 0.01 | < 0.005 | — | 80.0 |
| Enclosed Parking with Elevator | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | — | 0.00 | 0.00 | — | 0.00 | — | 0.00 | 0.00 | 0.00 | 0.00 | — | 0.00 |
| Total | 0.01 | 0.18 | 0.11 | < 0.005 | 0.01 | — | 0.01 | 0.01 | — | 0.01 | — | 229 | 229 | 0.02 | < 0.005 | — | 230 |
| Annual | — | — | — | — | — | — | — | — | — | — | — | — | — | — | — | — | — |
| Apartments Mid Rise | < 0.005 | 0.02 | 0.01 | < 0.005 | < 0.005 | — | < 0.005 | < 0.005 | — | < 0.005 | — | 24.8 | 24.8 | < 0.005 | < 0.005 | — | 24.8 |
| Quality Restaurant | < 0.005 | 0.01 | 0.01 | < 0.005 | < 0.005 | — | < 0.005 | < 0.005 | — | < 0.005 | — | 13.2 | 13.2 | < 0.005 | < 0.005 | — | 13.2 |

| | | | | | | | | | | | | | | | | | |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| Enclosed Parking with Elevator | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | — | 0.00 | 0.00 | — | 0.00 | — | 0.00 | 0.00 | 0.00 | 0.00 | — | 0.00 |
| Total | < 0.005 | 0.03 | 0.02 | < 0.005 | < 0.005 | — | < 0.005 | < 0.005 | — | < 0.005 | — | 38.0 | 38.0 | < 0.005 | < 0.005 | — | 38.1 |

### 4.2.4. Natural Gas Emissions By Land Use - Mitigated

Criteria Pollutants (lb/day for daily, ton/yr for annual) and GHGs (lb/day for daily, MT/yr for annual)

| Land Use | ROG | NOx | CO | SO2 | PM10E | PM10D | PM10T | PM2.5E | PM2.5D | PM2.5T | BCO2 | NBCO2 | CO2T | CH4 | N2O | R | CO2e |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| Daily, Summer (Max) | — | — | — | — | — | — | — | — | — | — | — | — | — | — | — | — | — |
| Apartments Mid Rise | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | — | 0.00 | 0.00 | — | 0.00 | — | 0.00 | 0.00 | 0.00 | 0.00 | — | 0.00 |
| Quality Restaurant | < 0.005 | 0.07 | 0.06 | < 0.005 | 0.01 | — | 0.01 | 0.01 | — | 0.01 | — | 79.8 | 79.8 | 0.01 | < 0.005 | — | 80.0 |
| Enclosed Parking with Elevator | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | — | 0.00 | 0.00 | — | 0.00 | — | 0.00 | 0.00 | 0.00 | 0.00 | — | 0.00 |
| Total | < 0.005 | 0.07 | 0.06 | < 0.005 | 0.01 | — | 0.01 | 0.01 | — | 0.01 | — | 79.8 | 79.8 | 0.01 | < 0.005 | — | 80.0 |
| Daily, Winter (Max) | — | — | — | — | — | — | — | — | — | — | — | — | — | — | — | — | — |
| Apartments Mid Rise | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | — | 0.00 | 0.00 | — | 0.00 | — | 0.00 | 0.00 | 0.00 | 0.00 | — | 0.00 |
| Quality Restaurant | < 0.005 | 0.07 | 0.06 | < 0.005 | 0.01 | — | 0.01 | 0.01 | — | 0.01 | — | 79.8 | 79.8 | 0.01 | < 0.005 | — | 80.0 |
| Enclosed Parking with Elevator | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | — | 0.00 | 0.00 | — | 0.00 | — | 0.00 | 0.00 | 0.00 | 0.00 | — | 0.00 |

| | | | | | | | | | | | | | | | | | |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| Total | < 0.005 | 0.07 | 0.06 | < 0.005 | 0.01 | — | 0.01 | 0.01 | — | 0.01 | — | 79.8 | 79.8 | 0.01 | < 0.005 | — | 80.0 |
| Annual | — | — | — | — | — | — | — | — | — | — | — | — | — | — | — | — | — |
| Apartments Mid Rise | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | — | 0.00 | 0.00 | — | 0.00 | — | 0.00 | 0.00 | 0.00 | 0.00 | — | 0.00 |
| Quality Restaurant | < 0.005 | 0.01 | 0.01 | < 0.005 | < 0.005 | — | < 0.005 | < 0.005 | — | < 0.005 | — | 13.2 | 13.2 | < 0.005 | < 0.005 | — | 13.2 |
| Enclosed Parking with Elevator | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | — | 0.00 | 0.00 | — | 0.00 | — | 0.00 | 0.00 | 0.00 | 0.00 | — | 0.00 |
| Total | < 0.005 | 0.01 | 0.01 | < 0.005 | < 0.005 | — | < 0.005 | < 0.005 | — | < 0.005 | — | 13.2 | 13.2 | < 0.005 | < 0.005 | — | 13.2 |

## 4.3. Area Emissions by Source

### 4.3.2. Unmitigated

Criteria Pollutants (lb/day for daily, ton/yr for annual) and GHGs (lb/day for daily, MT/yr for annual)

| Source | ROG | NOx | CO | SO2 | PM10E | PM10D | PM10T | PM2.5E | PM2.5D | PM2.5T | BCO2 | NBCO2 | CO2T | CH4 | N2O | R | CO2e |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| Daily, Summer (Max) | — | — | — | — | — | — | — | — | — | — | — | — | — | — | — | — | — |
| Consumer Products | 1.36 | — | — | — | — | — | — | — | — | — | — | — | — | — | — | — | — |
| Architectural Coatings | 0.11 | — | — | — | — | — | — | — | — | — | — | — | — | — | — | — | — |
| Landscape Equipment | 0.34 | 0.03 | 3.33 | < 0.005 | < 0.005 | — | < 0.005 | < 0.005 | — | < 0.005 | — | 9.87 | 9.87 | < 0.005 | < 0.005 | — | 9.90 |
| Total | 1.81 | 0.03 | 3.33 | < 0.005 | < 0.005 | — | < 0.005 | < 0.005 | — | < 0.005 | — | 9.87 | 9.87 | < 0.005 | < 0.005 | — | 9.90 |

| | | | | | | | | | | | | | | | | | |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| Daily, Winter (Max) | — | — | — | — | — | — | — | — | — | — | — | — | — | — | — | — | — |
| Consumer Products | 1.36 | — | — | — | — | — | — | — | — | — | — | — | — | — | — | — | — |
| Architectural Coatings | 0.11 | — | — | — | — | — | — | — | — | — | — | — | — | — | — | — | — |
| Total | 1.47 | — | — | — | — | — | — | — | — | — | — | — | — | — | — | — | — |
| Annual | — | — | — | — | — | — | — | — | — | — | — | — | — | — | — | — | — |
| Consumer Products | 0.25 | — | — | — | — | — | — | — | — | — | — | — | — | — | — | — | — |
| Architectural Coatings | 0.02 | — | — | — | — | — | — | — | — | — | — | — | — | — | — | — | — |
| Landscape Equipment | 0.04 | < 0.005 | 0.42 | < 0.005 | < 0.005 | — | < 0.005 | < 0.005 | — | < 0.005 | — | 1.12 | 1.12 | < 0.005 | < 0.005 | — | 1.12 |
| Total | 0.31 | < 0.005 | 0.42 | < 0.005 | < 0.005 | — | < 0.005 | < 0.005 | — | < 0.005 | — | 1.12 | 1.12 | < 0.005 | < 0.005 | — | 1.12 |

### 4.3.1. Mitigated

Criteria Pollutants (lb/day for daily, ton/yr for annual) and GHGs (lb/day for daily, MT/yr for annual)

| Source | ROG | NOx | CO | SO2 | PM10E | PM10D | PM10T | PM2.5E | PM2.5D | PM2.5T | BCO2 | NBCO2 | CO2T | CH4 | N2O | R | CO2e |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| Daily, Summer (Max) | — | — | — | — | — | — | — | — | — | — | — | — | — | — | — | — | — |
| Consumer Products | 1.36 | — | — | — | — | — | — | — | — | — | — | — | — | — | — | — | — |

| | | | | | | | | | | | | | | | | | |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| Architectural Coatings | 0.11 | — | — | — | — | — | — | — | — | — | — | — | — | — | — | — | — |
| Landscape Equipment | 0.34 | 0.03 | 3.33 | < 0.005 | < 0.005 | — | < 0.005 | < 0.005 | — | < 0.005 | — | 9.87 | 9.87 | < 0.005 | < 0.005 | — | 9.90 |
| Total | 1.81 | 0.03 | 3.33 | < 0.005 | < 0.005 | — | < 0.005 | < 0.005 | — | < 0.005 | — | 9.87 | 9.87 | < 0.005 | < 0.005 | — | 9.90 |
| Daily, Winter (Max) | — | — | — | — | — | — | — | — | — | — | — | — | — | — | — | — | — |
| Consumer Products | 1.36 | — | — | — | — | — | — | — | — | — | — | — | — | — | — | — | — |
| Architectural Coatings | 0.11 | — | — | — | — | — | — | — | — | — | — | — | — | — | — | — | — |
| Total | 1.47 | — | — | — | — | — | — | — | — | — | — | — | — | — | — | — | — |
| Annual | — | — | — | — | — | — | — | — | — | — | — | — | — | — | — | — | — |
| Consumer Products | 0.25 | — | — | — | — | — | — | — | — | — | — | — | — | — | — | — | — |
| Architectural Coatings | 0.02 | — | — | — | — | — | — | — | — | — | — | — | — | — | — | — | — |
| Landscape Equipment | 0.04 | < 0.005 | 0.42 | < 0.005 | < 0.005 | — | < 0.005 | < 0.005 | — | < 0.005 | — | 1.12 | 1.12 | < 0.005 | < 0.005 | — | 1.12 |
| Total | 0.31 | < 0.005 | 0.42 | < 0.005 | < 0.005 | — | < 0.005 | < 0.005 | — | < 0.005 | — | 1.12 | 1.12 | < 0.005 | < 0.005 | — | 1.12 |

## 4.4. Water Emissions by Land Use

### 4.4.2. Unmitigated

Criteria Pollutants (lb/day for daily, ton/yr for annual) and GHGs (lb/day for daily, MT/yr for annual)

| Land Use | ROG | NOx | CO | SO2 | PM10E | PM10D | PM10T | PM2.5E | PM2.5D | PM2.5T | BCO2 | NBCO2 | CO2T | CH4 | N2O | R | CO2e |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| Daily, Summer (Max) | — | — | — | — | — | — | — | — | — | — | — | — | — | — | — | — | — |
| Apartments Mid Rise | — | — | — | — | — | — | — | — | — | — | 3.36 | 22.7 | 26.0 | 0.35 | 0.01 | — | 37.2 |
| Quality Restaurant | — | — | — | — | — | — | — | — | — | — | 1.74 | 11.7 | 13.5 | 0.18 | < 0.005 | — | 19.3 |
| Enclosed Parking with Elevator | — | — | — | — | — | — | — | — | — | — | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | — | 0.00 |
| Total | — | — | — | — | — | — | — | — | — | — | 5.10 | 34.4 | 39.5 | 0.53 | 0.01 | — | 56.4 |
| Daily, Winter (Max) | — | — | — | — | — | — | — | — | — | — | — | — | — | — | — | — | — |
| Apartments Mid Rise | — | — | — | — | — | — | — | — | — | — | 3.36 | 22.7 | 26.0 | 0.35 | 0.01 | — | 37.2 |
| Quality Restaurant | — | — | — | — | — | — | — | — | — | — | 1.74 | 11.7 | 13.5 | 0.18 | < 0.005 | — | 19.3 |
| Enclosed Parking with Elevator | — | — | — | — | — | — | — | — | — | — | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | — | 0.00 |
| Total | — | — | — | — | — | — | — | — | — | — | 5.10 | 34.4 | 39.5 | 0.53 | 0.01 | — | 56.4 |
| Annual | — | — | — | — | — | — | — | — | — | — | — | — | — | — | — | — | — |
| Apartments Mid Rise | — | — | — | — | — | — | — | — | — | — | 0.56 | 3.75 | 4.31 | 0.06 | < 0.005 | — | 6.16 |
| Quality Restaurant | — | — | — | — | — | — | — | — | — | — | 0.29 | 1.94 | 2.23 | 0.03 | < 0.005 | — | 3.19 |

| | | | | | | | | | | | | | | | | | |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| Enclosed Parking with Elevator | — | — | — | — | — | — | — | — | — | — | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | — | 0.00 |
| Total | — | — | — | — | — | — | — | — | — | — | 0.84 | 5.69 | 6.54 | 0.09 | < 0.005 | — | 9.34 |

### 4.4.1. Mitigated

Criteria Pollutants (lb/day for daily, ton/yr for annual) and GHGs (lb/day for daily, MT/yr for annual)

| Land Use | ROG | NOx | CO | SO2 | PM10E | PM10D | PM10T | PM2.5E | PM2.5D | PM2.5T | BCO2 | NBCO2 | CO2T | CH4 | N2O | R | CO2e |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| Daily, Summer (Max) | — | — | — | — | — | — | — | — | — | — | — | — | — | — | — | — | — |
| Apartments Mid Rise | — | — | — | — | — | — | — | — | — | — | 2.69 | 18.1 | 20.8 | 0.28 | 0.01 | — | 29.7 |
| Quality Restaurant | — | — | — | — | — | — | — | — | — | — | 1.40 | 9.38 | 10.8 | 0.14 | < 0.005 | — | 15.4 |
| Enclosed Parking with Elevator | — | — | — | — | — | — | — | — | — | — | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | — | 0.00 |
| Total | — | — | — | — | — | — | — | — | — | — | 4.08 | 27.5 | 31.6 | 0.42 | 0.01 | — | 45.2 |
| Daily, Winter (Max) | — | — | — | — | — | — | — | — | — | — | — | — | — | — | — | — | — |
| Apartments Mid Rise | — | — | — | — | — | — | — | — | — | — | 2.69 | 18.1 | 20.8 | 0.28 | 0.01 | — | 29.7 |
| Quality Restaurant | — | — | — | — | — | — | — | — | — | — | 1.40 | 9.38 | 10.8 | 0.14 | < 0.005 | — | 15.4 |
| Enclosed Parking with Elevator | — | — | — | — | — | — | — | — | — | — | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | — | 0.00 |

| | | | | | | | | | | | | | | | | | |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| Total | — | — | — | — | — | — | — | — | — | — | 4.08 | 27.5 | 31.6 | 0.42 | 0.01 | — | 45.2 |
| Annual | — | — | — | — | — | — | — | — | — | — | — | — | — | — | — | — | — |
| Apartments Mid Rise | — | — | — | — | — | — | — | — | — | — | 0.44 | 3.00 | 3.45 | 0.05 | < 0.005 | — | 4.92 |
| Quality Restaurant | — | — | — | — | — | — | — | — | — | — | 0.23 | 1.55 | 1.78 | 0.02 | < 0.005 | — | 2.55 |
| Enclosed Parking with Elevator | — | — | — | — | — | — | — | — | — | — | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | — | 0.00 |
| Total | — | — | — | — | — | — | — | — | — | — | 0.68 | 4.56 | 5.23 | 0.07 | < 0.005 | — | 7.48 |

## 4.5. Waste Emissions by Land Use

### 4.5.2. Unmitigated

Criteria Pollutants (lb/day for daily, ton/yr for annual) and GHGs (lb/day for daily, MT/yr for annual)

| Land Use | ROG | NOx | CO | SO2 | PM10E | PM10D | PM10T | PM2.5E | PM2.5D | PM2.5T | BCO2 | NBCO2 | CO2T | CH4 | N2O | R | CO2e |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| Daily, Summer (Max) | — | — | — | — | — | — | — | — | — | — | — | — | — | — | — | — | — |
| Apartments Mid Rise | — | — | — | — | — | — | — | — | — | — | 18.7 | 0.00 | 18.7 | 1.87 | 0.00 | — | 65.5 |
| Quality Restaurant | — | — | — | — | — | — | — | — | — | — | 1.48 | 0.00 | 1.48 | 0.15 | 0.00 | — | 5.16 |
| Enclosed Parking with Elevator | — | — | — | — | — | — | — | — | — | — | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | — | 0.00 |
| Total | — | — | — | — | — | — | — | — | — | — | 20.2 | 0.00 | 20.2 | 2.02 | 0.00 | — | 70.6 |

| | | | | | | | | | | | | | | | | | |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| Daily, Winter (Max) | — | — | — | — | — | — | — | — | — | — | — | — | — | — | — | — | — |
| Apartments Mid Rise | — | — | — | — | — | — | — | — | — | — | 18.7 | 0.00 | 18.7 | 1.87 | 0.00 | — | 65.5 |
| Quality Restaurant | — | — | — | — | — | — | — | — | — | — | 1.48 | 0.00 | 1.48 | 0.15 | 0.00 | — | 5.16 |
| Enclosed Parking with Elevator | — | — | — | — | — | — | — | — | — | — | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | — | 0.00 |
| Total | — | — | — | — | — | — | — | — | — | — | 20.2 | 0.00 | 20.2 | 2.02 | 0.00 | — | 70.6 |
| Annual | — | — | — | — | — | — | — | — | — | — | — | — | — | — | — | — | — |
| Apartments Mid Rise | — | — | — | — | — | — | — | — | — | — | 3.10 | 0.00 | 3.10 | 0.31 | 0.00 | — | 10.8 |
| Quality Restaurant | — | — | — | — | — | — | — | — | — | — | 0.24 | 0.00 | 0.24 | 0.02 | 0.00 | — | 0.85 |
| Enclosed Parking with Elevator | — | — | — | — | — | — | — | — | — | — | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | — | 0.00 |
| Total | — | — | — | — | — | — | — | — | — | — | 3.34 | 0.00 | 3.34 | 0.33 | 0.00 | — | 11.7 |

### 4.5.1. Mitigated

Criteria Pollutants (lb/day for daily, ton/yr for annual) and GHGs (lb/day for daily, MT/yr for annual)

| Land Use | ROG | NOx | CO | SO2 | PM10E | PM10D | PM10T | PM2.5E | PM2.5D | PM2.5T | BCO2 | NBCO2 | CO2T | CH4 | N2O | R | CO2e |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| Daily, Summer (Max) | — | — | — | — | — | — | — | — | — | — | — | — | — | — | — | — | — |
| Apartments Mid Rise | — | — | — | — | — | — | — | — | — | — | 4.68 | 0.00 | 4.68 | 0.47 | 0.00 | — | 16.4 |

| | | | | | | | | | | | | | | | | | |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| Quality Restaurant | — | — | — | — | — | — | — | — | — | — | 0.37 | 0.00 | 0.37 | 0.04 | 0.00 | — | 1.29 |
| Enclosed Parking with Elevator | — | — | — | — | — | — | — | — | — | — | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | — | 0.00 |
| Total | — | — | — | — | — | — | — | — | — | — | 5.05 | 0.00 | 5.05 | 0.50 | 0.00 | — | 17.7 |
| Daily, Winter (Max) | — | — | — | — | — | — | — | — | — | — | — | — | — | — | — | — | — |
| Apartments Mid Rise | — | — | — | — | — | — | — | — | — | — | 4.68 | 0.00 | 4.68 | 0.47 | 0.00 | — | 16.4 |
| Quality Restaurant | — | — | — | — | — | — | — | — | — | — | 0.37 | 0.00 | 0.37 | 0.04 | 0.00 | — | 1.29 |
| Enclosed Parking with Elevator | — | — | — | — | — | — | — | — | — | — | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | — | 0.00 |
| Total | — | — | — | — | — | — | — | — | — | — | 5.05 | 0.00 | 5.05 | 0.50 | 0.00 | — | 17.7 |
| Annual | — | — | — | — | — | — | — | — | — | — | — | — | — | — | — | — | — |
| Apartments Mid Rise | — | — | — | — | — | — | — | — | — | — | 0.77 | 0.00 | 0.77 | 0.08 | 0.00 | — | 2.71 |
| Quality Restaurant | — | — | — | — | — | — | — | — | — | — | 0.06 | 0.00 | 0.06 | 0.01 | 0.00 | — | 0.21 |
| Enclosed Parking with Elevator | — | — | — | — | — | — | — | — | — | — | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | — | 0.00 |
| Total | — | — | — | — | — | — | — | — | — | — | 0.84 | 0.00 | 0.84 | 0.08 | 0.00 | — | 2.92 |

## 4.6. Refrigerant Emissions by Land Use

### 4.6.1. Unmitigated

Criteria Pollutants (lb/day for daily, ton/yr for annual) and GHGs (lb/day for daily, MT/yr for annual)

| Land Use | ROG | NOx | CO | SO2 | PM10E | PM10D | PM10T | PM2.5E | PM2.5D | PM2.5T | BCO2 | NBCO2 | CO2T | CH4 | N2O | R | CO2e |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| Daily, Summer (Max) | — | — | — | — | — | — | — | — | — | — | — | — | — | — | — | — | — |
| Apartments Mid Rise | — | — | — | — | — | — | — | — | — | — | — | — | — | — | — | 0.44 | 0.44 |
| Quality Restaurant | — | — | — | — | — | — | — | — | — | — | — | — | — | — | — | 4.11 | 4.11 |
| Total | — | — | — | — | — | — | — | — | — | — | — | — | — | — | — | 4.54 | 4.54 |
| Daily, Winter (Max) | — | — | — | — | — | — | — | — | — | — | — | — | — | — | — | — | — |
| Apartments Mid Rise | — | — | — | — | — | — | — | — | — | — | — | — | — | — | — | 0.44 | 0.44 |
| Quality Restaurant | — | — | — | — | — | — | — | — | — | — | — | — | — | — | — | 4.11 | 4.11 |
| Total | — | — | — | — | — | — | — | — | — | — | — | — | — | — | — | 4.54 | 4.54 |
| Annual | — | — | — | — | — | — | — | — | — | — | — | — | — | — | — | — | — |
| Apartments Mid Rise | — | — | — | — | — | — | — | — | — | — | — | — | — | — | — | 0.07 | 0.07 |
| Quality Restaurant | — | — | — | — | — | — | — | — | — | — | — | — | — | — | — | 0.68 | 0.68 |
| Total | — | — | — | — | — | — | — | — | — | — | — | — | — | — | — | 0.75 | 0.75 |

### 4.6.2. Mitigated

Criteria Pollutants (lb/day for daily, ton/yr for annual) and GHGs (lb/day for daily, MT/yr for annual)

| Land Use | ROG | NOx | CO | SO2 | PM10E | PM10D | PM10T | PM2.5E | PM2.5D | PM2.5T | BCO2 | NBCO2 | CO2T | CH4 | N2O | R | CO2e |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|

| | | | | | | | | | | | | | | | | | |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| Daily, Summer (Max) | — | — | — | — | — | — | — | — | — | — | — | — | — | — | — | — | — |
| Apartments Mid Rise | — | — | — | — | — | — | — | — | — | — | — | — | — | — | — | 0.44 | 0.44 |
| Quality Restaurant | — | — | — | — | — | — | — | — | — | — | — | — | — | — | — | 4.11 | 4.11 |
| Total | — | — | — | — | — | — | — | — | — | — | — | — | — | — | — | 4.54 | 4.54 |
| Daily, Winter (Max) | — | — | — | — | — | — | — | — | — | — | — | — | — | — | — | — | — |
| Apartments Mid Rise | — | — | — | — | — | — | — | — | — | — | — | — | — | — | — | 0.44 | 0.44 |
| Quality Restaurant | — | — | — | — | — | — | — | — | — | — | — | — | — | — | — | 4.11 | 4.11 |
| Total | — | — | — | — | — | — | — | — | — | — | — | — | — | — | — | 4.54 | 4.54 |
| Annual | — | — | — | — | — | — | — | — | — | — | — | — | — | — | — | — | — |
| Apartments Mid Rise | — | — | — | — | — | — | — | — | — | — | — | — | — | — | — | 0.07 | 0.07 |
| Quality Restaurant | — | — | — | — | — | — | — | — | — | — | — | — | — | — | — | 0.68 | 0.68 |
| Total | — | — | — | — | — | — | — | — | — | — | — | — | — | — | — | 0.75 | 0.75 |

## 4.8. Stationary Emissions By Equipment Type

### 4.8.1. Unmitigated

Criteria Pollutants (lb/day for daily, ton/yr for annual) and GHGs (lb/day for daily, MT/yr for annual)

| Equipment Type | ROG | NOx | CO | SO2 | PM10E | PM10D | PM10T | PM2.5E | PM2.5D | PM2.5T | BCO2 | NBCO2 | CO2T | CH4 | N2O | R | CO2e |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|

| | | | | | | | | | | | | | | | | | |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| Daily, Summer (Max) | — | — | — | — | — | — | — | — | — | — | — | — | — | — | — | — | — |
| Emergency Generator | 0.82 | 3.67 | 2.09 | < 0.005 | 0.12 | — | 0.12 | 0.12 | — | 0.12 | — | 420 | 420 | 0.02 | < 0.005 | — | 421 |
| Total | 0.82 | 3.67 | 2.09 | < 0.005 | 0.12 | — | 0.12 | 0.12 | — | 0.12 | — | 420 | 420 | 0.02 | < 0.005 | — | 421 |
| Daily, Winter (Max) | — | — | — | — | — | — | — | — | — | — | — | — | — | — | — | — | — |
| Emergency Generator | 0.82 | 3.67 | 2.09 | < 0.005 | 0.12 | — | 0.12 | 0.12 | — | 0.12 | — | 420 | 420 | 0.02 | < 0.005 | — | 421 |
| Total | 0.82 | 3.67 | 2.09 | < 0.005 | 0.12 | — | 0.12 | 0.12 | — | 0.12 | — | 420 | 420 | 0.02 | < 0.005 | — | 421 |
| Annual | — | — | — | — | — | — | — | — | — | — | — | — | — | — | — | — | — |
| Emergency Generator | 0.01 | 0.04 | 0.03 | < 0.005 | < 0.005 | — | < 0.005 | < 0.005 | — | < 0.005 | — | 4.57 | 4.57 | < 0.005 | < 0.005 | — | 4.58 |
| Total | 0.01 | 0.04 | 0.03 | < 0.005 | < 0.005 | — | < 0.005 | < 0.005 | — | < 0.005 | — | 4.57 | 4.57 | < 0.005 | < 0.005 | — | 4.58 |

### 4.8.2. Mitigated

Criteria Pollutants (lb/day for daily, ton/yr for annual) and GHGs (lb/day for daily, MT/yr for annual)

| Equipment Type | ROG | NOx | CO | SO2 | PM10E | PM10D | PM10T | PM2.5E | PM2.5D | PM2.5T | BCO2 | NBCO2 | CO2T | CH4 | N2O | R | CO2e |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| Daily, Summer (Max) | — | — | — | — | — | — | — | — | — | — | — | — | — | — | — | — | — |
| Emergency Generator | 0.82 | 3.67 | 2.09 | < 0.005 | 0.12 | — | 0.12 | 0.12 | — | 0.12 | — | 420 | 420 | 0.02 | < 0.005 | — | 421 |

| | | | | | | | | | | | | | | | | |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| Total | 0.82 | 3.67 | 2.09 | < 0.005 | 0.12 | — | 0.12 | 0.12 | — | 0.12 | — | 420 | 420 | 0.02 | < 0.005 | — | 421 |
| Daily, Winter (Max) | — | — | — | — | — | — | — | — | — | — | — | — | — | — | — | — | — |
| Emergency Generator | 0.82 | 3.67 | 2.09 | < 0.005 | 0.12 | — | 0.12 | 0.12 | — | 0.12 | — | 420 | 420 | 0.02 | < 0.005 | — | 421 |
| Total | 0.82 | 3.67 | 2.09 | < 0.005 | 0.12 | — | 0.12 | 0.12 | — | 0.12 | — | 420 | 420 | 0.02 | < 0.005 | — | 421 |
| Annual | — | — | — | — | — | — | — | — | — | — | — | — | — | — | — | — | — |
| Emergency Generator | 0.01 | 0.04 | 0.03 | < 0.005 | < 0.005 | — | < 0.005 | < 0.005 | — | < 0.005 | — | 4.57 | 4.57 | < 0.005 | < 0.005 | — | 4.58 |
| Total | 0.01 | 0.04 | 0.03 | < 0.005 | < 0.005 | — | < 0.005 | < 0.005 | — | < 0.005 | — | 4.57 | 4.57 | < 0.005 | < 0.005 | — | 4.58 |

# 5. Activity Data

## 5.1. Construction Schedule

| Phase Name | Phase Type | Start Date | End Date | Days Per Week | Work Days per Phase | Phase Description |
|---|---|---|---|---|---|---|
| Demolition | Demolition | 1/1/2024 | 1/30/2024 | 5.00 | 22.0 | — |
| Grading | Grading | 1/31/2024 | 5/1/2024 | 5.00 | 66.0 | — |
| Building Construction | Building Construction | 5/2/2024 | 4/30/2025 | 5.00 | 260 | — |
| Architectural Coating | Architectural Coating | 5/1/2025 | 9/1/2025 | 5.00 | 88.0 | — |

## 5.2. Off-Road Equipment

### 5.2.1. Unmitigated

| Phase Name | Equipment Type | Fuel Type | Engine Tier | Number per Day | Hours Per Day | Horsepower | Load Factor |
|---|---|---|---|---|---|---|---|

| | | | | | | | |
|---|---|---|---|---|---|---|---|
| Demolition | Concrete/Industrial Saws | Diesel | Average | 1.00 | 8.00 | 33.0 | 0.73 |
| Demolition | Rubber Tired Dozers | Diesel | Average | 1.00 | 8.00 | 367 | 0.40 |
| Grading | Graders | Diesel | Average | 1.00 | 8.00 | 148 | 0.41 |
| Grading | Rubber Tired Dozers | Diesel | Average | 1.00 | 8.00 | 367 | 0.40 |
| Grading | Tractors/Loaders/Backhoes | Diesel | Average | 2.00 | 7.00 | 84.0 | 0.37 |
| Building Construction | Forklifts | Diesel | Average | 2.00 | 6.00 | 82.0 | 0.20 |
| Building Construction | Tractors/Loaders/Backhoes | Diesel | Average | 2.00 | 8.00 | 84.0 | 0.37 |
| Architectural Coating | Air Compressors | Diesel | Average | 5.00 | 6.00 | 37.0 | 0.48 |
| Demolition | Tractors/Loaders/Backhoes | Diesel | Average | 1.00 | 8.00 | 84.0 | 0.37 |
| Building Construction | Cement and Mortar Mixers | Diesel | Average | 1.00 | 8.00 | 10.0 | 0.56 |
| Building Construction | Generator Sets | Diesel | Average | 1.00 | 8.00 | 14.0 | 0.74 |
| Building Construction | Pavers | Diesel | Average | 1.00 | 8.00 | 81.0 | 0.42 |
| Building Construction | Rollers | Diesel | Average | 1.00 | 8.00 | 36.0 | 0.38 |
| Building Construction | Welders | Diesel | Average | 3.00 | 8.00 | 46.0 | 0.45 |
| Architectural Coating | Aerial Lifts | Diesel | Average | 2.00 | 8.00 | 46.0 | 0.31 |

### 5.2.2. Mitigated

| Phase Name | Equipment Type | Fuel Type | Engine Tier | Number per Day | Hours Per Day | Horsepower | Load Factor |
|---|---|---|---|---|---|---|---|
| Demolition | Concrete/Industrial Saws | Diesel | Average | 1.00 | 8.00 | 33.0 | 0.73 |
| Demolition | Rubber Tired Dozers | Diesel | Average | 1.00 | 8.00 | 367 | 0.40 |
| Grading | Graders | Diesel | Average | 1.00 | 8.00 | 148 | 0.41 |
| Grading | Rubber Tired Dozers | Diesel | Average | 1.00 | 8.00 | 367 | 0.40 |
| Grading | Tractors/Loaders/Backhoes | Diesel | Average | 2.00 | 7.00 | 84.0 | 0.37 |

| | | | | | | | |
|---|---|---|---|---|---|---|---|
| Building Construction | Forklifts | Diesel | Average | 2.00 | 6.00 | 82.0 | 0.20 |
| Building Construction | Tractors/Loaders/Backhoes | Diesel | Average | 2.00 | 8.00 | 84.0 | 0.37 |
| Architectural Coating | Air Compressors | Diesel | Average | 5.00 | 6.00 | 37.0 | 0.48 |
| Demolition | Tractors/Loaders/Backhoes | Diesel | Average | 1.00 | 8.00 | 84.0 | 0.37 |
| Building Construction | Cement and Mortar Mixers | Diesel | Average | 1.00 | 8.00 | 10.0 | 0.56 |
| Building Construction | Generator Sets | Diesel | Average | 1.00 | 8.00 | 14.0 | 0.74 |
| Building Construction | Pavers | Diesel | Average | 1.00 | 8.00 | 81.0 | 0.42 |
| Building Construction | Rollers | Diesel | Average | 1.00 | 8.00 | 36.0 | 0.38 |
| Building Construction | Welders | Diesel | Average | 3.00 | 8.00 | 46.0 | 0.45 |
| Architectural Coating | Aerial Lifts | Diesel | Average | 2.00 | 8.00 | 46.0 | 0.31 |

## 5.3. Construction Vehicles

### 5.3.1. Unmitigated

| Phase Name | Trip Type | One-Way Trips per Day | Miles per Trip | Vehicle Mix |
|---|---|---|---|---|
| Demolition | — | — | — | — |
| Demolition | Worker | 7.50 | 18.5 | LDA,LDT1,LDT2 |
| Demolition | Vendor | — | 10.2 | HHDT,MHDT |
| Demolition | Hauling | 2.77 | 20.0 | HHDT |
| Demolition | Onsite truck | — | — | HHDT |
| Grading | — | — | — | — |
| Grading | Worker | 10.0 | 18.5 | LDA,LDT1,LDT2 |
| Grading | Vendor | — | 10.2 | HHDT,MHDT |
| Grading | Hauling | 13.2 | 33.0 | HHDT |
| Grading | Onsite truck | — | — | HHDT |

| | | | | |
|---|---|---|---|---|
| Building Construction | — | — | — | — |
| Building Construction | Worker | 40.3 | 18.5 | LDA,LDT1,LDT2 |
| Building Construction | Vendor | 7.53 | 10.2 | HHDT,MHDT |
| Building Construction | Hauling | 0.00 | 20.0 | HHDT |
| Building Construction | Onsite truck | — | — | HHDT |
| Architectural Coating | — | — | — | — |
| Architectural Coating | Worker | 8.05 | 18.5 | LDA,LDT1,LDT2 |
| Architectural Coating | Vendor | — | 10.2 | HHDT,MHDT |
| Architectural Coating | Hauling | 0.00 | 20.0 | HHDT |
| Architectural Coating | Onsite truck | — | — | HHDT |

### 5.3.2. Mitigated

| Phase Name | Trip Type | One-Way Trips per Day | Miles per Trip | Vehicle Mix |
|---|---|---|---|---|
| Demolition | — | — | — | — |
| Demolition | Worker | 7.50 | 18.5 | LDA,LDT1,LDT2 |
| Demolition | Vendor | — | 10.2 | HHDT,MHDT |
| Demolition | Hauling | 2.77 | 20.0 | HHDT |
| Demolition | Onsite truck | — | — | HHDT |
| Grading | — | — | — | — |
| Grading | Worker | 10.0 | 18.5 | LDA,LDT1,LDT2 |
| Grading | Vendor | — | 10.2 | HHDT,MHDT |
| Grading | Hauling | 13.2 | 33.0 | HHDT |
| Grading | Onsite truck | — | — | HHDT |
| Building Construction | — | — | — | — |
| Building Construction | Worker | 40.3 | 18.5 | LDA,LDT1,LDT2 |
| Building Construction | Vendor | 7.53 | 10.2 | HHDT,MHDT |
| Building Construction | Hauling | 0.00 | 20.0 | HHDT |

| | | | | |
|---|---|---|---|---|
| Building Construction | Onsite truck | — | — | HHDT |
| Architectural Coating | — | — | — | — |
| Architectural Coating | Worker | 8.05 | 18.5 | LDA,LDT1,LDT2 |
| Architectural Coating | Vendor | — | 10.2 | HHDT,MHDT |
| Architectural Coating | Hauling | 0.00 | 20.0 | HHDT |
| Architectural Coating | Onsite truck | — | — | HHDT |

## 5.4. Vehicles

### 5.4.1. Construction Vehicle Control Strategies

Non-applicable. No control strategies activated by user.

## 5.5. Architectural Coatings

| Phase Name | Residential Interior Area Coated (sq ft) | Residential Exterior Area Coated (sq ft) | Non-Residential Interior Area Coated (sq ft) | Non-Residential Exterior Area Coated (sq ft) | Parking Area Coated (sq ft) |
|---|---|---|---|---|---|
| Architectural Coating | 123,142 | 41,047 | 3,941 | 1,314 | — |

## 5.6. Dust Mitigation

### 5.6.1. Construction Earthmoving Activities

| Phase Name | Material Imported (Cubic Yards) | Material Exported (Cubic Yards) | Acres Graded (acres) | Material Demolished (Building Square Footage) | Acres Paved (acres) |
|---|---|---|---|---|---|
| Demolition | 0.00 | 0.00 | 0.00 | 5,251 | — |
| Grading | — | 6,081 | 66.0 | 0.00 | — |

### 5.6.2. Construction Earthmoving Control Strategies

| Control Strategies Applied | Frequency (per day) | PM10 Reduction | PM2.5 Reduction |
|---|---|---|---|
| Water Exposed Area | 2 | 61% | 61% |

| | | | |
|---|---|---|---|
| Water Demolished Area | 2 | 36% | 36% |

## 5.7. Construction Paving

| Land Use | Area Paved (acres) | % Asphalt |
|---|---|---|
| Apartments Mid Rise | — | 0% |
| Quality Restaurant | 0.00 | 0% |
| Enclosed Parking with Elevator | 0.00 | 100% |

## 5.8. Construction Electricity Consumption and Emissions Factors

kWh per Year and Emission Factor (lb/MWh)

| Year | kWh per Year | CO2 | CH4 | N2O |
|---|---|---|---|---|
| 2024 | 0.00 | 690 | 0.05 | 0.01 |
| 2025 | 0.00 | 690 | 0.05 | 0.01 |

## 5.9. Operational Mobile Sources

### 5.9.1. Unmitigated

| Land Use Type | Trips/Weekday | Trips/Saturday | Trips/Sunday | Trips/Year | VMT/Weekday | VMT/Saturday | VMT/Sunday | VMT/Year |
|---|---|---|---|---|---|---|---|---|
| Apartments Mid Rise | 256 | 231 | 192 | 88,716 | 2,032 | 1,834 | 1,528 | 704,993 |
| Quality Restaurant | 252 | 270 | 216 | 90,918 | 767 | 2,095 | 1,674 | 396,408 |
| Enclosed Parking with Elevator | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 |

### 5.9.2. Mitigated

| Land Use Type | Trips/Weekday | Trips/Saturday | Trips/Sunday | Trips/Year | VMT/Weekday | VMT/Saturday | VMT/Sunday | VMT/Year |
|---|---|---|---|---|---|---|---|---|
| Apartments Mid Rise | 127 | 115 | 95.8 | 44,232 | 1,013 | 914 | 762 | 351,493 |

| | | | | | | | | |
|---|---|---|---|---|---|---|---|---|
| Quality Restaurant | 196 | 211 | 168 | 70,918 | 598 | 1,634 | 1,306 | 309,207 |
| Enclosed Parking with Elevator | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 |

## 5.10. Operational Area Sources

### 5.10.1. Hearths

#### 5.10.1.1. Unmitigated

#### 5.10.1.2. Mitigated

### 5.10.2. Architectural Coatings

| Residential Interior Area Coated (sq ft) | Residential Exterior Area Coated (sq ft) | Non-Residential Interior Area Coated (sq ft) | Non-Residential Exterior Area Coated (sq ft) | Parking Area Coated (sq ft) |
|---|---|---|---|---|
| 123142.275 | 41,047 | 3,941 | 1,314 | — |

### 5.10.3. Landscape Equipment

| Season | Unit | Value |
|---|---|---|
| Snow Days | day/yr | 0.00 |
| Summer Days | day/yr | 250 |

### 5.10.4. Landscape Equipment - Mitigated

| Season | Unit | Value |
|---|---|---|
| Snow Days | day/yr | 0.00 |
| Summer Days | day/yr | 250 |

## 5.11. Operational Energy Consumption

### 5.11.1. Unmitigated

Electricity (kWh/yr) and CO2 and CH4 and N2O and Natural Gas (kBTU/yr)

| Land Use | Electricity (kWh/yr) | CO2 | CH4 | N2O | Natural Gas (kBTU/yr) |
|---|---|---|---|---|---|
| Apartments Mid Rise | 154,324 | 690 | 0.0489 | 0.0069 | 466,492 |
| Quality Restaurant | 85,562 | 690 | 0.0489 | 0.0069 | 248,855 |
| Enclosed Parking with Elevator | 46,848 | 690 | 0.0489 | 0.0069 | 0.00 |

### 5.11.2. Mitigated

Electricity (kWh/yr) and CO2 and CH4 and N2O and Natural Gas (kBTU/yr)

| Land Use | Electricity (kWh/yr) | CO2 | CH4 | N2O | Natural Gas (kBTU/yr) |
|---|---|---|---|---|---|
| Apartments Mid Rise | 155,765 | 690 | 0.0489 | 0.0069 | 0.00 |
| Quality Restaurant | 85,562 | 690 | 0.0489 | 0.0069 | 248,855 |
| Enclosed Parking with Elevator | 46,848 | 690 | 0.0489 | 0.0069 | 0.00 |

## 5.12. Operational Water and Wastewater Consumption

### 5.12.1. Unmitigated

| Land Use | Indoor Water (gal/year) | Outdoor Water (gal/year) |
|---|---|---|
| Apartments Mid Rise | 1,751,869 | 11,176 |
| Quality Restaurant | 910,601 | 0.00 |
| Enclosed Parking with Elevator | 0.00 | 0.00 |

### 5.12.2. Mitigated

| Land Use | Indoor Water (gal/year) | Outdoor Water (gal/year) |
|---|---|---|
| Apartments Mid Rise | 1,401,495 | 8,941 |
| Quality Restaurant | 728,481 | 0.00 |

| | | |
|---|---|---|
| Enclosed Parking with Elevator | 0.00 | 0.00 |

## 5.13. Operational Waste Generation

### 5.13.1. Unmitigated

| Land Use | Waste (ton/year) | Cogeneration (kWh/year) |
|---|---|---|
| Apartments Mid Rise | 11.7 | 0.00 |
| Quality Restaurant | 2.74 | 0.00 |
| Enclosed Parking with Elevator | 0.00 | 0.00 |

### 5.13.2. Mitigated

| Land Use | Waste (ton/year) | Cogeneration (kWh/year) |
|---|---|---|
| Apartments Mid Rise | 2.94 | 0.00 |
| Quality Restaurant | 0.68 | 0.00 |
| Enclosed Parking with Elevator | 0.00 | 0.00 |

## 5.14. Operational Refrigeration and Air Conditioning Equipment

### 5.14.1. Unmitigated

| Land Use Type | Equipment Type | Refrigerant | GWP | Quantity (kg) | Operations Leak Rate | Service Leak Rate | Times Serviced |
|---|---|---|---|---|---|---|---|
| Apartments Mid Rise | Average room A/C & Other residential A/C and heat pumps | R-410A | 2,088 | < 0.005 | 2.50 | 2.50 | 10.0 |
| Apartments Mid Rise | Household refrigerators and/or freezers | R-134a | 1,430 | 0.12 | 0.60 | 0.00 | 1.00 |
| Quality Restaurant | Household refrigerators and/or freezers | R-134a | 1,430 | 0.00 | 0.60 | 0.00 | 1.00 |
| Quality Restaurant | Other commercial A/C and heat pumps | R-410A | 2,088 | 1.80 | 4.00 | 4.00 | 18.0 |

| | | | | | | | |
|---|---|---|---|---|---|---|---|
| Quality Restaurant | Walk-in refrigerators and freezers | R-404A | 3,922 | < 0.005 | 7.50 | 7.50 | 20.0 |

### 5.14.2. Mitigated

| Land Use Type | Equipment Type | Refrigerant | GWP | Quantity (kg) | Operations Leak Rate | Service Leak Rate | Times Serviced |
|---|---|---|---|---|---|---|---|
| Apartments Mid Rise | Average room A/C & Other residential A/C and heat pumps | R-410A | 2,088 | < 0.005 | 2.50 | 2.50 | 10.0 |
| Apartments Mid Rise | Household refrigerators and/or freezers | R-134a | 1,430 | 0.12 | 0.60 | 0.00 | 1.00 |
| Quality Restaurant | Household refrigerators and/or freezers | R-134a | 1,430 | 0.00 | 0.60 | 0.00 | 1.00 |
| Quality Restaurant | Other commercial A/C and heat pumps | R-410A | 2,088 | 1.80 | 4.00 | 4.00 | 18.0 |
| Quality Restaurant | Walk-in refrigerators and freezers | R-404A | 3,922 | < 0.005 | 7.50 | 7.50 | 20.0 |

## 5.16. Stationary Sources

### 5.16.1. Emergency Generators and Fire Pumps

| Equipment Type | Fuel Type | Number per Day | Hours per Day | Hours per Year | Horsepower | Load Factor |
|---|---|---|---|---|---|---|
| Emergency Generator | Diesel | 1.00 | 0.50 | 12.0 | 1,000 | 0.73 |

# 8. User Changes to Default Data

| Screen | Justification |
|---|---|
| Land Use | Project data per 01.11.2023 Site Plans |
| Construction: Off-Road Equipment | Construction equipment use on worst-case day. |
| Construction: Trips and VMT | Assumes 14-cy haul truck capacity and average 33-mi to disposal site. |
| Operations: Hearths | No woodstoves or fireplaces proposed. |

# 9431 Venice Blvd - Existing Conditions Custom Report

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8. User Changes to Default Data

# 1. Basic Project Information

## 1.1. Basic Project Information

| Data Field | Value |
|---|---|
| Project Name | 9431 Venice Blvd - Existing Conditions |
| Lead Agency | — |
| Land Use Scale | Project/site |
| Analysis Level for Defaults | County |
| Windspeed (m/s) | 2.70 |
| Precipitation (days) | 8.20 |
| Location | 9431 Venice Blvd., Culver City, CA 90232, USA |
| County | Los Angeles-South Coast |
| City | Los Angeles |
| Air District | South Coast AQMD |
| Air Basin | South Coast |
| TAZ | 4469 |
| EDFZ | 16 |
| Electric Utility | Los Angeles Department of Water & Power |
| Gas Utility | Southern California Gas |

## 1.2. Land Use Types

| Land Use Subtype | Size | Unit | Lot Acreage | Building Area (sq ft) | Landscape Area (sq ft) | Special Landscape Area (sq ft) | Population | Description |
|---|---|---|---|---|---|---|---|---|
| Regional Shopping Center | 5.00 | 1000sqft | 0.11 | 5,251 | 0.00 | — | — | — |

## 1.3. User-Selected Emission Reduction Measures by Emissions Sector

No measures selected

# 2. Emissions Summary

## 2.4. Operations Emissions Compared Against Thresholds

Criteria Pollutants (lb/day for daily, ton/yr for annual) and GHGs (lb/day for daily, MT/yr for annual)

| Un/Mit. | ROG | NOx | CO | SO2 | PM10E | PM10D | PM10T | PM2.5E | PM2.5D | PM2.5T | BCO2 | NBCO2 | CO2T | CH4 | N2O | R | CO2e |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| Daily, Summer (Max) | — | — | — | — | — | — | — | — | — | — | — | — | — | — | — | — | — |
| Unmit. | 0.98 | 0.48 | 4.93 | 0.01 | 0.01 | 0.25 | 0.26 | 0.01 | 0.05 | 0.05 | 3.54 | 917 | 921 | 0.43 | 0.04 | 3.55 | 949 |
| Daily, Winter (Max) | — | — | — | — | — | — | — | — | — | — | — | — | — | — | — | — | — |
| Unmit. | 0.93 | 0.52 | 4.58 | 0.01 | 0.01 | 0.25 | 0.26 | 0.01 | 0.05 | 0.05 | 3.54 | 883 | 887 | 0.43 | 0.05 | 0.12 | 912 |
| Average Daily (Max) | — | — | — | — | — | — | — | — | — | — | — | — | — | — | — | — | — |
| Unmit. | 0.78 | 0.40 | 3.67 | 0.01 | 0.01 | 0.19 | 0.19 | 0.01 | 0.03 | 0.04 | 3.54 | 686 | 689 | 0.42 | 0.04 | 1.14 | 712 |
| Annual (Max) | — | — | — | — | — | — | — | — | — | — | — | — | — | — | — | — | — |
| Unmit. | 0.14 | 0.07 | 0.67 | < 0.005 | < 0.005 | 0.03 | 0.03 | < 0.005 | 0.01 | 0.01 | 0.59 | 114 | 114 | 0.07 | 0.01 | 0.19 | 118 |

## 2.5. Operations Emissions by Sector, Unmitigated

Criteria Pollutants (lb/day for daily, ton/yr for annual) and GHGs (lb/day for daily, MT/yr for annual)

| Sector | ROG | NOx | CO | SO2 | PM10E | PM10D | PM10T | PM2.5E | PM2.5D | PM2.5T | BCO2 | NBCO2 | CO2T | CH4 | N2O | R | CO2e |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| Daily, Summer (Max) | — | — | — | — | — | — | — | — | — | — | — | — | — | — | — | — | — |

| | | | | | | | | | | | | | | | | | |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| Mobile | 0.82 | 0.47 | 4.70 | 0.01 | 0.01 | 0.25 | 0.26 | 0.01 | 0.05 | 0.05 | — | 805 | 805 | 0.06 | 0.04 | 3.53 | 822 |
| Area | 0.16 | < 0.005 | 0.23 | < 0.005 | < 0.005 | — | < 0.005 | < 0.005 | — | < 0.005 | — | 0.94 | 0.94 | < 0.005 | < 0.005 | — | 0.97 |
| Energy | < 0.005 | 0.01 | 0.01 | < 0.005 | < 0.005 | — | < 0.005 | < 0.005 | — | < 0.005 | — | 107 | 107 | 0.01 | < 0.005 | — | 108 |
| Water | — | — | — | — | — | — | — | — | — | — | 0.71 | 4.77 | 5.48 | 0.07 | < 0.005 | — | 7.84 |
| Waste | — | — | — | — | — | — | — | — | — | — | 2.83 | 0.00 | 2.83 | 0.28 | 0.00 | — | 9.90 |
| Refrig. | — | — | — | — | — | — | — | — | — | — | — | — | — | — | — | 0.03 | 0.03 |
| Total | 0.98 | 0.48 | 4.93 | 0.01 | 0.01 | 0.25 | 0.26 | 0.01 | 0.05 | 0.05 | 3.54 | 917 | 921 | 0.43 | 0.04 | 3.55 | 949 |
| Daily, Winter (Max) | — | — | — | — | — | — | — | — | — | — | — | — | — | — | — | — | — |
| Mobile | 0.80 | 0.52 | 4.57 | 0.01 | 0.01 | 0.25 | 0.26 | 0.01 | 0.05 | 0.05 | — | 771 | 771 | 0.07 | 0.04 | 0.09 | 786 |
| Area | 0.13 | — | — | — | — | — | — | — | — | — | — | — | — | — | — | — | — |
| Energy | < 0.005 | 0.01 | 0.01 | < 0.005 | < 0.005 | — | < 0.005 | < 0.005 | — | < 0.005 | — | 107 | 107 | 0.01 | < 0.005 | — | 108 |
| Water | — | — | — | — | — | — | — | — | — | — | 0.71 | 4.77 | 5.48 | 0.07 | < 0.005 | — | 7.84 |
| Waste | — | — | — | — | — | — | — | — | — | — | 2.83 | 0.00 | 2.83 | 0.28 | 0.00 | — | 9.90 |
| Refrig. | — | — | — | — | — | — | — | — | — | — | — | — | — | — | — | 0.03 | 0.03 |
| Total | 0.93 | 0.52 | 4.58 | 0.01 | 0.01 | 0.25 | 0.26 | 0.01 | 0.05 | 0.05 | 3.54 | 883 | 887 | 0.43 | 0.05 | 0.12 | 912 |
| Average Daily | — | — | — | — | — | — | — | — | — | — | — | — | — | — | — | — | — |
| Mobile | 0.63 | 0.39 | 3.50 | 0.01 | < 0.005 | 0.19 | 0.19 | < 0.005 | 0.03 | 0.04 | — | 573 | 573 | 0.05 | 0.03 | 1.11 | 586 |
| Area | 0.15 | < 0.005 | 0.16 | < 0.005 | < 0.005 | — | < 0.005 | < 0.005 | — | < 0.005 | — | 0.64 | 0.64 | < 0.005 | < 0.005 | — | 0.66 |
| Energy | < 0.005 | 0.01 | 0.01 | < 0.005 | < 0.005 | — | < 0.005 | < 0.005 | — | < 0.005 | — | 107 | 107 | 0.01 | < 0.005 | — | 108 |
| Water | — | — | — | — | — | — | — | — | — | — | 0.71 | 4.77 | 5.48 | 0.07 | < 0.005 | — | 7.84 |
| Waste | — | — | — | — | — | — | — | — | — | — | 2.83 | 0.00 | 2.83 | 0.28 | 0.00 | — | 9.90 |
| Refrig. | — | — | — | — | — | — | — | — | — | — | — | — | — | — | — | 0.03 | 0.03 |
| Total | 0.78 | 0.40 | 3.67 | 0.01 | 0.01 | 0.19 | 0.19 | 0.01 | 0.03 | 0.04 | 3.54 | 686 | 689 | 0.42 | 0.04 | 1.14 | 712 |
| Annual | — | — | — | — | — | — | — | — | — | — | — | — | — | — | — | — | — |
| Mobile | 0.11 | 0.07 | 0.64 | < 0.005 | < 0.005 | 0.03 | 0.03 | < 0.005 | 0.01 | 0.01 | — | 94.9 | 94.9 | 0.01 | 0.01 | 0.18 | 97.0 |
| Area | 0.03 | < 0.005 | 0.03 | < 0.005 | < 0.005 | — | < 0.005 | < 0.005 | — | < 0.005 | — | 0.11 | 0.11 | < 0.005 | < 0.005 | — | 0.11 |

| | | | | | | | | | | | | | | | | | |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| Energy | < 0.005 | < 0.005 | < 0.005 | < 0.005 | < 0.005 | — | < 0.005 | < 0.005 | — | < 0.005 | — | 17.7 | 17.7 | < 0.005 | < 0.005 | — | 17.8 |
| Water | — | — | — | — | — | — | — | — | — | — | 0.12 | 0.79 | 0.91 | 0.01 | < 0.005 | — | 1.30 |
| Waste | — | — | — | — | — | — | — | — | — | — | 0.47 | 0.00 | 0.47 | 0.05 | 0.00 | — | 1.64 |
| Refrig. | — | — | — | — | — | — | — | — | — | — | — | — | — | — | — | < 0.005 | < 0.005 |
| Total | 0.14 | 0.07 | 0.67 | < 0.005 | < 0.005 | 0.03 | 0.03 | < 0.005 | 0.01 | 0.01 | 0.59 | 114 | 114 | 0.07 | 0.01 | 0.19 | 118 |

# 4. Operations Emissions Details

## 4.1. Mobile Emissions by Land Use

### 4.1.1. Unmitigated

Criteria Pollutants (lb/day for daily, ton/yr for annual) and GHGs (lb/day for daily, MT/yr for annual)

| Land Use | ROG | NOx | CO | SO2 | PM10E | PM10D | PM10T | PM2.5E | PM2.5D | PM2.5T | BCO2 | NBCO2 | CO2T | CH4 | N2O | R | CO2e |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| Daily, Summer (Max) | — | — | — | — | — | — | — | — | — | — | — | — | — | — | — | — | — |
| Regional Shopping Center | 0.82 | 0.47 | 4.70 | 0.01 | 0.01 | 0.25 | 0.26 | 0.01 | 0.05 | 0.05 | — | 805 | 805 | 0.06 | 0.04 | 3.53 | 822 |
| Total | 0.82 | 0.47 | 4.70 | 0.01 | 0.01 | 0.25 | 0.26 | 0.01 | 0.05 | 0.05 | — | 805 | 805 | 0.06 | 0.04 | 3.53 | 822 |
| Daily, Winter (Max) | — | — | — | — | — | — | — | — | — | — | — | — | — | — | — | — | — |
| Regional Shopping Center | 0.80 | 0.52 | 4.57 | 0.01 | 0.01 | 0.25 | 0.26 | 0.01 | 0.05 | 0.05 | — | 771 | 771 | 0.07 | 0.04 | 0.09 | 786 |
| Total | 0.80 | 0.52 | 4.57 | 0.01 | 0.01 | 0.25 | 0.26 | 0.01 | 0.05 | 0.05 | — | 771 | 771 | 0.07 | 0.04 | 0.09 | 786 |
| Annual | — | — | — | — | — | — | — | — | — | — | — | — | — | — | — | — | — |
| Regional Shopping Center | 0.11 | 0.07 | 0.64 | < 0.005 | < 0.005 | 0.03 | 0.03 | < 0.005 | 0.01 | 0.01 | — | 94.9 | 94.9 | 0.01 | 0.01 | 0.18 | 97.0 |

| | | | | | | | | | | | | | | | | | |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| Total | 0.11 | 0.07 | 0.64 | < 0.005 | < 0.005 | 0.03 | 0.03 | < 0.005 | 0.01 | 0.01 | — | 94.9 | 94.9 | 0.01 | 0.01 | 0.18 | 97.0 |

## 4.2. Energy

### 4.2.1. Electricity Emissions By Land Use - Unmitigated

Criteria Pollutants (lb/day for daily, ton/yr for annual) and GHGs (lb/day for daily, MT/yr for annual)

| Land Use | ROG | NOx | CO | SO2 | PM10E | PM10D | PM10T | PM2.5E | PM2.5D | PM2.5T | BCO2 | NBCO2 | CO2T | CH4 | N2O | R | CO2e |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| Daily, Summer (Max) | — | — | — | — | — | — | — | — | — | — | — | — | — | — | — | — | — |
| Regional Shopping Center | — | — | — | — | — | — | — | — | — | — | — | 98.9 | 98.9 | 0.01 | < 0.005 | — | 99.4 |
| Total | — | — | — | — | — | — | — | — | — | — | — | 98.9 | 98.9 | 0.01 | < 0.005 | — | 99.4 |
| Daily, Winter (Max) | — | — | — | — | — | — | — | — | — | — | — | — | — | — | — | — | — |
| Regional Shopping Center | — | — | — | — | — | — | — | — | — | — | — | 98.9 | 98.9 | 0.01 | < 0.005 | — | 99.4 |
| Total | — | — | — | — | — | — | — | — | — | — | — | 98.9 | 98.9 | 0.01 | < 0.005 | — | 99.4 |
| Annual | — | — | — | — | — | — | — | — | — | — | — | — | — | — | — | — | — |
| Regional Shopping Center | — | — | — | — | — | — | — | — | — | — | — | 16.4 | 16.4 | < 0.005 | < 0.005 | — | 16.5 |
| Total | — | — | — | — | — | — | — | — | — | — | — | 16.4 | 16.4 | < 0.005 | < 0.005 | — | 16.5 |

### 4.2.3. Natural Gas Emissions By Land Use - Unmitigated

Criteria Pollutants (lb/day for daily, ton/yr for annual) and GHGs (lb/day for daily, MT/yr for annual)

| Land Use | ROG | NOx | CO | SO2 | PM10E | PM10D | PM10T | PM2.5E | PM2.5D | PM2.5T | BCO2 | NBCO2 | CO2T | CH4 | N2O | R | CO2e |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|

| | | | | | | | | | | | | | | | | | |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| Daily, Summer (Max) | — | — | — | — | — | — | — | — | — | — | — | — | — | — | — | — | — |
| Regional Shopping Center | < 0.005 | 0.01 | 0.01 | < 0.005 | < 0.005 | — | < 0.005 | < 0.005 | — | < 0.005 | — | 8.29 | 8.29 | < 0.005 | < 0.005 | — | 8.31 |
| Total | < 0.005 | 0.01 | 0.01 | < 0.005 | < 0.005 | — | < 0.005 | < 0.005 | — | < 0.005 | — | 8.29 | 8.29 | < 0.005 | < 0.005 | — | 8.31 |
| Daily, Winter (Max) | — | — | — | — | — | — | — | — | — | — | — | — | — | — | — | — | — |
| Regional Shopping Center | < 0.005 | 0.01 | 0.01 | < 0.005 | < 0.005 | — | < 0.005 | < 0.005 | — | < 0.005 | — | 8.29 | 8.29 | < 0.005 | < 0.005 | — | 8.31 |
| Total | < 0.005 | 0.01 | 0.01 | < 0.005 | < 0.005 | — | < 0.005 | < 0.005 | — | < 0.005 | — | 8.29 | 8.29 | < 0.005 | < 0.005 | — | 8.31 |
| Annual | — | — | — | — | — | — | — | — | — | — | — | — | — | — | — | — | — |
| Regional Shopping Center | < 0.005 | < 0.005 | < 0.005 | < 0.005 | < 0.005 | — | < 0.005 | < 0.005 | — | < 0.005 | — | 1.37 | 1.37 | < 0.005 | < 0.005 | — | 1.38 |
| Total | < 0.005 | < 0.005 | < 0.005 | < 0.005 | < 0.005 | — | < 0.005 | < 0.005 | — | < 0.005 | — | 1.37 | 1.37 | < 0.005 | < 0.005 | — | 1.38 |

## 4.3. Area Emissions by Source

### 4.3.2. Unmitigated

Criteria Pollutants (lb/day for daily, ton/yr for annual) and GHGs (lb/day for daily, MT/yr for annual)

| Source | ROG | NOx | CO | SO2 | PM10E | PM10D | PM10T | PM2.5E | PM2.5D | PM2.5T | BCO2 | NBCO2 | CO2T | CH4 | N2O | R | CO2e |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| Daily, Summer (Max) | — | — | — | — | — | — | — | — | — | — | — | — | — | — | — | — | — |
| Consumer Products | 0.11 | — | — | — | — | — | — | — | — | — | — | — | — | — | — | — | — |

| | | | | | | | | | | | | | | | | | |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| Architectural Coatings | 0.01 | — | — | — | — | — | — | — | — | — | — | — | — | — | — | — | — |
| Landscape Equipment | 0.04 | < 0.005 | 0.23 | < 0.005 | < 0.005 | — | < 0.005 | < 0.005 | — | < 0.005 | — | 0.94 | 0.94 | < 0.005 | < 0.005 | — | 0.97 |
| Total | 0.16 | < 0.005 | 0.23 | < 0.005 | < 0.005 | — | < 0.005 | < 0.005 | — | < 0.005 | — | 0.94 | 0.94 | < 0.005 | < 0.005 | — | 0.97 |
| Daily, Winter (Max) | — | — | — | — | — | — | — | — | — | — | — | — | — | — | — | — | — |
| Consumer Products | 0.11 | — | — | — | — | — | — | — | — | — | — | — | — | — | — | — | — |
| Architectural Coatings | 0.01 | — | — | — | — | — | — | — | — | — | — | — | — | — | — | — | — |
| Total | 0.13 | — | — | — | — | — | — | — | — | — | — | — | — | — | — | — | — |
| Annual | — | — | — | — | — | — | — | — | — | — | — | — | — | — | — | — | — |
| Consumer Products | 0.02 | — | — | — | — | — | — | — | — | — | — | — | — | — | — | — | — |
| Architectural Coatings | < 0.005 | — | — | — | — | — | — | — | — | — | — | — | — | — | — | — | — |
| Landscape Equipment | < 0.005 | < 0.005 | 0.03 | < 0.005 | < 0.005 | — | < 0.005 | < 0.005 | — | < 0.005 | — | 0.11 | 0.11 | < 0.005 | < 0.005 | — | 0.11 |
| Total | 0.03 | < 0.005 | 0.03 | < 0.005 | < 0.005 | — | < 0.005 | < 0.005 | — | < 0.005 | — | 0.11 | 0.11 | < 0.005 | < 0.005 | — | 0.11 |

## 4.4. Water Emissions by Land Use

### 4.4.2. Unmitigated

Criteria Pollutants (lb/day for daily, ton/yr for annual) and GHGs (lb/day for daily, MT/yr for annual)

| Land Use | ROG | NOx | CO | SO2 | PM10E | PM10D | PM10T | PM2.5E | PM2.5D | PM2.5T | BCO2 | NBCO2 | CO2T | CH4 | N2O | R | CO2e |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| Daily, Summer (Max) | — | — | — | — | — | — | — | — | — | — | — | — | — | — | — | — | — |
| Regional Shopping Center | — | — | — | — | — | — | — | — | — | — | 0.71 | 4.77 | 5.48 | 0.07 | < 0.005 | — | 7.84 |
| Total | — | — | — | — | — | — | — | — | — | — | 0.71 | 4.77 | 5.48 | 0.07 | < 0.005 | — | 7.84 |
| Daily, Winter (Max) | — | — | — | — | — | — | — | — | — | — | — | — | — | — | — | — | — |
| Regional Shopping Center | — | — | — | — | — | — | — | — | — | — | 0.71 | 4.77 | 5.48 | 0.07 | < 0.005 | — | 7.84 |
| Total | — | — | — | — | — | — | — | — | — | — | 0.71 | 4.77 | 5.48 | 0.07 | < 0.005 | — | 7.84 |
| Annual | — | — | — | — | — | — | — | — | — | — | — | — | — | — | — | — | — |
| Regional Shopping Center | — | — | — | — | — | — | — | — | — | — | 0.12 | 0.79 | 0.91 | 0.01 | < 0.005 | — | 1.30 |
| Total | — | — | — | — | — | — | — | — | — | — | 0.12 | 0.79 | 0.91 | 0.01 | < 0.005 | — | 1.30 |

## 4.5. Waste Emissions by Land Use

### 4.5.2. Unmitigated

Criteria Pollutants (lb/day for daily, ton/yr for annual) and GHGs (lb/day for daily, MT/yr for annual)

| Land Use | ROG | NOx | CO | SO2 | PM10E | PM10D | PM10T | PM2.5E | PM2.5D | PM2.5T | BCO2 | NBCO2 | CO2T | CH4 | N2O | R | CO2e |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| Daily, Summer (Max) | — | — | — | — | — | — | — | — | — | — | — | — | — | — | — | — | — |
| Regional Shopping Center | — | — | — | — | — | — | — | — | — | — | 2.83 | 0.00 | 2.83 | 0.28 | 0.00 | — | 9.90 |

| | | | | | | | | | | | | | | | | | |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| Total | — | — | — | — | — | — | — | — | — | — | 2.83 | 0.00 | 2.83 | 0.28 | 0.00 | — | 9.90 |
| Daily, Winter (Max) | — | — | — | — | — | — | — | — | — | — | — | — | — | — | — | — | — |
| Regional Shopping Center | — | — | — | — | — | — | — | — | — | — | 2.83 | 0.00 | 2.83 | 0.28 | 0.00 | — | 9.90 |
| Total | — | — | — | — | — | — | — | — | — | — | 2.83 | 0.00 | 2.83 | 0.28 | 0.00 | — | 9.90 |
| Annual | — | — | — | — | — | — | — | — | — | — | — | — | — | — | — | — | — |
| Regional Shopping Center | — | — | — | — | — | — | — | — | — | — | 0.47 | 0.00 | 0.47 | 0.05 | 0.00 | — | 1.64 |
| Total | — | — | — | — | — | — | — | — | — | — | 0.47 | 0.00 | 0.47 | 0.05 | 0.00 | — | 1.64 |

# 5. Activity Data

## 5.9. Operational Mobile Sources

### 5.9.1. Unmitigated

| Land Use Type | Trips/Weekday | Trips/Saturday | Trips/Sunday | Trips/Year | VMT/Weekday | VMT/Saturday | VMT/Sunday | VMT/Year |
|---|---|---|---|---|---|---|---|---|
| Regional Shopping Center | 189 | 231 | 105 | 66,735 | 667 | 911 | 417 | 243,282 |

## 5.10. Operational Area Sources

### 5.10.1. Hearths

#### 5.10.1.1. Unmitigated

### 5.10.2. Architectural Coatings

| Residential Interior Area Coated (sq ft) | Residential Exterior Area Coated (sq ft) | Non-Residential Interior Area Coated (sq ft) | Non-Residential Exterior Area Coated (sq ft) | Parking Area Coated (sq ft) |
|---|---|---|---|---|
| 0 | 0.00 | 7,877 | 2,626 | — |

### 5.10.3. Landscape Equipment

| Season | Unit | Value |
|---|---|---|
| Snow Days | day/yr | 0.00 |
| Summer Days | day/yr | 250 |

## 5.11. Operational Energy Consumption

### 5.11.1. Unmitigated

Electricity (kWh/yr) and CO2 and CH4 and N2O and Natural Gas (kBTU/yr)

| Land Use | Electricity (kWh/yr) | CO2 | CH4 | N2O | Natural Gas (kBTU/yr) |
|---|---|---|---|---|---|
| Regional Shopping Center | 52,282 | 690 | 0.0489 | 0.0069 | 25,857 |

## 5.12. Operational Water and Wastewater Consumption

### 5.12.1. Unmitigated

| Land Use | Indoor Water (gal/year) | Outdoor Water (gal/year) |
|---|---|---|
| Regional Shopping Center | 370,363 | 0.00 |

## 5.13. Operational Waste Generation

### 5.13.1. Unmitigated

| Land Use | Waste (ton/year) | Cogeneration (kWh/year) |
|---|---|---|
| Regional Shopping Center | 5.25 | 0.00 |

## 5.14. Operational Refrigeration and Air Conditioning Equipment

### 5.14.1. Unmitigated

| Land Use Type | Equipment Type | Refrigerant | GWP | Quantity (kg) | Operations Leak Rate | Service Leak Rate | Times Serviced |
|---|---|---|---|---|---|---|---|
| Regional Shopping Center | Other commercial A/C and heat pumps | R-410A | 2,088 | < 0.005 | 4.00 | 4.00 | 18.0 |
| Regional Shopping Center | Stand-alone retail refrigerators and freezers | R-134a | 1,430 | 0.04 | 1.00 | 0.00 | 1.00 |

# 8. User Changes to Default Data

| Screen | Justification |
|---|---|
| Land Use | Existing 5,251 sf retail building. |

**APPENDIX B:**

**ENERGY CONSUMPTION WORKSHEETS**

*[This Page Intentionally Left Blank]*

# 9431 Venice Boulevard

## Total Diesel Usage From Construction Equipment

| Phase | Off-Road Equipment Type | Units | Hours | HP | Load Factor | Ave. Daily Factor | Number of Days | Diesel Usage (gallons) |
|---|---|---|---|---|---|---|---|---|
| Demolition | Concrete/Industrial Saws | 1 | 8 | 33 | 0.73 | 0.6 | 22 | 127 |
| Demolition | Rubber Tired Dozer | 1 | 8 | 367 | 0.40 | 0.6 | 22 | 775 |
| Demolition | Tractor/Loader/Backhoe | 1 | 8 | 84 | 0.37 | 0.6 | 22 | 164 |
| Grading | Grader | 1 | 8 | 148 | 0.41 | 0.6 | 66 | 961 |
| Grading | Rubber Tired Dozer | 1 | 8 | 367 | 0.40 | 0.6 | 66 | 2,325 |
| Grading | Tractor/Loader/Backhoe | 2 | 7 | 84 | 0.37 | 0.6 | 66 | 862 |
| Building Construction | Forklifts | 2 | 6 | 82 | 0.20 | 0.6 | 260 | 1,535 |
| Building Construction | Tractor/Loader/Backhoe | 2 | 6 | 84 | 0.37 | 0.6 | 260 | 2,909 |
| Building Construction | Generator Sets | 1 | 8 | 14 | 0.74 | 0.6 | 260 | 646 |
| Building Construction | Cement and Mortar Mixers | 1 | 8 | 10 | 0.56 | 0.6 | 260 | 349 |
| Building Construction | Pavers | 1 | 8 | 81 | 0.42 | 0.6 | 260 | 2,123 |
| Building Construction | Rollers | 1 | 8 | 36 | 0.38 | 0.6 | 260 | 854 |
| Building Construction | Welders | 3 | 8 | 46 | 0.45 | 0.6 | 260 | 3,875 |
| Architectural Coating | Air Compressors | 5 | 6 | 37 | 0.48 | 0.6 | 88 | 1,407 |
| Architectural Coating | Aerial Lifts | 2 | 8 | 46 | 0.31 | 0.6 | 88 | 602 |
| | | | | | | | **TOTAL** | **19,515** |

Sources: Equipment usage (hours and total days), horsepower (HP) and load factors are per the CalEEMod Worksheets; Fuel rate calculation is per the SCAQMD Air Qulaity Handbook (1993) Table A9-3E.

## Electricty Usage from Watering During Construction (AQMD Rule 403: Fugitive Dust)

| Phase | Duration of Phase (days) | Watering Days | Ave. Daily Acreage Disturbed | | Water Use (gallons) | | Electricty (kWhr) |
|---|---|---|---|---|---|---|---|
| Demolition | 22 | 22 | 0.29 | | 19,268 | | 187.42 |
| Grading | 66 | 66 | 0.29 | | 57,803 | | 562.25 |
| Building Construction | 260 | | 0 | | - | | - |
| Architectural Coating | 88 | | 0 | | - | | - |
| | 436 | | | | | TOTAL | **749.66** |

Notes:
1. Water Application Rate= 3,020 gal/acre/day per Air & Waste Management Association Air Pollution Engineering Manual (1992 Edition). Water application during the building demolition phase excludes surface parking lot, which would be removed during the grading phase.
2. kWhr equivalent = 0.01 kWhr
3. Electricity consumption per water useage = 0.009727 kWhr/gallon.

## Construction Worker, Vendor, and Hauling Gasoline and Diesel Consumption

| Phase | Daily Trips | | Days | Total Trips | | | Trip Length | | | Ave. Daily Factor | Gasoline Usage (gallons) | Diesel Usage (gallons) |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| | Worker | Vendor | Days | Worker | Vendor | Haul | Worker | Vendor | Haul | | | |
| Demolition | 15 | - | 22 | 330 | - | 132 | 18.5 | 10.2 | 20 | 0.6 | 238 | 254 |
| Grading | 20 | - | 66 | 1,320 | - | 870 | 18.5 | 10.2 | 33 | 0.6 | 951 | 2,758 |
| Building Construction | 81 | 15 | 260 | 21,060 | 3,900 | - | 18.5 | 10.2 | 20 | 0.6 | 15,172 | 3,821 |
| Architectural Coatings | 16 | - | 88 | 1,408 | - | - | 18.5 | 10.2 | 20 | 0.6 | 1,014 | - |
| **TOTAL** | **132** | **15** | **436** | **24,118** | **3,900** | **1,002** | | | | | **17,375** | **6,833** |

Notes: Assumes an average fuel efficiency of 25.67 miles per gallon (mpg) for gasoline and 10.41 mpg for diesel per 2017 EMFAC Emissions Inventory (see attachment in this Appendix).

PARKER
ENVIRONMENTAL CONSULTANTS

**9431 Venice Boulevard Existing Conditions (to be demolished)**
**Operational Fuel Calculations**

| Land Use | Units | Average Daily Trip Rate | | | Annual VMT |
|---|---|---|---|---|---|
| | | Weekday | Sat | Sunday | |
| Retail/Commercial | 5,251 sf | 189 | 231 | 105 | |
| | **TOTAL** | **189** | **231** | **105** | **243,282** |

| Fleet Mix |
|---|
| LDA |
| LDT1 |
| LDT2 |
| LHD1 |
| LHD2 |
| MCY |
| MH |
| Motor Coach |
| OBUS |
| PTO |
| SBUS |
| T6 |
| T7 |
| T7IS |
| UBUS |

| | Fleet Factor | VMT | Fuel (gallons) |
|---|---|---|---|
| **Diesel** | 0.04 | 9,731 | **935** |
| **Gas** | 0.95 | 231,118 | **9,003** |
| | | **240,849** | |

Notes:

1. Assumes an average fuel efficiency of 25.67 miles per gallon (mpg) for gasoline and 10.41 mpg for diesel per 2017 EMFAC Emissions Inventory (see attachment in this Appendix).
2. CalEEMod Version 2022.1 provides trips/VMT for the existing uses.
3. Fleet Mix provided by EMFAC 2017 Inventory, Los Angeles County, 2022.

**9431 Venice Boulevard Project**
**Operational Fuel Calculations**

| Land Use | Units | Average Daily Trip Rate | | | Annual VMT |
|---|---|---|---|---|---|
| | | Weekday | Sat | Sunday | |
| Apartments (Mid Rise) | 47 | 127 | 115 | 96 | 351,493 |
| Restaurant | 2,627 | 196 | 211 | 168 | 309,207 |
| **VMT per CalEEMod** | | **323** | **326** | **264** | **660,700** |

| Fleet Mix |
|---|
| LDA |
| LDT1 |
| LDT2 |
| LHD1 |
| LHD2 |
| MCY |
| MH |
| Motor Coach |
| OBUS |
| PTO |
| SBUS |
| T6 |
| T7 |
| T7IS |
| UBUS |

| | Fleet Factor | VMT | Fuel (gallons) |
|---|---|---|---|
| **Diesel** | 0.04 | 26,428 | **2,539** |
| **Gas** | 0.95 | 627,665 | **24,451** |
| | | **654,093** | |

Notes:

1. Assumes an average fuel efficiency of 25.67 miles per gallon (mpg) for gasoline and 10.41 mpg for diesel per 2017 EMFAC Emissions Inventory (see attachment in this Appendix).
2. CalEEMod Version 2022.1 provides trips/VMT for the existing uses.
3. Fleet Mix provided by EMFAC 2017 Inventory, Los Angeles County, 2022.

PARKER
ENVIRONMENTAL CONSULTANTS

Source: EMFAC2017 (v1.0.3) Emissions Inventory
Region Type: County
Region: Los Angeles
Calendar Year: 2022
Season: Annual
Vehicle Classification: EMFAC2011 Categories
Units: miles/year for VMT, trips/year for Trips, tons/year for Emissions, 1000 gallons/year for Fuel Consumption

| Region | Calendar Yea | Vehicle Cate | Model Year | Speed | Fuel | Population | VMT | Trips | Fuel Consumption |
|---|---|---|---|---|---|---|---|---|---|
| LOS ANGELES | 2022 | All Other Bus | Aggregate | Aggregate | Diesel | 2,426.60 | 42,778,505.96 | 5,951,960.67 | 4,187.89 |
| LOS ANGELES | 2022 | LDA | Aggregate | Aggregate | Gasoline | 4,040,504.83 | 53,546,484,852.88 | 6,615,028,721.03 | 1,768,502.90 |
| LOS ANGELES | 2022 | LDA | Aggregate | Aggregate | Diesel | 35,580.71 | 487,864,162.19 | 58,450,679.05 | 10,312.55 |
| LOS ANGELES | 2022 | LDA | Aggregate | Aggregate | Electricity | 79,346.02 | 1,123,319,626.23 | 137,502,351.47 | 0 |
| LOS ANGELES | 2022 | LDT1 | Aggregate | Aggregate | Gasoline | 466,456.29 | 6,038,732,049.22 | 748,031,308.18 | 231,293.17 |
| LOS ANGELES | 2022 | LDT1 | Aggregate | Aggregate | Diesel | 276.36 | 2,344,325.53 | 339,772.32 | 107.45 |
| LOS ANGELES | 2022 | LDT1 | Aggregate | Aggregate | Electricity | 3,550.87 | 50,903,916.63 | 6,162,973.17 | 0 |
| LOS ANGELES | 2022 | LDT2 | Aggregate | Aggregate | Gasoline | 1,395,327.91 | 18,339,380,102.33 | 2,273,143,606.89 | 754,167.04 |
| LOS ANGELES | 2022 | LDT2 | Aggregate | Aggregate | Diesel | 9,029.03 | 133,335,850.00 | 15,456,773.51 | 3,831.85 |
| LOS ANGELES | 2022 | LDT2 | Aggregate | Aggregate | Electricity | 14,572.88 | 165,359,385.45 | 25,586,846.80 | 0 |
| LOS ANGELES | 2022 | LHD1 | Aggregate | Aggregate | Gasoline | 107,665.02 | 1,279,261,588.62 | 524,523,814.07 | 122,447.92 |
| LOS ANGELES | 2022 | LHD1 | Aggregate | Aggregate | Diesel | 66,438.77 | 925,264,958.42 | 273,279,192.21 | 42,567.31 |
| LOS ANGELES | 2022 | LHD2 | Aggregate | Aggregate | Gasoline | 18,107.10 | 208,238,899.52 | 88,214,407.00 | 22,875.09 |
| LOS ANGELES | 2022 | LHD2 | Aggregate | Aggregate | Diesel | 26,821.57 | 359,753,713.04 | 110,323,798.76 | 18,372.76 |
| LOS ANGELES | 2022 | MCY | Aggregate | Aggregate | Gasoline | 181,916.51 | 447,908,963.74 | 126,250,055.64 | 12,521.49 |
| LOS ANGELES | 2022 | MDV | Aggregate | Aggregate | Gasoline | 941,584.31 | 11,473,022,081.89 | 1,514,251,924.76 | 580,366.41 |
| LOS ANGELES | 2022 | MDV | Aggregate | Aggregate | Diesel | 19,913.35 | 274,531,411.46 | 33,991,684.46 | 10,212.28 |
| LOS ANGELES | 2022 | MDV | Aggregate | Aggregate | Electricity | 7,529.63 | 88,314,216.06 | 13,360,958.49 | 0 |
| LOS ANGELES | 2022 | MH | Aggregate | Aggregate | Gasoline | 19,672.44 | 64,841,381.12 | 643,546.01 | 12,633.66 |
| LOS ANGELES | 2022 | MH | Aggregate | Aggregate | Diesel | 6,142.77 | 20,988,775.80 | 200,868.45 | 1,992.80 |
| LOS ANGELES | 2022 | Motor Coach | Aggregate | Aggregate | Diesel | 690.41 | 27,168,894.72 | 2,943,376.31 | 4,170.96 |
| LOS ANGELES | 2022 | OBUS | Aggregate | Aggregate | Gasoline | 4,028.14 | 54,855,098.52 | 26,354,549.18 | 10,973.30 |
| LOS ANGELES | 2022 | PTO | Aggregate | Aggregate | Diesel | 0 | 24,713,220.04 | 0 | 5,008.88 |
| LOS ANGELES | 2022 | SBUS | Aggregate | Aggregate | Gasoline | 1,393.90 | 18,622,028.54 | 1,823,218.53 | 2,024.03 |
| LOS ANGELES | 2022 | SBUS | Aggregate | Aggregate | Diesel | 3,866.90 | 39,958,555.78 | 14,591,872.64 | 5,252.88 |
| LOS ANGELES | 2022 | T6 Ag | Aggregate | Aggregate | Diesel | 12.1 | 31,813.59 | 16,617.47 | 3.8 |
| LOS ANGELES | 2022 | T6 CAIRP hea | Aggregate | Aggregate | Diesel | 339.43 | 20,930,059.07 | 1,546,186.38 | 1,812.04 |
| LOS ANGELES | 2022 | T6 CAIRP sma | Aggregate | Aggregate | Diesel | 181.72 | 2,952,870.15 | 827,772.29 | 273.27 |
| LOS ANGELES | 2022 | T6 instate co | Aggregate | Aggregate | Diesel | 2,542.22 | 53,079,574.55 | 3,585,909.34 | 5,214.20 |
| LOS ANGELES | 2022 | T6 instate co | Aggregate | Aggregate | Diesel | 8,462.08 | 140,445,475.73 | 11,936,097.43 | 13,715.03 |
| LOS ANGELES | 2022 | T6 instate he | Aggregate | Aggregate | Diesel | 10,547.07 | 454,120,671.89 | 37,974,073.08 | 41,142.98 |
| LOS ANGELES | 2022 | T6 instate sm | Aggregate | Aggregate | Diesel | 38,737.15 | 615,396,644.78 | 139,470,656.72 | 59,527.74 |
| LOS ANGELES | 2022 | T6 OOS heav | Aggregate | Aggregate | Diesel | 195.64 | 12,117,709.37 | 891,170.67 | 1,047.96 |
| LOS ANGELES | 2022 | T6 OOS small | Aggregate | Aggregate | Diesel | 104.38 | 1,681,089.61 | 475,482.47 | 155.85 |
| LOS ANGELES | 2022 | T6 Public | Aggregate | Aggregate | Diesel | 4,527.38 | 22,062,586.15 | 4,284,708.38 | 2,702.18 |
| LOS ANGELES | 2022 | T6 utility | Aggregate | Aggregate | Diesel | 1,014.34 | 5,336,924.21 | 3,639,463.39 | 551.02 |
| LOS ANGELES | 2022 | T6TS | Aggregate | Aggregate | Gasoline | 14,670.00 | 265,332,617.59 | 95,980,163.80 | 52,550.68 |
| LOS ANGELES | 2022 | T7 Ag | Aggregate | Aggregate | Diesel | 5.19 | 32,102.64 | 7,129.02 | 5.78 |
| LOS ANGELES | 2022 | T7 CAIRP | Aggregate | Aggregate | Diesel | 6,382.02 | 353,995,475.22 | 29,071,375.20 | 51,371.55 |
| LOS ANGELES | 2022 | T7 CAIRP con | Aggregate | Aggregate | Diesel | 677.69 | 38,127,519.49 | 955,910.85 | 5,211.68 |
| LOS ANGELES | 2022 | T7 NNOOS | Aggregate | Aggregate | Diesel | 6,908.62 | 431,538,096.60 | 31,470,131.85 | 59,331.09 |
| LOS ANGELES | 2022 | T7 NOOS | Aggregate | Aggregate | Diesel | 2,520.51 | 139,086,438.81 | 11,481,445.85 | 20,697.55 |
| LOS ANGELES | 2022 | T7 POLA | Aggregate | Aggregate | Diesel | 8,290.30 | 335,753,058.90 | 19,657,954.46 | 59,106.16 |
| LOS ANGELES | 2022 | T7 Public | Aggregate | Aggregate | Diesel | 5,501.54 | 34,774,917.68 | 5,206,660.72 | 5,984.24 |
| LOS ANGELES | 2022 | T7 Single | Aggregate | Aggregate | Diesel | 6,004.22 | 124,460,715.90 | 21,617,813.76 | 19,009.31 |
| LOS ANGELES | 2022 | T7 single con | Aggregate | Aggregate | Diesel | 4,339.82 | 94,587,363.05 | 6,121,487.28 | 13,998.82 |
| LOS ANGELES | 2022 | T7 SWCV | Aggregate | Aggregate | Diesel | 1,392.50 | 17,751,022.13 | 1,694,396.01 | 8,750.41 |
| LOS ANGELES | 2022 | T7 SWCV | Aggregate | Aggregate | Natural Gas | 2,627.44 | 33,379,853.61 | 3,197,072.73 | 14,929.52 |
| LOS ANGELES | 2022 | T7 tractor | Aggregate | Aggregate | Diesel | 12,303.60 | 519,190,076.84 | 48,751,792.14 | 72,785.17 |
| LOS ANGELES | 2022 | T7 tractor co | Aggregate | Aggregate | Diesel | 3,625.33 | 78,026,246.97 | 5,113,666.56 | 11,794.84 |
| LOS ANGELES | 2022 | T7 utility | Aggregate | Aggregate | Diesel | 407.18 | 2,579,334.69 | 1,460,945.35 | 409.45 |
| LOS ANGELES | 2022 | T7IS | Aggregate | Aggregate | Gasoline | 55.47 | 1,916,446.00 | 362,895.19 | 466.61 |
| LOS ANGELES | 2022 | UBUS | Aggregate | Aggregate | Gasoline | 463.73 | 10,981,105.19 | 606,552.56 | 2,597.78 |
| LOS ANGELES | 2022 | UBUS | Aggregate | Aggregate | Diesel | 37.14 | 1,669,382.51 | 48,577.68 | 263.93 |
| LOS ANGELES | 2022 | UBUS | Aggregate | Aggregate | Electricity | 14 | 398,140.05 | 18,312.00 | 0 |
| LOS ANGELES | 2022 | UBUS | Aggregate | Aggregate | Natural Gas | 4,177.42 | 144,742,025.80 | 5,464,063.01 | 36,802.92 |

| | | | | | |
|---|---|---|---|---|---|
| **TOTAL** | **7,599,909.55** | **99,194,423,922.45** | | | **MPG** |
| GAS | 0.95 | 91,749,577,215.16 | 3,573,420,070.00 | | 25.67556442 |
| DSL | 0.04 | 5,838,429,543.46 | 560,883,669.79 | | 10.40934129 |

# 9431 Venice Boulevard: Electricity and Natural Gas Demand

**Estimated Electricity Consumption by the Project**

| Land Use | Size | Total Electricity Demand (kWh/year) [a] |
|---|---|---|
| **Proposed Uses** | | |
| Multi-Family Residential | 47 du | 155,765 |
| Restaurant | 2,627 sf | 85,562 |
| Parking, Utilities, Storage | 12,691 sf | 46,848 |
| ***Total 9431 Venice Blvd Project Electricity Demand:*** | | ***288,175*** |
| *Existing Electricity Demand (to be demolished):* | | *-52,282* |
| **NET TOTAL Electricity Demand:** | | **235,893** |

*Notes: sf =square feet; du = dwelling unit; kWh = kilowatt-hour*

[a] *See Appendix A, SCAQMD, CalEEMod Version 2022.1, Annual Emissions.*

**Estimated Natural Gas Consumption by the Project**

| Land Use | Size | Total Natural Gas Demand (kBTU/yr) [a] | Total Natural Gas Demand (cf/yr) [b] |
|---|---|---|---|
| **Project** | | | |
| Multi-family Residential | 47 du | 0 | 0 |
| Restaurant | 2,627 sf | 248,855 | 243,848 |
| **Total Project Natural Gas Demand:** | | **248,855** | **243,848** |
| *Less Existing Natural Gas Demand:* | | *-25,857* | *-25,340* |
| **NET TOTAL Natural Gas Demand:** | | **222,998** | **218,508** |

*Notes: sf =square feet; du = dwelling unit*

[a] *See Appendix D, SCAQMD, CalEEMod Version 2022.1, Annual Emissions.*

[b] *1kBTU is equivalent to 0.98 cubic feet of natural gas.*

## APPENDIX C: GEOTECHNICAL EVALUATION

**C.1**: Geocon West, Inc.,
Geotechnical Investigation, Proposed Multi-Family Residential Development, 9431-9443 Venice Boulevard Palms District of Los Angeles, California,
February 7, 2022.

**C.2**: Los Angeles Department of Building and Safety,
Soils Approval Letter, 3780 S Cardiff Ave, 9431 W Venice Blvd,
December 28, 2022.

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# GEOTECHNICAL INVESTIGATION

## PROPOSED MULTI-FAMILY RESIDENTIAL DEVELOPMENT 9431-9443 VENICE BOULEVARD PALMS DISTRICT OF LOS ANGELES, CALIFORNIA

**TRACT 2444, BLOCK 8, LOTS 16-19**

GEOCON
WEST, INC.

GEOTECHNICAL
ENVIRONMENTAL
MATERIALS

**PREPARED FOR**

**VENICE CARDIFF, LLC**
**LOS ANGELES, CALIFORNIA**

**PROJECT NO. W1475-06-01**

**FEBRUARY 7, 2022**

Project No. W1475-06-01
February 7, 2022

Venice Cardiff, LLC
888 South Figueroa Street, Suite 1900
Los Angeles, CA 90017

Attention: Mr. Daniel Taban

Subject: GEOTECHNICAL INVESTIGATION
PROPOSED MULTI-FAMILY RESIDENTIAL DEVELOPMENT
9431-9443 VENICE BOULEVARD
PALMS DISTRICT OF LOS ANGELES, CALIFORNIA
TRACT 2444, BLOCK 8, LOTS 16-19

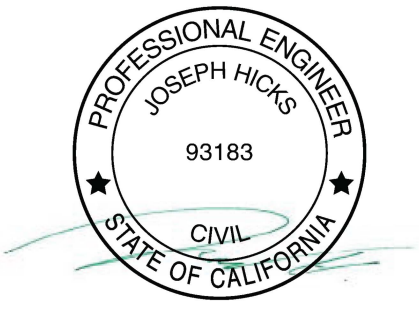
Dear Mr. Taban:

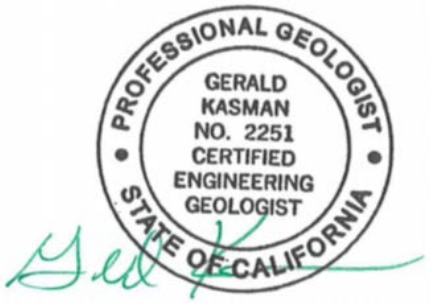
In accordance with your authorization of our proposal dated November 23, 2021, we have performed a geotechnical investigation for a proposed multi-family development located at 9431-9443 Venice Boulevard in the Palms district of the City of Los Angeles, California. The accompanying report presents the findings of our study, and our conclusions and recommendations pertaining to the geotechnical aspects of proposed design and construction. Based on the results of our investigation, it is our opinion that the site can be developed as proposed, provided the recommendations in this report are followed and implemented during design and construction.

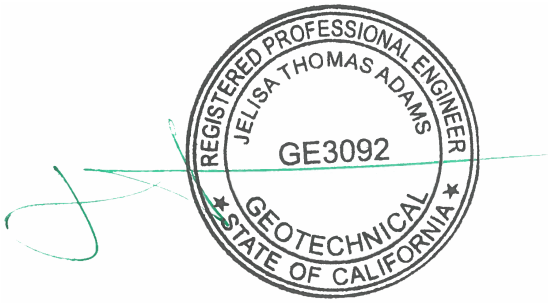
If you have any questions regarding this report, or if we may be of further service, please contact the undersigned.

Very truly yours,

**GEOCON WEST, INC.**




Joe Hicks, M.S.
PE 93183

Gerald A. Kasman
CEG 2251

Jelisa Thomas Adams
GE 3092

(Email) Addressee

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- PRIOR INVESTIGATION

# GEOTECHNICAL INVESTIGATION

## 1. PURPOSE AND SCOPE

This report presents the results of a geotechnical investigation for a proposed multi-family development located at 9431-9443 Venice Boulevard in the Palms District of the City of Los Angeles, California (see Vicinity Map, Figure 1). The purpose of the investigation was to evaluate the existing site soils and subsurface conditions at the property and, based on conditions encountered, to provide conclusions and recommendations pertaining to the geotechnical aspects of proposed design and construction.

The scope of this investigation included a site reconnaissance, field exploration, laboratory testing, engineering analysis, and the preparation of this report. The site was explored on December 30, 2021 and consisted of excavating one 8-inch diameter boring to a depth of 50½ feet below the existing ground surface utilizing a truck-mounted hollow-stem auger drilling machine. The approximate locations of the exploratory boring is depicted on the Site Plan (see Site Plan, Figure 2).

Laboratory tests were performed on selected soil samples obtained during the investigation to determine pertinent physical soil properties. Appendix B presents a summary of the laboratory test results.

The recommendations presented herein are based on analysis of the data obtained during the investigation and our experience with similar soil and geologic conditions. References reviewed to prepare this report are provided in the *List of References* section.

## 2. SITE AND PROJECT DESCRIPTION

The subject property is located at 9431-9443 Venice Boulevard in the Palms District of Los Angeles, California. The site is currently occupied by a single-story commercial structure with an asphalt paved parking lot. The site is roughly level and surface water drainage at the site appears to be by sheetflow along the ground surface toward the city streets. Vegetation onsite is nonexistent. The site is bounded by a public alley to the northwest, by Cardiff to the southwest, by Venice Boulevard to the southeast, and by asphalt parking lot to the west.

It is our understanding that the proposed development will consist of a 6-story multi-family residential structure constructed one level of subterranean parking (see Site Plan, Figure 2).

Based on the preliminary nature of the design at this time, wall and column loads were not available. It is anticipated that column loads for the structure will be up to 800 kips and wall loads will be up to 8.0 kips per linear foot.

Once the design phase and foundation loading configuration proceeds to a more finalized plan, the recommendations within this report should be reviewed and revised, if necessary. Any changes in the design, location or elevation of any structure, as outlined in this report, should be reviewed by this office. Geocon should be contacted to determine the necessity for review and possible revision of this report.

## 3. PRIOR INVESTIGATIONS

We were provided with a copy of a geotechnical investigations report prepared for the site:

> *Preliminary Geotechnical Engineering Due Diligence Report, Proposed 9431-9443 Venice Boulevard Multifamily, City of Los Angeles, California,* Project No. 21302, dated Sept. 24, 2021.

NTS Geotechnical excavated two 8-inch diameter borings to a maximum depth of 61½ feet below ground surface Groundwater was encountered in both borings at a depth of 40 feet below ground surface. Laboratory testing performed included direct shear, grain size analysis, consolidation, plasticity index, corrosivity, and in-situ density and moisture content.

Geocon West, Inc. has reviewed the referenced reports by NTS Geotechnical. Where applicable, the recommendations presented herein consider the subsurface and laboratory data included in the prior report, as well as our own subsurface and laboratory data. Furthermore, we assume responsibility for the utilization of the exploration and laboratory data presented within the prior geotechnical report. Geocon West, Inc. is the Geotechnical Consultant of Record and will be providing all necessary geotechnical consultation, plan review, design recommendations, inspection and testing services for this project. Where differing, the recommendations presented herein supersede all previous recommendations. The previous investigation report is presented in Appendix C.

## 4. GEOLOGIC SETTING

The site is located in the northwestern portion of the Los Angeles Basin. The Los Angeles Basin is a coastal plain between the Santa Monica Mountains to the north, the Puente Hills and Whittier faults to the east, the Palos Verdes Peninsula and Pacific Ocean to the west, and the Santa Ana Mountains and San Joaquin Hills to the south. The Los Angeles Basin is located in the northern portion of the Peninsular Ranges geomorphic province and is northwest trending alluviated lowland plain, sometimes called the Coastal Plain of Los Angeles. The basin is underlain by a deep structural depression which has been filled by both marine and continental sedimentary deposits, which rest on a basement complex of presumably igneous and metamorphic composition (Yerkes, et al., 1965). Regionally, the site is located within the northern portion of the Peninsular Ranges geomorphic province characterized by northwest-trending physiographic and geologic features.

Locally the site is located near the base of the Baldwin Hills at the toe of an alluvial fan that has been truncated by Ballona Creek, a former erosional channel of Los Angeles River. The alluvial sediments underlying the property contain both alluvial and flood plain deposits and colluvial outwash deposits from the nearby Baldwin Hills (CDMG, 1982).

## 5. SOIL AND GEOLOGIC CONDITIONS

Based on our field investigation and published geologic maps of the area, the site is underlain by Holocene Age alluvial deposits consisting of varying amounts of sand, silt and clay. Detailed stratigraphic profiles are provided in the excavation logs in Appendix A and Cross-Section on Figure 2.

### 5.1 Artificial Fill

Artificial fill was encountered in the current and prior exploratory borings to a maximum depth of 3 feet below existing ground surface. The artificial fill consists of dark brown sandy clay to clay with sand and light brown to yellow brown silty sand. The fill is characterized as slightly moist to moist and loose to dense or soft to firm. The fill is likely the result of past grading and construction activities at the site. Deeper fill may exist between excavations and in other portions of the site that were not directly explored.

### 5.2 Alluvium

The artificial fill is underlain by Holocene Age alluvial deposits. The alluvium consists of interbedded light brown to dark brown clay and sand with varying amounts of silt and fine to coarse-gravel. These soils can be characterized as slightly moist and loose to medium dense or firm to stiff. At 29 feet below the ground surface, the soils consist of reddish brown to olive brown silty sand that is characterized as slightly moist to wet and very dense. The prior borings drilled encountered dark brown to brown sandy clays and olive brown to orange brown silty sand. The soils can be characterized as moist, firm to stiff or medium dense to very dense.

## 6. GROUNDWATER

Based on a review of the California Division of Mines and Geology (CDMG) Seismic Hazard Evaluation of the Beverly Hills 7.5-Minute Quadrangle (CDMG, 1998), the historic high groundwater level beneath the site is approximately 25 feet below the ground surface. Groundwater information presented in this document is generated from data collected in the early 1900's to the late 1990s. Based on current groundwater basin management practices, it is unlikely that groundwater levels will ever exceed the historic high levels.

Groundwater was encountered during current and prior site explorations at depths of 40 and 48½ feet beneath the existing ground surface. Based on the historic high groundwater levels in the site vicinity, the groundwater encountered in our borings, and the depth of proposed construction, static groundwater is neither expected to be encountered during construction, nor have a detrimental effect on the project. However, groundwater seepage may be encountered during construction. It is not uncommon for groundwater levels to vary seasonally or for groundwater seepage conditions to develop where none previously existed, especially in impermeable fine-grained soils which are heavily irrigated or after seasonal rainfall. In addition, recent requirements for stormwater infiltration could result in shallower seepage conditions in the immediate site vicinity. Proper surface drainage of irrigation and precipitation will be critical for future performance of the project. Recommendations for drainage are provided in the S*urface Drainage* section of this report (see Section 8.21).

# 7. GEOLOGIC HAZARDS

## 7.1 Surface Fault Rupture

The numerous faults in Southern California include Holocene-active, pre-Holocene, and inactive faults. The criteria for these major groups are based on criteria developed by the California Geological Survey (CGS, formerly known as CDMG) for the Alquist-Priolo Earthquake Fault Zone Program (CGS, 2018). By definition, a Holocene-active fault is one that has had surface displacement within Holocene time (about the last 11,700 years). A pre-Holocene fault has demonstrated surface displacement during Quaternary time (approximately the last 1.6 million years) but has had no known Holocene movement. Faults that have not moved in the last 1.6 million years are considered inactive.

The site is not within a state-designated Alquist-Priolo Earthquake Fault Zone (CGS, 2022a; 2022b, 2018) for surface fault rupture hazards. No Holocene-active or pre-Holocene faults with the potential for surface fault rupture are known to pass directly beneath the site. Therefore, the potential for surface rupture due to faulting occurring beneath the site during the design life of the proposed development is considered low. However, the site is located in the seismically active Southern California region and could be subjected to moderate to strong ground shaking in the event of an earthquake on one of the many active Southern California faults. The faults in the vicinity of the site are shown in Figure 3, Regional Fault Map.

The closest surface trace of an active fault to the site is the Newport-Inglewood Fault located approximately 0.8 mile east of the site (CDMG, 1986). Other nearby active faults are the Santa Monica Fault, the Hollywood Fault, and the Raymond fault located approximately 2.8 miles north-northwest, 4.0 miles north, and 12.2 miles northeast of the site, respectively (Ziony and Jones, 1989). The active San Andreas Fault Zone is located approximately 40 miles northeast of the site.

Several buried thrust faults, commonly referred to as blind thrusts, underlie the Southern California area at depth. These faults are not exposed at the ground surface and are typically identified at depths greater than 3.0 kilometers. The October 1, 1987, $M_w$ 5.9 Whittier Narrows earthquake and the January 17, 1994 $M_w$ 6.7 Northridge earthquake were a result of movement on the Puente Hills Blind Thrust and the Northridge Thrust, respectively. The Puente Hills Blind Thrust underlies the site at depth. These thrust faults and others in the Los Angeles area are not exposed at the surface and do not present a potential surface fault rupture hazard at the site; however, these deep thrust faults are considered active features capable of generating future earthquakes that could result in moderate to significant ground shaking at the site.

## 7.2 Seismicity

As with all of Southern California, the site has experienced historic earthquakes from various regional faults. The seismicity of the region surrounding the site was formulated based on research of an electronic database of earthquake data. The epicenters of recorded earthquakes with magnitudes equal to or greater than 5.0 in the site vicinity are depicted on Figure 4, Regional Seismicity Map. A partial list of moderate to major magnitude earthquakes that have occurred in the Southern California area within the last 100 years is included in the following table.

**LIST OF HISTORIC EARTHQUAKES**

| Earthquake (Oldest to Youngest) | Date of Earthquake | Magnitude | Distance to Epicenter (Miles) | Direction to Epicenter |
|---|---|---|---|---|
| Near Redlands | July 23, 1923 | 6.3 | 66 | E |
| Long Beach | March 10, 1933 | 6.4 | 37 | SE |
| Tehachapi | July 21, 1952 | 7.5 | 76 | NW |
| San Fernando | February 9, 1971 | 6.6 | 27 | N |
| Whittier Narrows | October 1, 1987 | 5.9 | 18 | E |
| Sierra Madre | June 28, 1991 | 5.8 | 28 | NE |
| Landers | June 28, 1992 | 7.3 | 113 | E |
| Big Bear | June 28, 1992 | 6.4 | 90 | E |
| Northridge | January 17, 1994 | 6.7 | 15 | NW |
| Hector Mine | October 16, 1999 | 7.1 | 128 | ENE |
| Ridgecrest | July 5, 2019 | 7.1 | 128 | NNE |

The site could be subjected to strong ground shaking in the event of an earthquake. However, this hazard is common in Southern California and the effects of ground shaking can be mitigated if the proposed structures are designed and constructed in conformance with current building codes and engineering practices.

## 7.3 Seismic Design Criteria

The following table summarizes the site-specific design criteria obtained from the 2019 California Building Code (CBC; Based on the 2018 International Building Code [IBC] and ASCE 7-16), Chapter 16 Structural Design, Section 1613 Earthquake Loads. The data was calculated using the online application *Seismic Design Maps*, provided by OSHPD. The short spectral response uses a period of 0.2 second. We evaluated the Site Class based on the discussion in Section 1613.2.2 of the 2019 CBC and Table 20.3-1 of ASCE 7-16. The values presented on the following page are for the risk-targeted maximum considered earthquake ($MCE_R$).

## 2019 CBC SEISMIC DESIGN PARAMETERS

| Parameter | Value | 2019 CBC Reference |
|---|---|---|
| Site Class | D | Section 1613.2.2 |
| $MCE_R$ Ground Motion Spectral Response Acceleration – Class B (short), $S_S$ | 2.01g | Figure 1613.2.1(1) |
| $MCE_R$ Ground Motion Spectral Response Acceleration – Class B (1 sec), $S_1$ | 0.713g | Figure 1613.2.1(2) |
| Site Coefficient, $F_A$ | 1.0 | Table 1613.2.3(1) |
| Site Coefficient, $F_V$ | 1.7* | Table 1613.2.3(2) |
| Site Class Modified $MCE_R$ Spectral Response Acceleration (short), $S_{MS}$ | 2.01g | Section 1613.2.3 (Eqn 16-36) |
| Site Class Modified $MCE_R$ Spectral Response Acceleration – (1 sec), $S_{M1}$ | 1.212* | Section 1613.2.3 (Eqn 16-37) |
| 5% Damped Design Spectral Response Acceleration (short), $S_{DS}$ | 1.34g | Section 1613.2.4 (Eqn 16-38) |
| 5% Damped Design Spectral Response Acceleration (1 sec), $S_{D1}$ | 0.808* | Section 1613.2.4 (Eqn 16-39) |
| **Note:** *Per Section 11.4.8 of ASCE/SEI 7-16, a ground motion hazard analysis shall be performed for projects for Site Class "E" sites with Ss greater than or equal to 1.0g and for Site Class "D" and "E" sites with S1 greater than 0.2g. Section 11.4.8 also provides exceptions which indicates that the ground motion hazard analysis may be waived provided the exceptions are followed. Using the code-based values presented in the table above, in lieu of a performing a ground motion hazard analysis, requires the exceptions outlined in ASCE 7-16 Section 11.4.8 be followed. | | |

The table below presents the mapped maximum considered geometric mean ($MCE_G$) seismic design parameters for projects located in Seismic Design Categories of D through F in accordance with ASCE 7-16.

## ASCE 7-16 PEAK GROUND ACCELERATION

| Parameter | Value | ASCE 7-16 Reference |
|---|---|---|
| Mapped $MCE_G$ Peak Ground Acceleration, PGA | 0.863g | Figure 22-9 |
| Site Coefficient, $F_{PGA}$ | 1.1 | Table 11.8-1 |
| Site Class Modified $MCE_G$ Peak Ground Acceleration, $PGA_M$ | 0.949g | Section 11.8.3 (Eqn 11.8-1) |

The Maximum Considered Earthquake Ground Motion (MCE) is the level of ground motion that has a 2 percent chance of exceedance in 50 years, with a statistical return period of 2,475 years. According to the 2019 California Building Code and ASCE 7-16, the MCE is to be utilized for the evaluation of liquefaction, lateral spreading, seismic settlements, and it is our understanding that the intent of the building code is to maintain "Life Safety" during a MCE event. The Design Earthquake Ground Motion (DE) is the level of ground motion that has a 10 percent chance of exceedance in 50 years, with a statistical return period of 475 years.

Deaggregation of the MCE peak ground acceleration was performed using the USGS online Unified Hazard Tool, 2014 Conterminous U.S. Dynamic edition (v4.2.0). The result of the deaggregation analysis indicates that the predominant earthquake contributing to the MCE peak ground acceleration is characterized as a 6.71 magnitude event occurring at a hypocentral distance of 7.47 kilometers from the site.

Deaggregation was also performed for the Design Earthquake (DE) peak ground acceleration, and the result of the analysis indicates that the predominant earthquake contributing to the DE peak ground acceleration is characterized as a 6.63 magnitude occurring at a hypocentral distance of 11.3 kilometers from the site.

Conformance to the criteria in the above tables for seismic design does not constitute any kind of guarantee or assurance that significant structural damage or ground failure will not occur if a large earthquake occurs. The primary goal of seismic design is to protect life, not to avoid all damage, since such design may be economically prohibitive.

## 7.4 Liquefaction Potential

Liquefaction is a phenomenon in which loose, saturated, relatively cohesionless soil deposits lose shear strength during strong ground motions. Primary factors controlling liquefaction include intensity and duration of ground motion, gradation characteristics of the subsurface soils, in-situ stress conditions, and the depth to groundwater. Liquefaction is typified by a loss of shear strength in the liquefied layers due to rapid increases in pore water pressure generated by earthquake accelerations.

The current standard of practice, as outlined in the "Recommended Procedures for Implementation of DMG Special Publication 117, Guidelines for Analyzing and Mitigating Liquefaction in California" and "Special Publication 117A, Guidelines for Evaluating and Mitigating Seismic Hazards in California" requires liquefaction analysis to a depth of 50 feet below the lowest portion of the proposed structure. Liquefaction typically occurs in areas where the soils below the water table are composed of poorly consolidated, fine to medium-grained, primarily sandy soil. In addition to the requisite soil conditions, the ground acceleration and duration of the earthquake must also be of a sufficient level to induce liquefaction.

The State of California Seismic Hazard Zone Map for the Beverly Hills Quadrangle (CDMG, 1998; CGS, 2018; CGS, 2022b) indicates that the site is not located in an area designated as having a potential for liquefaction. Groundwater was encountered during site exploration at depths of 40 and 48½ feet beneath the existing ground surface. The alluvial soils below the depth of the historically high groundwater level are generally considered dense to very dense. Based on these considerations, it is our opinion that the potential for liquefaction and associated ground deformations beneath the site is very low.

## 7.5 Slope Stability

The topography at the site is roughly level and the topography of the site vicinity slopes gently to the south. According to the Los Angeles County Seismic Safety Element (Leighton, 1990) the site is not within an area identified as having a potential for slope instability. Additionally, according to the California Geological Survey (1999), the site is not located within an area identified as having a potential for seismic slope instability. There are no known landslides near the site, nor is the site in the path of any known or potential landslides.

## 7.6 Earthquake-Induced Flooding

Earthquake-induced flooding is inundation caused by failure of dams or other water-retaining structures due to earthquakes. Based on a review of the Los Angeles County Seismic Safety Element (Leighton, 1990), the site is not located within a potential inundation area for an earthquake-induced dam failure. Therefore, the potential for inundation at the site as a result of an earthquake-induced dam failure is considered low.

## 7.7 Tsunamis, Seiches and Flooding

The site is not located within a coastal area. Therefore, tsunamis, seismic sea waves, are not considered a significant hazard at the site.

Seiches are large waves generated in enclosed bodies of water in response to ground shaking. No major water-retaining structures are located immediately up gradient from the project site. Flooding from a seismically induced seiche is considered unlikely.

The site is in an area of minimal flooding potential (Zone X) as defined by the Federal Emergency Management Agency (FEMA 2022). Therefore, flooding is not anticipated to adversely impact the site.

## 7.8 Oil Fields & Methane Potential

Based on a review of the California Geologic Energy Management Division (CalGEM) Well Finder Website, the site is not located within an oil field (CalGEM, 2022). There are no reported oil or gas wells at the site or within ½-mile of the site. However, due to the voluntary nature of record reporting by the oil well drilling companies, wells may be improperly located or not shown on the location map and undocumented wells could be encountered during construction. Any wells encountered will need to be properly abandoned in accordance with the current requirements of the CalGEM.

Since the site is not located within the boundaries of a known oil field, the potential for the presence of methane or other volatile gases at the site is considered low. However, should it be determined that a methane study is required for the proposed development it is recommended that a qualified methane consultant be retained to perform the study and provide mitigation measures as necessary.

## 7.9 Subsidence

Subsidence occurs when a large portion of land is displaced vertically, usually due to the withdrawal of groundwater, oil, or natural gas. Soils that are particularly subject to subsidence include those with high silt or clay content. The area surrounding the site is not within an area of known ground subsidence. No large-scale extraction of groundwater, gas, oil, or geothermal energy is occurring or planned at the site. There appears to be little or no potential for ground subsidence due to withdrawal of fluids or gases at the site.

# 8. CONCLUSIONS AND RECOMMENDATIONS

## 8.1 General

8.1.1 It is our opinion that neither soil nor geologic conditions were encountered during the investigation that would preclude the construction of the proposed development provided the recommendations presented herein are followed and implemented during design and construction.

8.1.2 Up to 3 feet of existing artificial fill was encountered during site exploration. The existing fill encountered is believed to be the result of past grading and construction activities at the site. Deeper fill may exist in other areas of the site that were not directly explored. In addition, demolition of the existing structure is expected to disturb the upper few feet of site soils. If needed, the existing fill and site soils are suitable for re-use as engineered fill provided the recommendations in the *Grading* section of this report are followed (see Section 8.4). Excavation for the subterranean level is anticipated to penetrate through the existing artificial fill and expose undisturbed alluvial soils throughout the excavation bottom.

8.1.3 Groundwater was encountered during the site explorations as shallow as 40 feet beneath the existing ground surface. Based on the depth of the encountered groundwater and the historic high groundwater level, groundwater is sufficiently deep that it is not expected to be encountered during construction. However, local seepage could be encountered during excavation of the subterranean level, especially if conducted during the rainy season.

8.1.4 Based on these considerations, the proposed structure may be supported on a conventional foundation system deriving support in the alluvial soils found at and below a depth of 12 feet. Foundations should be deepened as necessary to penetrate through soft or unsuitable alluvium at the direction of the Geotechnical Engineer. All foundation excavations must be observed and approved by the Geotechnical Engineer (a representative of Geocon), prior to placing steel or concrete. It is recommended that the subgrade exposed at the excavation bottom be proof-rolled with heavy equipment prior to foundation construction. Recommendations for the design of a conventional foundation system are provided in Section 8.6.

8.1.5 The concrete slab-on-grade and ramp for the subterranean level may bear directly on the undisturbed alluvium at the excavation bottom or in newly placed engineered fill. Any soils that are disturbed should be properly compacted for slab and ramp support. Where necessary, the existing artificial fill and alluvium are suitable for re-use as an engineered fill beneath the building slab provided the procedures outlined in the *Grading* section of this report are followed (see Section 8.4).

8.1.6 It is anticipated that excavations on the order of 15 feet in vertical height may be required for construction of the subterranean level, including foundation depths. Due to the depth of the excavation and the proximity to the property lines, city streets and adjacent offsite structures, excavations will require shoring measures in order to provide a stable excavation. Where shoring is required it is recommended that a soldier pile shoring system by utilized. In addition, where the proposed excavation will be deeper than and adjacent to an offsite structure, the proposed shoring should be designed to resist the surcharge imposed by the adjacent offsite structure. Recommendations for *Shoring* are provided in Section 8.18 of this report.

8.1.7 Due to the nature of the proposed design and intent for subterranean levels, waterproofing of subterranean walls and slabs is recommended, and likely required by the building official. Particular care should be taken in the design and installation of waterproofing to avoid moisture problems, or actual water seepage into the structure through any normal shrinkage cracks which may develop in the concrete walls, floor slab, foundations and/or construction joints. The design and inspection of the waterproofing is not the responsibility of the geotechnical engineer. A waterproofing consultant should be retained in order to recommend a product or method, which would provide protection to subterranean walls, floor slabs and foundations.

8.1.8 Foundations for small outlying structures, such as block walls up to 6 feet high, planter walls or trash enclosures, which will not be tied-in to the proposed structure, may be supported on conventional foundations bearing on a minimum of 12 inches of newly placed engineered fill which extends laterally at least 12 inches beyond the foundation area. Where excavation and proper compaction cannot be performed, foundations may derive support directly in the undisturbed alluvial soils at or below a depth of 2 feet, and should be deepened as necessary to maintain a minimum of 12-inch embedment into recommended bearing materials. If the soils exposed in the excavation bottom are soft or loose, compaction of the soft soils will be required prior to placing steel or concrete. Compaction of the foundation excavation bottom is typically accomplished with a compaction wheel or mechanical whacker and must be observed and approved in writing by a Geocon representative.

8.1.9 The grading contractor should be aware that the existing soils are currently above optimum moisture content. If the site soils are oversaturated at the time of grading, they will likely require some spreading and drying activities in order to achieve proper compaction; however, this could change seasonally.

8.1.10 Based on the results of the percolation testing performed at the site, a stormwater infiltration system is not considered feasible for this project. Results of the percolation testing are provided in *Stormwater Infiltration* section of this report (see Section 8.20). It is recommended that stormwater be retained, filtered, and discharged in accordance with the requirements of the local governing agency.

8.1.11 Once the design and foundation loading configuration for the proposed structure proceeds to a more finalized plan, the recommendations within this report should be reviewed and revised, if necessary. Based on the final foundation loading configurations, the potential for settlement should be re-evaluated by this office.

8.1.12 Any changes in the design, location or elevation, as outlined in this report, should be reviewed by this office. Geocon should be contacted to determine the necessity for review and possible revision of this report.

## 8.2 Soil and Excavation Characteristics

8.2.1 The in-situ soils can be excavated with moderate effort using conventional excavation equipment. Some caving should be anticipated in unshored excavations, especially where granular soils are encountered.

8.2.2 It is the responsibility of the contractor to ensure that all excavations and trenches are properly shored and maintained in accordance with applicable OSHA rules and regulations to maintain safety and maintain the stability of existing adjacent improvements.

8.2.3 All onsite excavations must be conducted in such a manner that potential surcharges from existing structures, construction equipment, and vehicle loads are resisted. The surcharge area may be defined by a 1:1 projection down and away from the bottom of an existing foundation or vehicle load. Penetrations below this 1:1 projection will require special excavation measures such as sloping and shoring. Excavation recommendations are provided in the *Temporary Excavations* section of this report (see Section 8.17).

8.2.4 The upper five feet of existing site soils encountered during site exploration are considered to have a “low” expansive potential (EI = 22); and the soils are classified as “expansive” based on the 2019 California Building Code (CBC) Section 1803.5.3. Recommendations presented herein assume that the foundations and slabs near the ground surface will derive support in these materials.

## 8.3 Minimum Resistivity, pH, and Water-Soluble Sulfate

8.3.1 Potential of Hydrogen (pH) and resistivity testing as well as chloride content testing were performed on representative samples of soil to generally evaluate the corrosion potential to

surface utilities. The tests were performed in accordance with California Test Method Nos. 643 and 422 and indicate that the soils are considered "moderately corrosive" with respect to corrosion of buried ferrous metals on site. Due to the corrosive potential of the soils, it is recommended that PVC, ABS or other approved plastic piping be utilized in lieu of cast-iron when in direct contact with the site soils. The results are presented in Appendix B (Figure B12) and should be considered for design of underground structures.

8.3.2 Laboratory tests were performed on representative samples of the site materials to measure the percentage of water-soluble sulfate content. Results from the laboratory water-soluble sulfate tests are presented in Appendix B (Figure B12) and indicate that the on-site materials possess a sulfate exposure class of "S0" to concrete structures as defined by 2019 CBC Section 1904 and ACI 318-19 Table 19.3.1.1.

8.3.3 Geocon West, Inc. does not practice in the field of corrosion engineering and mitigation. If corrosion sensitive improvements are planned, it is recommended that a corrosion engineer be retained to evaluate corrosion test results and incorporate the necessary precautions to avoid premature corrosion of buried metal pipes and concrete structures in direct contact with the soils.

## 8.4 Grading

8.4.1 Grading is anticipated to include excavation of site soils for the proposed subterranean level, foundations, elevator pit and utility trenches, as well as placement of backfill for walls, ramps and trenches.

8.4.2 A preconstruction conference should be held at the site prior to the beginning of grading operations with the owner, contractor, civil engineer, geotechnical engineer, and building official in attendance. Special soil handling requirements can be discussed at that time.

8.4.3 Earthwork should be observed, and compacted fill tested by representatives of Geocon West, Inc. The existing fill and alluvial soil encountered during exploration are suitable for re-use as an engineered fill, provided any encountered oversize material (greater than 6 inches) and any encountered deleterious debris are removed.

8.4.4 Grading should commence with the removal of all existing vegetation and existing improvements from the area to be graded. Deleterious debris such as wood and root structures should be exported from the site and should not be mixed with the fill soils. Asphalt and concrete should not be mixed with the fill soils unless approved by the Geotechnical Engineer. All existing underground improvements planned for removal should be completely excavated and the resulting depressions properly backfilled in accordance with the procedures described herein. Once a clean excavation bottom has been established it must be observed and approved in writing by the Geotechnical Engineer (a representative of Geocon West, Inc.) and the City of Los Angeles Inspector.

8.4.5 The proposed structure may be supported on a conventional foundation system deriving support in the undisturbed alluvial soils at or below a depth of 12 feet below the ground surface. It is recommended that the subgrade exposed at the excavation bottom be proof rolled with heavy equipment prior to foundation construction.

8.4.6 Foundations should be deepened as necessary to penetrate through any unsuitable or disturbed soils as necessary at the direction of the Geotechnical Engineer (a representative of Geocon West, Inc.). All excavation bottoms must be observed and approved in writing by the Geotechnical Engineer (a representative of Geocon), prior to placing bedding materials, fill, steel, gravel or concrete.

8.4.7 The City of Los Angeles Department of Building and Safety requires a minimum compactive effort of 95 percent of the laboratory maximum dry density in accordance with ASTM D 1557 (latest edition) where the soils to be utilized in the fill have less than 15 percent finer than 0.005 millimeter. Soils with more than 15 percent finer than 0.005 millimeter may be compacted to 90 percent of the laboratory maximum dry density in accordance with ASTM D 1557 (latest edition). Based on the nature of the site soils, all fill and backfill soils should be placed in horizontal loose layers approximately 6 to 8 inches thick, moisture conditioned to near optimum moisture content and properly compacted to a minimum of 95 percent of the maximum dry density in accordance with ASTM D 1557 (latest edition).

8.4.8 The grading contractor should be aware that the existing soils are currently above optimum moisture content. If the site soils are oversaturated at the time of grading, they will likely require some spreading and drying activities in order to achieve proper compaction; however, this could change seasonally.

8.4.9 Foundations for small outlying structures, such as block walls up to 6 feet in height, planter walls or trash enclosures, which will not be tied to the proposed structure, may be supported on conventional foundations deriving support on a minimum of 12 inches of newly placed engineered fill which extends laterally at least 12 inches beyond the foundation area. Where excavation and compaction cannot be performed, foundations may derive support directly in the competent undisturbed alluvial soils at or below a depth of 2 feet below the ground surface, and should be deepened as necessary to maintain a minimum 12-inch embedment into the recommended bearing materials. If the soils exposed in the excavation bottom are soft or loose, compaction of the soils will be required prior to placing steel or concrete. Compaction of the foundation excavation bottom is typically accomplished with a compaction wheel or mechanical whacker and must be observed and approved by a Geocon representative.

8.4.10 Although not anticipated for this project, all imported fill shall be observed, tested, and approved by Geocon West, Inc. prior to bringing soil to the site. Rocks larger than 6 inches in diameter shall not be used in the fill. If necessary, import soils used as structural fill should have an expansion index less than 50 and corrosivity properties that are equally or less detrimental to that of the existing onsite soils (see Figure B12).

8.4.11 Utility trenches should be properly backfilled in accordance with the following requirements. The pipe should be bedded with clean sands (Sand Equivalent greater than 30) to a depth of at least 1 foot over the pipe, and the bedding material must be inspected and approved in writing by the Geotechnical Engineer (a representative of Geocon). The use of gravel is not acceptable unless used in conjunction with filter fabric to prevent the gravel from having direct contact with soil. The remainder of the trench backfill may be derived from onsite soil or approved import soil, compacted as necessary, until the required compaction is obtained. The use of minimum 2-sack slurry is also acceptable as backfill provided it is placed in accordance with the recommendations in Section 8.5 of this report. Prior to placing any bedding materials or pipes, the excavation bottom must be observed and approved in writing by the Geotechnical Engineer (a representative of Geocon).

8.4.12 All trench and foundation excavation bottoms must be observed and approved in writing by the Geotechnical Engineer (a representative of Geocon), prior to placing bedding materials, fill, steel, gravel, or concrete.

## 8.5 Controlled Low Strength Material (CLSM)

8.5.1 Controlled Low Strength Material (CLSM) may be utilized in lieu of compacted soil as engineered fill where approved in writing by the Geotechnical Engineer. Where utilized within the City of Los Angeles use of CLSM is subject to the following requirements:

**Standard Requirements**

1. CLSM shall be ready-mixed by a City of Los Angeles approved batch plant;
2. CLSM shall not be placed on uncertified fill, on incompetent natural soil, nor below water;
3. CLSM shall not be placed on a sloping surface with a gradient steeper than 5:1 (horizontal to vertical);
4. Placement of the CLSM shall be under the continuous inspection of a concrete deputy inspector;
5. The excavation bottom shall be accepted by the soil engineer and the City Inspector prior to placing CLSM.

**Requirements for CLSM that will be used for support of footings**

1. The cement content of the CLSM shall not be less than 188 pounds per cubic yard (min. 2 sacks);
2. The excavation bottom must be level, cleaned of loose soils and approved in writing by Geocon prior to placement of the CLSM;
3. The ultimate compressive strength of the CLSM shall be no less than 100 pounds per square inch (psi) when tested on the 28th-day per ASTM D4832 (latest edition), Standard Test Method for Preparation and Testing of Controlled Low Strength Material Test Cylinders. Compression testing will be performed in accordance with ASTM C39 and City of Los Angeles requirements;
4. Samples of the CLSM will be collected during placement, a minimum of one test (two cylinders) for each 50 cubic yards or fraction thereof;
5. Overexcavation for CLSM placement shall extend laterally beyond the footprint of any proposed footings as required for placement of compacted fill, unless justified otherwise by the soil engineer that footings will have adequate vertical and horizontal bearing capacity.

## 8.6 Foundation Design

8.6.1 Once the subterranean design and foundation loading configuration for the proposed structure proceeds to a more finalized plan, the recommendations within this report should be reviewed and revised, if necessary.

8.6.2 A conventional shallow spread foundation system may be utilized for support of the proposed structure provided foundations derive support in undisturbed alluvium at or below a depth of 12 feet below the existing ground surface. Foundations should be deepened as necessary to penetrate through soft or disturbed soils at the direction of the Geotechnical Engineer. All foundation excavations must be observed and approved in writing by the Geotechnical Engineer (a representative of Geocon), prior to placing steel or concrete.

8.6.3 Continuous footings may be designed for an allowable bearing capacity of 2,000 pounds per square foot (psf), and should be a minimum of 12 inches in width, 18 inches in depth below the lowest adjacent grade, and 12 inches into the recommended bearing materials.

8.6.4 Isolated spread foundations may be designed for an allowable bearing capacity of 2,500 psf, and should be a minimum of 24 inches in width, 18 inches in depth below the lowest adjacent grade, and 12 inches into the recommended bearing materials.

8.6.5 The soil bearing pressures above may be increased by 250 psf and 500 psf for each additional foot of foundation width and depth, respectively, up to a maximum allowable soil bearing pressure of 4,500 psf.

8.6.6 The allowable bearing pressures may be increased by one-third for transient loads due to wind or seismic forces.

8.6.7 If depth increases are utilized for the exterior wall footings, this office should be provided a copy of the final construction plans so that the excavation recommendations presented herein could be properly reviewed and revised if necessary.

8.6.8 Continuous footings should be reinforced with four No. 4 steel reinforcing bars, two placed near the top of the footing and two near the bottom. Reinforcement for spread footings should be designed by the project structural engineer.

8.6.9 The above foundation dimensions and minimum reinforcement recommendations are based on soil conditions and building code requirements only, and are not intended to be used in lieu of those required for structural purposes.

8.6.10 No special subgrade presaturation is required prior to placement of concrete. However, the moisture in the foundation subgrade should be sprinkled as necessary to maintain a moist condition at the time of concrete placement.

8.6.11 Foundation excavations should be observed and approved in writing by the Geotechnical Engineer (a representative of Geocon West, Inc.), prior to the placement of reinforcing steel and concrete to verify that the excavations and exposed soil conditions are consistent with those anticipated. If unanticipated soil conditions are encountered, foundation modifications may be required.

8.6.12 This office should be provided a copy of the final construction plans so that the excavation recommendations presented herein could be properly reviewed and revised if necessary.

## 8.7 Foundation Settlement

8.7.1 The maximum expected static settlement the proposed structure supported on conventional foundations deriving support in the recommended bearing materials and designed with a maximum bearing pressure of 4,500 psf is estimated to be approximately 1 inch and occur below the heaviest loaded structural element. Settlement of the foundation system is expected to occur on initial application of loading. Differential settlement is not expected to exceed ½ inch over a distance of 20 feet.

8.7.2 Once the design and foundation loading configurations for the proposed structures proceeds to a more finalized plan, the estimated settlements presented in this report should be reviewed and revised, if necessary. If the final foundation loading configurations are greater than the assumed loading conditions, the potential for settlement should be reevaluated by this office.

## 8.8 Lateral Design

8.8.1 Resistance to lateral loading may be provided by friction acting at the base of foundations, slabs and by passive earth pressure. An allowable coefficient of friction of 0.35 may be used with the dead load forces in the undisturbed alluvial soils or engineered fill.

8.8.2 Passive earth pressure for the sides of foundations and slabs poured against the alluvial soils or properly compacted engineered fill may be computed as an equivalent fluid having a density of 230 pcf with a maximum earth pressure of 2,300 pcf. When combining passive and friction for lateral resistance, the passive component should be reduced by one-third.

## 8.9 Miscellaneous Foundations

8.9.1 Foundations for small outlying structures, such as block walls up to 6 feet high, planter walls or trash enclosures, which will not be tied-in to the proposed structure, may be supported on conventional foundations bearing on a minimum of 12 inches of newly placed engineered fill which extends laterally at least 12 inches beyond the foundation area. Where excavation and proper compaction cannot be performed, foundations may derive support directly in the undisturbed alluvial soils at or below a depth of 2 feet, and should be deepened as necessary to maintain a minimum of 12-inch embedment into recommended bearing materials.

8.9.2 If the soils exposed in the excavation bottom are soft, compaction of the soft soils will be required prior to placing steel or concrete. Compaction of the foundation excavation bottom is typically accomplished with a compaction wheel or mechanical whacker and must be observed and approved by a Geocon representative. Miscellaneous foundations may be designed for a bearing value of 1,500 psf, and should be a minimum of 12 inches in width, 18 inches in depth below the lowest adjacent grade and 12 inches into the recommended bearing material. The allowable bearing pressure may be increased by up to one-third for transient loads due to wind or seismic forces.

8.9.3 Foundation excavations should be observed and approved in writing by the Geotechnical Engineer (a representative of Geocon West, Inc.), prior to the placement of reinforcing steel and concrete to verify that the excavations and exposed soil conditions are consistent with those anticipated.

## 8.10 Concrete Slabs-on-Grade

8.10.1 Unless specifically evaluated and designed by a qualified structural engineer, the slab-on-grade for the subterranean parking level should be a minimum of 5 inches of concrete reinforced with No. 3 steel reinforcing bars placed 18 inches on center in both horizontal directions and positioned vertically near the slab midpoint. The concrete slab-on-grade may bear directly on the alluvium found at the excavation bottom. The ramp may derive support in the undisturbed alluvium and/or engineered fill. Any disturbed soils should be properly compacted for slab and ramp support.

8.10.2 Slabs-on-grade at the ground surface that may receive moisture-sensitive floor coverings or may be used to store moisture-sensitive materials should be underlain by a vapor retarder placed directly beneath the slab. The vapor retarder and acceptable permeance should be specified by the project architect or developer based on the type of floor covering that will be installed. The vapor retarder selection and design should be consistent with the guidelines presented in Section 9.3 of the American Concrete Institute's (ACI) Guide for Concrete Slabs that Receive Moisture-Sensitive Flooring Materials (ACI 302.2R-06) as well as ASTM E1745 and should be installed in general conformance with ASTM E 1643 (latest edition) and the manufacturer's recommendations. A minimum thickness of 15 mils extruded polyolefin plastic is recommended; vapor retarders which contain recycled content or woven materials are not recommended. The vapor retarder should have a permeance of less than 0.01 perms demonstrated by testing before and after mandatory conditioning. The vapor retarder should be installed in direct contact with the concrete slab with proper perimeter seal. If the California Green Building Code requirements apply to this project, the vapor retarder should be underlain by 4 inches of clean aggregate. It is important that the vapor retarder be puncture resistant since it will be in direct contact with angular gravel. As an alternative to the clean aggregate suggested in the Green Building Code, it is our opinion that the concrete slab-on-grade may be underlain by a vapor retarder over 4-inches of clean sand (sand equivalent greater than 30), since the sand will serve a capillary break and will minimize the potential for punctures and damage to the vapor barrier.

8.10.3 For seismic design purposes, a coefficient of friction of 0.35 may be utilized between concrete slabs and subgrade soils without a moisture barrier, and 0.15 for slabs underlain by a moisture barrier.

8.10.4 Exterior slabs, not subject to traffic loads, should be at least 4 inches thick and reinforced with No. 3 steel reinforcing bars placed 18 inches on center in both horizontal directions, positioned near the slab midpoint. Prior to construction of slabs, the upper 12 inches of subgrade should be moistened to near optimum moisture content and properly compacted to at least 95 percent relative compaction, as determined by ASTM Test Method D 1557 (latest edition). Crack control joints should be spaced at intervals not greater than 10 feet and should be constructed using saw-cuts or other methods as soon as practical following concrete placement. Crack control joints should extend a minimum depth of one-fourth the slab thickness. Construction joints should be designed by the project structural engineer.

8.10.5 The recommendations of this report are intended to reduce the potential for cracking of slabs due to settlement. However, even with the incorporation of the recommendations presented herein, foundations, stucco walls, and slabs-on-grade may exhibit some cracking due to minor soil movement and/or concrete shrinkage. The occurrence of concrete shrinkage cracks is independent of the supporting soil characteristics. Their occurrence may be reduced and/or controlled by limiting the slump of the concrete, proper concrete placement and curing, and by the placement of crack control joints at periodic intervals, in particular, where re-entrant slab corners occur.

## 8.11 Preliminary Pavement Recommendations

8.11.1 Where new paving is to be placed, it is recommended that all existing fill and soft alluvium be excavated and properly compacted for paving support. The client should be aware that excavation and compaction of all existing artificial fill and soft alluvium in the area of new paving is not required; however, paving constructed over existing uncertified fill or unsuitable alluvium material may experience increased settlement and/or cracking, and may therefore have a shorter design life and increased maintenance costs. As a minimum, the upper 12 inches of paving subgrade should be scarified, moisture conditioned to near optimum moisture content, and properly compacted to at least 95 percent relative compaction, as determined by ASTM Test Method D 1557 (latest edition).

8.11.2 The following pavement sections are based on an assumed R-Value of 20. Once site grading activities are complete an R-Value should be obtained by laboratory testing to confirm the properties of the soils serving as paving subgrade, prior to placing pavement.

8.11.3 The Traffic Indices listed below are estimates. Geocon does not practice in the field of traffic engineering. The actual Traffic Index for each area should be determined by the project civil engineer. If pavement sections for Traffic Indices other than those listed below are required, Geocon should be contacted to provide additional recommendations. Pavement thicknesses were determined following procedures outlined in the *California Highway Design Manual* (Caltrans). It is anticipated that the majority of traffic will consist of automobile and large truck traffic.

**PRELIMINARY PAVEMENT DESIGN SECTIONS**

| Location | Estimated Traffic Index (TI) | Asphalt Concrete (inches) | Class 2 Aggregate Base (inches) |
|---|---|---|---|
| Automobile Parking and Driveways | 4.0 | 3.0 | 4.0 |
| Trash Truck & Fire Lanes | 7.0 | 4.0 | 12.0 |

8.11.4 Asphalt concrete should conform to Section 203-6 of the "*Standard Specifications for Public Works Construction"* (Green Book). Class 2 aggregate base materials should conform to Section 26-1.02A of the "*Standard Specifications of the State of California, Department of Transportation"* (Caltrans). The use of Crushed Miscellaneous Base (CMB) in lieu of Class 2 aggregate base is acceptable. Crushed Miscellaneous Base should conform to Section 200-2.4 of the "*Standard Specifications for Public Works Construction"* (Green Book).

8.11.5 Unless specifically designed and evaluated by the project structural engineer, where exterior concrete paving will be utilized for support of vehicles, it is recommended that the concrete be a minimum of 6 inches of concrete reinforced with No. 3 steel reinforcing bars placed 18 inches on center in both horizontal directions. Concrete paving supporting vehicular traffic should be underlain by a minimum of 4 inches of aggregate base and a properly compacted subgrade. The subgrade and base material should be compacted to 95 percent relative compaction as determined by ASTM Test Method D 1557 (latest edition).

8.11.6 The performance of pavements is highly dependent upon providing positive surface drainage away from the edge of pavements. Ponding of water on or adjacent to the pavement will likely result in saturation of the subgrade materials and subsequent cracking, subsidence and pavement distress. If planters are planned adjacent to paving, it is recommended that the perimeter curb be extended at least 12 inches below the bottom of the aggregate base to minimize the introduction of water beneath the paving.

## 8.12 Retaining Wall Design

8.12.1 The recommendations presented below are generally applicable to the design of rigid concrete or masonry retaining walls having a maximum height of 12 feet. In the event that walls higher than 12 feet are planned, Geocon should be contacted for additional recommendations.

8.12.2 Retaining wall foundations may be designed in accordance with the recommendations provided in the *Foundation Design* sections of this report (see Section 8.6).

8.12.3 Retaining walls with a level backfill surface that are not restrained at the top should be designed utilizing a triangular distribution of pressure (active pressure). Restrained walls are those that are not allowed to rotate more than 0.001H (where H equals the height of the retaining portion of the wall in feet) at the top of the wall. Where walls are restrained from movement at the top, walls may be designed utilizing a triangular distribution of pressure (at-rest pressure). The table below presents recommended pressures to be used in retaining wall design, assuming that proper drainage will be maintained. Calculations of the recommended retaining wall pressures are provided as Figure 5.

**RETAINING WALL WITH LEVEL BACKFILL SURFACE**

| HEIGHT OF RETAINING WALL (Feet) | ACTIVE PRESSURE EQUIVALENT FLUID PRESSURE (Pounds Per Cubic Foot) | AT-REST PRESSURE EQUIVALENT FLUID PRESSURE (Pounds Per Cubic Foot) |
|---|---|---|
| Up to 12 | 49 | 64 |

8.12.4 The wall pressures provided above assume that the proposed retaining walls will support relatively undisturbed alluvium. If sloping techniques are to be utilized for construction of proposed walls, which would result in a wedge of engineered fill behind the retaining walls, revised earth pressures may be required. This should be evaluated once the use of sloping measures is established and once the geotechnical characteristics of the engineered backfill soils can be further evaluated.

8.12.5 The wall pressures provided above assume that the retaining wall will be properly drained preventing the buildup of hydrostatic pressure. If retaining wall drainage is not implemented, the equivalent fluid pressure to be used in design of undrained walls is 95 pcf. The value includes hydrostatic pressures plus buoyant lateral earth pressures.

8.12.6 Additional active pressure should be added for a surcharge condition due to sloping ground, vehicular traffic or adjacent structures and should be designed for each condition as the project progresses.

8.12.7 In addition to the recommended earth pressure, the upper 10 feet of the retaining wall adjacent to the street or driveway areas should be designed to resist a uniform lateral pressure of 100 psf, acting as a result of an assumed 300 psf surcharge behind the wall due to normal street traffic. If the traffic is kept back at least 10 feet from the wall, the traffic surcharge may be neglected.

8.12.8 Additional active pressure should be added for a surcharge condition due to sloping ground, vehicular traffic or adjacent structures and should be designed for each condition as the project progresses. The surcharge pressure should be evaluated in accordance with the recommendations in Section 8.19 of this report.

8.12.9 Seismic lateral forces should be incorporated into the design as necessary, and recommendations for seismic lateral forces are presented below.

## 8.13 Dynamic (Seismic) Lateral Forces

8.13.1 The structural engineer should determine the seismic design category for the project in accordance with Section 1613 of the CBC. If the project possesses a seismic design category of D, E, or F, proposed retaining walls in excess of 6 feet in height should be designed with seismic lateral pressure (Section 1803.5.12 of the 2019 CBC).

8.13.2 A seismic load of 10 pcf should be used for design of walls that support more than 6 feet of backfill in accordance with Section 1803.5.12 of the 2019 CBC. The seismic load is applied as an equivalent fluid pressure along the height of the wall and the calculated loads result in a maximum load exerted at the base of the wall and zero at the top of the wall. This seismic load should be applied in addition to the active earth pressure. The earth pressure is based on half of two-thirds of $PGA_M$ calculated from ASCE 7-16 Section 11.8.3.

## 8.14 Retaining Wall Drainage

8.14.1 Unless designed for hydrostatic pressures, retaining walls should be provided with a drainage system extended at least two-thirds the height of the wall. At the base of the drain system, a subdrain covered with a minimum of 12 inches of gravel should be installed, and a compacted fill blanket or other seal placed at the surface (see Figure 6). The clean bottom and subdrain pipe, behind a retaining wall, should be observed by the Geotechnical Engineer (a representative of Geocon), prior to placement of gravel or compacting backfill.

8.14.2 As an alternative, a plastic drainage composite such as Miradrain or equivalent may be installed in continuous, 4-foot-wide columns along the entire back face of the wall, at 8 feet on center. The top of these drainage composite columns should terminate approximately 18 inches below the ground surface, where either hardscape or a minimum of 18 inches of relatively cohesive material should be placed as a cap (see Figure 7). These vertical columns of drainage material would then be connected at the bottom of the wall to a collection panel or a 1-cubic-foot rock pocket drained by a 4-inch subdrain pipe.

8.14.3 Subdrainage pipes at the base of the retaining wall drainage system should outlet to an acceptable location via controlled drainage structures. Drainage should not be allowed to flow uncontrolled over descending slopes.

8.14.4 Moisture affecting below grade walls is one of the most common post-construction complaints. Poorly applied or omitted waterproofing can lead to efflorescence or standing water. Particular care should be taken in the design and installation of waterproofing to avoid moisture problems, or actual water seepage into the structure through any normal shrinkage cracks which may develop in the concrete walls, floor slab, foundations and/or construction joints. The design and inspection of the waterproofing is not the responsibility of the geotechnical engineer. A waterproofing consultant should be retained in order to recommend a product or method, which would provide protection to subterranean walls, floor slabs and foundations.

## 8.15 Elevator Pit Design

8.15.1 The elevator pit slab and retaining wall should be designed by the project structural engineer. Elevator pit walls may be designed in accordance with the recommendations in the *Foundation Design* and *Retaining Wall Design* sections of this report (see Section 8.6 and 8.12).

8.15.2 Additional active pressure should be added for a surcharge condition due to sloping ground, vehicular traffic or adjacent foundations and should be designed for each condition as the project progresses.

8.15.3 If retaining wall drainage is to be provided, the drainage system should be designed in accordance with the *Retaining Wall Drainage* section of this report (see Section 8.14).

8.15.4 Subdrainage pipes at the base of the retaining wall drainage system should outlet to a location acceptable to the building official.

8.15.5 It is suggested that the exterior walls and slab be waterproofed to prevent excessive moisture inside of the elevator pit. Waterproofing design and installation is not the responsibility of the geotechnical engineer.

## 8.16 Elevator Piston

8.16.1 If a plunger-type elevator piston is installed for this project, a deep drilled excavation will be required. It is important to verify that the drilled excavation is not situated immediately adjacent to a foundation or shoring pile, or the drilled excavation could compromise the existing foundation or pile support, especially if the drilling is performed subsequent to the foundation or pile construction.

8.16.2 Casing may be required if caving occurs in the drilled excavation. The contractor should be prepared to use casing and should have it readily available at the commencement of drilling activities. Continuous observation of the drilling and installation of the elevator piston by the Geotechnical Engineer (a representative of Geocon West, Inc.) is required.

8.16.3 The annular space between the piston casing and drilled excavation wall should be filled with a minimum of 1½-sack slurry pumped from the bottom up. As an alternative, pea gravel may be utilized. The use of soil to backfill the annular space is not acceptable.

## 8.17 Temporary Excavations

8.17.1 Excavations on the order of 15 feet in height may be required for excavation and construction of the subterranean level, including foundation depths. The excavations are expected to expose artificial fill and alluvial soils, which may be subject to caving where granular soils are exposed. Temporary vertical excavations up to 5 feet in height may be attempted where not surcharged by adjacent traffic or structures.

8.17.2 Vertical excavations greater than 5 feet or where surcharged by existing structures will require sloping or shoring measures in order to provide a stable excavation. Where sufficient space is available, temporary unsurcharged embankments could be sloped back at a uniform 1:1 slope gradient or flatter up to a maximum of 10 feet in height. A uniform slope does not have a vertical portion. Where space is limited, shoring measures will be required. *Shoring* data is provided in Section 8.18 of this report.

8.17.3 Where sloped embankments are utilized, the top of the slope should be barricaded to prevent vehicles and storage loads at the top of the slope within a horizontal distance equal to the height of the slope. If the temporary construction embankments are to be maintained during the rainy season, berms are suggested along the tops of the slopes where necessary to prevent runoff water from entering the excavation and eroding the slope faces. Geocon personnel should inspect the soils exposed in the cut slopes during excavation so that modifications of the slopes can be made if variations in the soil conditions occur. All excavations should be stabilized within 30 days of initial excavation.

## 8.18 Shoring – Soldier Pile Design and Installation

8.18.1 The following information on the design and installation of shoring is preliminary. Review of the final shoring plans and specifications should be made by this office prior to bidding or negotiating with a shoring contractor.

8.18.2 One method of shoring would consist of steel soldier piles, placed in drilled holes and backfilled with concrete. The steel soldier piles may also be installed utilizing high frequency vibration. Where maximum excavation heights are less than 15 feet the soldier piles are typically designed as cantilevers. Where excavations exceed 15 feet or are surcharged, soldier piles may require lateral bracing utilizing drilled tie-back anchors or raker braces to maintain an economical steel beam size and prevent excessive deflection. The size of the steel beam, the need for lateral bracing, and the acceptable shoring deflection should be determined by the project shoring engineer.

8.18.3 The design embedment of the shoring pile toes must be maintained during excavation activities. The toes of the perimeter shoring piles should be deepened to take into account any required excavations necessary for foundations and/or adjacent drainage systems.

8.18.4 The proposed soldier piles may also be designed as permanent piles. The required pile depths, dimensions, and spacing should be determined and designed by the project structural and shoring engineers. All piles utilized for shoring can also be incorporated into a permanent retaining wall system (shotcrete wall) and should be designed in accordance with the earth pressure provided in the *Retaining Wall Design* section of this report (see Section 8.12).

8.18.5 Drilled cast-in-place soldier piles should be placed no closer than three diameters on center. The minimum diameter of the piles is 18 inches. Structural concrete should be used for the soldier piles below the excavation; lean-mix concrete may be employed above that level. As an alternative, lean-mix concrete may be used throughout the pile where the reinforcing consists of a wideflange section. The slurry must be of sufficient strength to impart the lateral bearing pressure developed by the wideflange section to the soil. For design purposes, an allowable passive value for the soils below the bottom plane of excavation may be assumed to be 300 psf per foot. Where piles are installed by vibration techniques, the passive pressure may be assumed to mobilize across a width equal to the two times the dimension of the beam flange. The allowable passive value may be doubled for isolated piles, spaced a minimum of three times the pile diameter. To develop the full lateral value, provisions should be implemented to assure firm contact between the soldier piles and the undisturbed alluvium

8.18.6 Some caving is anticipated, and the contractor should have casing available prior to commencement of drilling activities. When casing is used, extreme care should be employed so that the pile is not pulled apart as the casing is withdrawn. At no time should the distance between the surface of the concrete and the bottom of the casing be less than 5 feet.

8.18.7 As an alternative, piles may be vibrated into place; however, there is always a risk that excessive vibrations in sandy soils could induce settlements and distress to adjacent offsite improvements. Continuous observation of the drilling and pouring of the piles by the Geotechnical Engineer (a representative of Geocon West, Inc.), is required.

8.18.8 Groundwater was encountered during the site explorations as shallow as 40 feet beneath the existing ground surface. Based on the depth of the encountered groundwater and the historic high groundwater level, static groundwater is sufficiently deep that it is not expected to be encountered during construction. However, local seepage could be encountered during excavation of the subterranean level, especially if conducted during the rainy season. The contractor should be prepared for groundwater during pile installation. Piles placed below the water level require the use of a tremie to place the concrete into the bottom of the hole. A tremie should consist of a rigid, water-tight tube having a diameter of not less than 6 inches with a hopper at the top. The tube should be equipped with a device that will close the discharge end and prevent water from entering the tube while it is being charged with concrete. The tremie should be supported so as to permit free movement of the discharge end over the entire top surface of the work and to permit rapid lowering when necessary to retard or stop the flow of concrete. The discharge end should be closed at the start of the work to prevent water entering the tube and should be entirely sealed at all times, except when the concrete is being placed. The tremie tube should be kept full of concrete. The flow should be continuous until the work is completed and the resulting concrete seal should be monolithic and homogeneous. The tip of the tremie tube should always be kept about 5 feet below the surface of the concrete and definite steps and safeguards should be taken to insure that the tip of the tremie tube is never raised above the surface of the concrete.

8.18.9 A special concrete mix should be used for concrete to be placed below water. The design should provide for concrete with an unconfined compressive strength psi of 1,000 pounds per square inch (psi) over the initial job specification. An admixture that reduces the problem of segregation of paste/aggregates and dilution of paste should be included. The slump should be commensurate to any research report for the admixture, provided that it should also be the minimum for a reasonable consistency for placing when water is present.

8.18.10 The time between lagging excavation and lagging placement should be as short as possible. Soldier piles should be designed for the full-anticipated pressures. Due to arching in the soils, the pressure on the lagging will be less. It is recommended that the lagging be designed for the full design pressure but be limited to a maximum of 400 psf.

8.18.11 If a vibratory method of solider pile installation is utilized, predrilling may be performed prior to installation of the steel beams. If predrilling is performed, it is recommended that the bore diameter be at least 2 inches smaller than the largest dimension of the pile to prevent excessive loss in the frictional component of the pile capacity. Predrilling should not be conducted below the proposed excavation bottom.

8.18.12 If a vibratory method is utilized, the owner should be aware of the potential risks associated with vibratory efforts, which typically involve inducing settlement within the vicinity of the pile which could result in a potential for damage to existing improvements in the area.

8.18.13 The level of vibration that results from the installation of the piles should not exceed a threshold where occupants of nearby structures are disturbed, despite higher vibration tolerances that a building may endure without deformation or damage. The main parameter used for vibration assessment is peak particle velocity in units of inch per second (in/sec). The acceptable range of peak particle velocity should be evaluated based on the age and condition of adjacent structures, as well as the tolerance of human response to vibration. Based on Table 19 of the *Transportation and Construction Induced Vibration Guidance Manual* (Caltrans 2020), a continuous source of vibrations (ex. vibratory pile driving) which generates a maximum peak particle velocity of 0.5 in/sec is considered tolerable for modern industrial/commercial buildings and new residential structures. The Client should be aware that a lower value may be necessary if older or fragile structures are in the immediate vicinity of the site.

8.18.14 Vibrations should be monitored and record with seismographs during pile installation to detect the magnitude of vibration and oscillation experienced by adjacent structures. If the vibrations exceed the acceptable range during installation, the shoring contractor should modify the installation procedure to reduce the values to within the acceptable range. Vibration monitoring is not the responsibility of the Geotechnical Engineer.

8.18.15 Geocon does not practice in the field of vibration monitoring. If construction techniques will be implemented, it is recommended that qualified consultant be retained to provide site specific recommendations for vibration thresholds and monitoring.

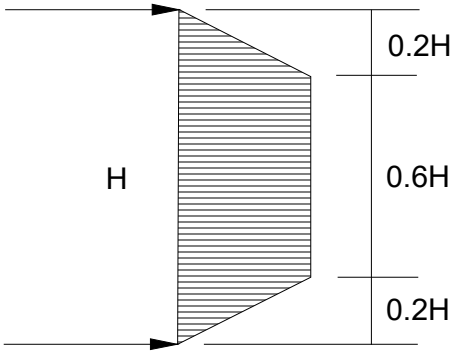
8.18.16 The frictional resistance between the soldier piles and retained soil may be used to resist the vertical component of the load. The coefficient of friction may be taken as 0.35 based on uniform contact between the steel beam and lean-mix concrete and alluvial soils. The portion of soldier piles below the plane of excavation may also be employed to resist the downward loads. The downward capacity may be determined using a frictional resistance of 400 psf.

8.18.17 Due to the nature of the site soils, it is expected that continuous lagging between soldier piles will be required. However, it is recommended that the exposed soils be observed by the Geotechnical Engineer (a representative of Geocon West, Inc.), to verify the presence of any cohesive soils and the areas where lagging may be omitted.

8.18.18 For the design of unbraced shoring, it is recommended that an equivalent fluid pressure be utilized for design. A trapezoidal distribution of lateral earth pressure may be used where shoring will be restrained at the top by bracing or tiebacks. The recommended active and trapezoidal pressures are provided in the following table. A diagram depicting the trapezoidal pressure distribution of lateral earth pressure is provided below the table. Calculations of the recommended shoring wall pressure are provided as Figure 8.

| HEIGHT OF SHORING (FEET) | EQUIVALENT FLUID PRESSURE (Pounds Per Cubic Foot) (ACTIVE PRESSURE) | EQUIVALENT FLUID PRESSURE Active Trapezoidal (Where H is the height of the shoring in feet) |
|---|---|---|
| Up to 15 | 30 | 19H |

Trapezoidal Distribution of Pressure




8.18.19 Where a combination of sloped embankment and shoring is utilized, the pressure will be greater and must be determined for each combination. Additional active pressure should be added for a surcharge condition due to sloping ground, vehicular traffic, or adjacent structures and must be determined for each combination.

8.18.20 In addition to the recommended earth pressure, the upper ten feet of the shoring adjacent to the street or driveway areas should be designed to resist a uniform lateral pressure of 100 psf, acting as a result of an assumed 300 psf surcharge behind the shoring due to normal street traffic. If the traffic is kept back at least ten feet from the shoring, the traffic surcharge may be neglected.

8.18.21 Additional active pressure should be added for a surcharge condition due to sloping ground, vehicular traffic or adjacent structures and should be designed for each condition as the project progresses. The surcharge pressure should be evaluated in accordance with the recommendations in Section 8.19 of this report.

8.18.22 It is difficult to accurately predict the amount of deflection of a shored embankment. It should be realized that some deflection will occur. It is recommended that the deflection be minimized to prevent damage to existing structures and adjacent improvements. Where public right-of-ways are present or adjacent offsite structures do not surcharge the shoring excavation, the shoring deflection should be limited to less than 1 inch at the top of the shored embankment. Where offsite structures are within the shoring surcharge area it is recommended that the beam deflection be limited to less than ½ inch at the elevation of the adjacent offsite foundation. The allowable deflection is dependent on many factors, such as the presence of structures and utilities near the top of the embankment, and will be assessed and designed by the project shoring engineer.

8.18.23 Because of the depth of the excavation, some means of monitoring the performance of the shoring system is suggested. The monitoring should consist of periodic surveying of the lateral and vertical locations of the tops of all soldier piles and the lateral movement along the entire lengths of selected soldier piles.

8.18.24 Due to the depth of the excavation and proximity to adjacent structures, it is suggested that prior to excavation the existing improvements be inspected to document the present condition. For documentation purposes, photographs should be taken of preconstruction distress conditions and level surveys of adjacent grade and pavement should be considered. During excavation activities, the adjacent structures and pavement should be periodically inspected for signs of distress. In the event that distress or settlement is noted, an investigation should be performed and corrective measures taken so that continued or worsened distress or settlement is mitigated. Documentation and monitoring of the offsite structures and improvements is not the responsibility of the geotechnical engineer.

## 8.19 Surcharge from Adjacent Structures and Improvements

8.19.1 Additional pressure should be added for a surcharge condition due to sloping ground, vehicular traffic or adjacent structures and should be designed for each condition as the project progresses.

8.19.2 It is recommended that line-load surcharges from adjacent wall footings, use horizontal pressures generated from NAV-FAC DM 7.2. The governing equations are:

$$For\ {}^{x}/_{H} \leq 0.4$$

$$\sigma_H(z) = \frac{0.20 \times \left(\frac{z}{H}\right)}{\left[0.16 + \left(\frac{z}{H}\right)^2\right]^2} \times \frac{Q_L}{H}$$

and

$$For\ {}^{x}/_{H} > 0.4$$

$$\sigma_H(z) = \frac{1.28 \times \left(\frac{x}{H}\right)^2 \times \left(\frac{z}{H}\right)}{\left[\left(\frac{x}{H}\right)^2 + \left(\frac{z}{H}\right)^2\right]^2} \times \frac{Q_L}{H}$$

where $x$ is the distance from the face of the excavation or wall to the vertical line-load, $H$ is the distance from the bottom of the footing to the bottom of excavation or wall, $z$ is the depth at which the horizontal pressure is desired, $Q_L$ is the vertical line-load and $\sigma_H(z)$ is the horizontal pressure at depth $z$.

8.19.3 It is recommended that vertical point-loads, from construction equipment outriggers or adjacent building columns use horizontal pressures generated from NAV-FAC DM 7.2. The governing equations are:

$$For\ {}^{x}/_{H} \leq 0.4$$

$$\sigma_H(z) = \frac{0.28 \times \left(\frac{z}{H}\right)^2}{\left[0.16 + \left(\frac{z}{H}\right)^2\right]^3} \times \frac{Q_P}{H^2}$$

and

$$For\ {}^{x}/_{H} > 0.4$$

$$\sigma_H(z) = \frac{1.77 \times \left(\frac{x}{H}\right)^2 \times \left(\frac{z}{H}\right)^2}{\left[\left(\frac{x}{H}\right)^2 + \left(\frac{z}{H}\right)^2\right]^3} \times \frac{Q_P}{H^2}$$

then

$$\sigma'_H(z) = \sigma_H(z) cos^2(1.1\theta)$$

where $x$ is the distance from the face of the excavation/wall to the vertical point-load, $H$ is distance from the outrigger/bottom of column footing to the bottom of excavation, $z$ is the depth at which the horizontal pressure is desired, $Q_p$ is the vertical point-load, $\sigma_H(z)$ is the horizontal pressure at depth $z$, $\theta$ is the angle between a line perpendicular to the excavation/wall and a line from the point-load to location on the excavation/wall where the surcharge is being evaluated, and $\sigma_H(z)$ is the horizontal pressure at depth $z$.

## 8.20 Stormwater Infiltration

8.20.1 During the December 30, 2021, site exploration, boring B1 was utilized to perform percolation testing. The boring was over excavated to collect soil samples and backfilled to the infiltration invert with a bentonite cap placed at the bottom of the boring. Slotted casing was placed in the boring, and the annular space between the casing and excavation was filled with a filter pack of clean sand. The boring was then filled with water to pre-saturate the soils. The casing was refilled with water and percolation test readings were performed after repeated flooding of the cased excavation. Based on the test results, the measured percolation rate and design infiltration rate for the earth materials encountered, are provided in the following table. These values have been calculated in accordance with the Boring Percolation Test Procedure in the County of Los Angeles Department of Public Works GMED *Guidelines for Geotechnical Investigation and Reporting, Low Impact Development Stormwater Infiltration* (June 2021). Percolation test field data and calculation of the measured percolation rate and design infiltration rate are provided on Figure 9.

| Boring | Soil Type | Infiltration Depth (ft) | Measured Percolation Rate (in / hour) | Design Infiltration Rate (in / hour) |
|---|---|---|---|---|
| B1 | SM | 20-25 | 0.16 | 0.05 |

8.20.2 The results of the percolation testing indicate that the soils are not conductive to infiltration of stormwater. The design infiltration rate is below the minimum infiltration rate of 0.3 inch per hour recommended in the County guidelines. It is recommended that stormwater be retained, filtered, and discharged in accordance with the requirements of the local governing agency.

## 8.21 Surface Drainage

8.21.1 Proper surface drainage is critical to the future performance of the project. Uncontrolled infiltration of irrigation excess and storm runoff into the soils can adversely affect the performance of the planned improvements. Saturation of a soil can cause it to lose internal shear strength and increase its compressibility, resulting in a change in the original designed engineering properties. Proper drainage should be maintained at all times.

8.21.2 All site drainage should be collected and controlled in non-erosive drainage devices. Drainage should not be allowed to pond anywhere on the site, and especially not against any foundation or retaining wall. The site should be graded and maintained such that surface drainage is directed away from structures in accordance with 2019 CBC 1804.4 or other applicable standards. In addition, drainage should not be allowed to flow uncontrolled over any descending slope. Discharge from downspouts, roof drains and scuppers are not recommended onto unprotected soils within 5 feet of the building perimeter. Planters which are located adjacent to foundations should be sealed to prevent moisture intrusion into the soils providing foundation support. Landscape irrigation is not recommended within 5 feet of the building perimeter footings except when enclosed in protected planters.

8.21.3 Positive site drainage should be provided away from structures, pavement, and the tops of slopes to swales or other controlled drainage structures.

8.21.4 Landscaping planters immediately adjacent to paved areas are not recommended due to the potential for surface or irrigation water to infiltrate the pavement's subgrade and base course. Either a subdrain, which collects excess irrigation water and transmits it to drainage structures, or impervious above-grade planter boxes should be used. In addition, where landscaping is planned adjacent to the pavement, it is recommended that consideration be given to providing a cutoff wall along the edge of the pavement that extends at least 12 inches below the base material.

## 8.22 Plan Review

8.22.1 Grading, foundation, and shoring plans should be reviewed by the Geotechnical Engineer (a representative of Geocon West, Inc.), prior to finalization to verify that the plans have been prepared in substantial conformance with the recommendations of this report and to provide additional analyses or recommendations.

## LIMITATIONS AND UNIFORMITY OF CONDITIONS

1. The recommendations of this report pertain only to the site investigated and are based upon the assumption that the soil conditions do not deviate from those disclosed in the investigation. If any variations or undesirable conditions are encountered during construction, or if the proposed construction will differ from that anticipated herein, Geocon West, Inc. should be notified so that supplemental recommendations can be given. The evaluation or identification of the potential presence of hazardous or corrosive materials was not part of the scope of services provided by Geocon West, Inc.

2. This report is issued with the understanding that it is the responsibility of the owner, or of his representative, to ensure that the information and recommendations contained herein are brought to the attention of the architect and engineer for the project and incorporated into the plans, and the necessary steps are taken to see that the contractor and subcontractors carry out such recommendations in the field.

3. The findings of this report are valid as of the date of this report. However, changes in the conditions of a property can occur with the passage of time, whether they are due to natural processes or the works of man on this or adjacent properties. In addition, changes in applicable or appropriate standards may occur, whether they result from legislation or the broadening of knowledge. Accordingly, the findings of this report may be invalidated wholly or partially by changes outside our control. Therefore, this report is subject to review and should not be relied upon after a period of three years.

4. The firm that performed the geotechnical investigation for the project should be retained to provide testing and observation services during construction to provide continuity of geotechnical interpretation and to check that the recommendations presented for geotechnical aspects of site development are incorporated during site grading, construction of improvements, and excavation of foundations. If another geotechnical firm is selected to perform the testing and observation services during construction operations, that firm should prepare a letter indicating their intent to assume the responsibilities of project geotechnical engineer of record. A copy of the letter should be provided to the regulatory agency for their records. In addition, that firm should provide revised recommendations concerning the geotechnical aspects of the proposed development, or a written acknowledgement of their concurrence with the recommendations presented in our report. They should also perform additional analyses deemed necessary to assume the role of Geotechnical Engineer of Record.

## LIST OF REFERENCES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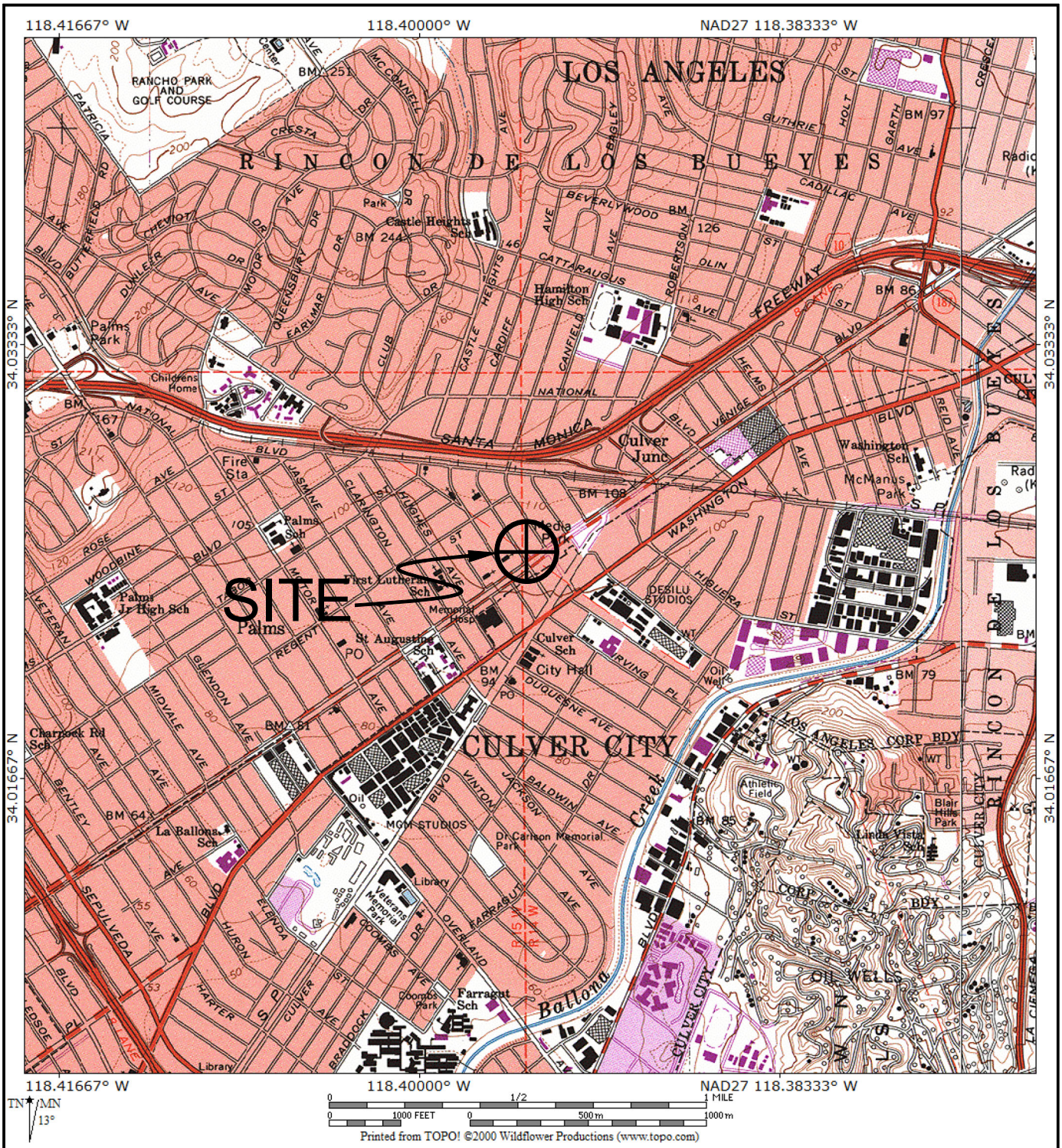
Ziony, J. I., and Jones, L. M., 1989, *Map Showing Late Quaternary Faults and 1978–1984 Seismicity of the Los Angeles Region, California*, U.S. Geological Survey Miscellaneous Field Studies Map MF-1964.




REFERENCE: U.S.G.S. TOPOGRAPHIC MAPS, 7.5 MINUTE SERIES, BEVERLY HILLS, CA QUADRANGLE

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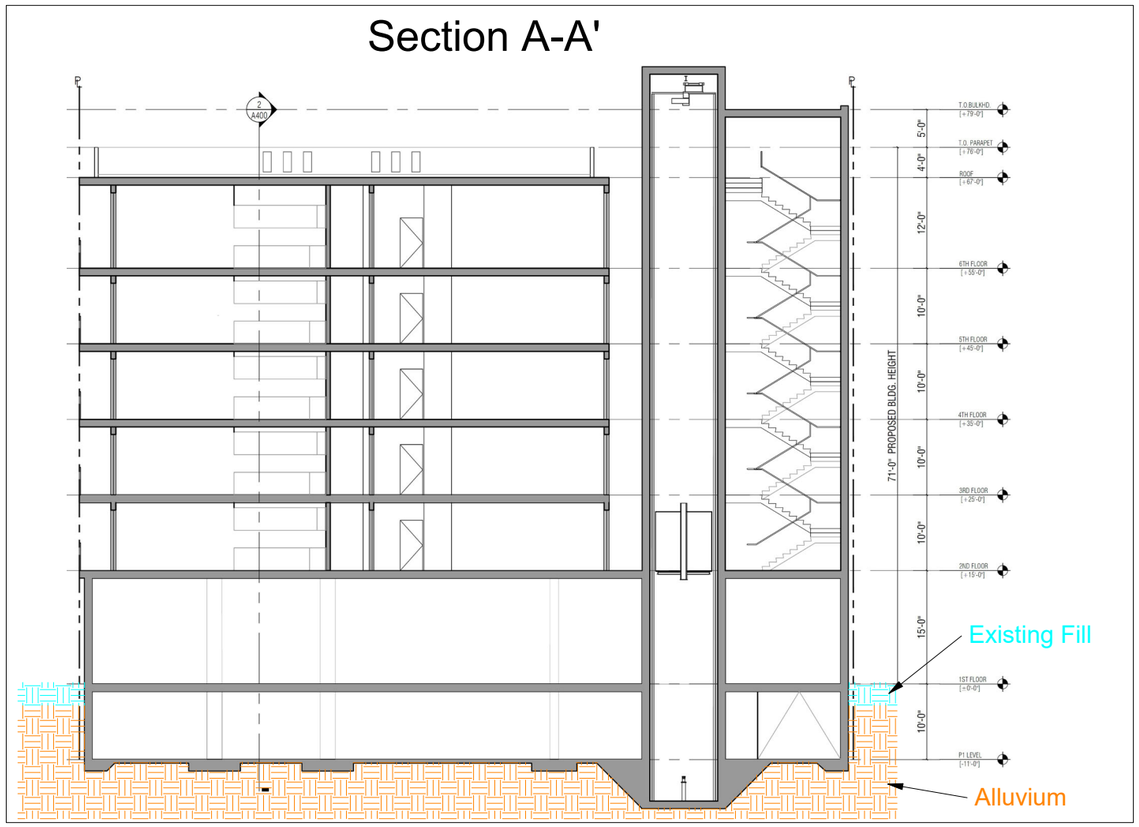
# VICINITY MAP

9431-9443 VENICE BOULEVARD

LOS ANGELES, CALIFORNIA

| DRAFTED BY: RA | CHECKED BY: GAK |
|---|---|

| FEB. 2022 | PROJECT NO. W1475-06-01 | FIG. 1 |
|---|---|---|




## LEGEND

- Property Line
- Limits of Proposed Strucutre
- Limits of Exisitng Structure to be Demolished
- B2 — Boring Location and Number (Geocon, 2022)
- B2 — Boring Location and Number (NTS, 2021)

True North  Project North

0  20'  40'

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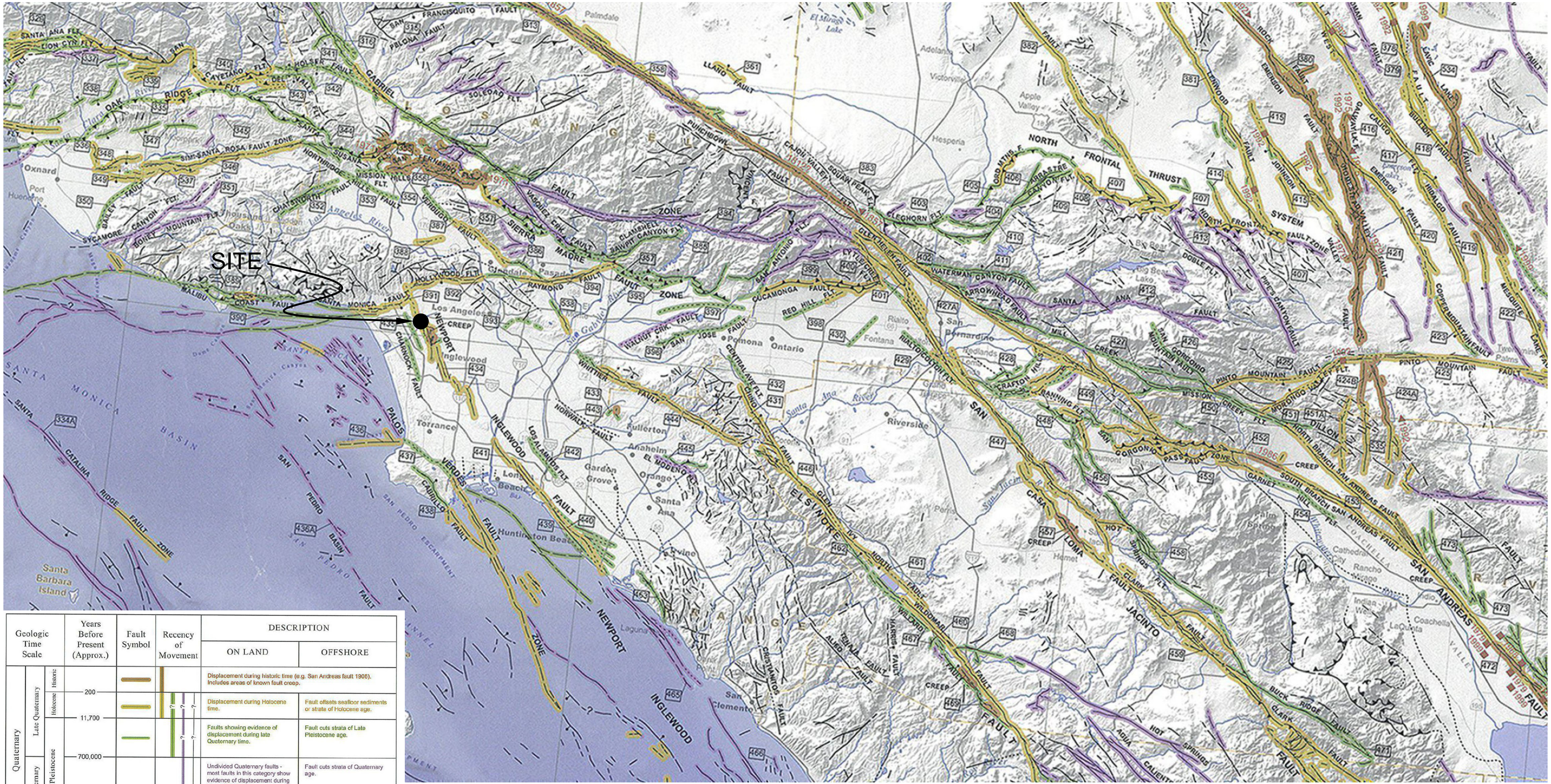
# SITE PLAN

9431-9444 VENICE BOULEVARD
LOS ANGELES, CALIFORNIA

FEB. 2022 | PROJECT NO. W1475-06-01 | FIG. 2

Reference: Jennings, C.W. and Bryant, W. A., 2010, Fault Activity Map of California, California Geological Survey Geologic Data Map No. 6.




| Geologic Time Scale | | | Years Before Present (Approx.) | Fault Symbol | Recency of Movement | DESCRIPTION: ON LAND | DESCRIPTION: OFFSHORE |
|---|---|---|---|---|---|---|---|
| Quaternary | Late Quaternary | Historic | 200 | | | Displacement during historic time (e.g. San Andreas fault 1906). Includes areas of known fault creep. | |
| Quaternary | Late Quaternary | Holocene | 11,700 | | | Displacement during Holocene time. | Fault offsets seafloor sediments or strata of Holocene age. |
| Quaternary | Late Quaternary | Pleistocene | 700,000 | | | Faults showing evidence of displacement during late Quaternary time. | Fault cuts strata of Late Pleistocene age. |
| Quaternary | Early Quaternary | Pleistocene | 1,600,000* | | | Undivided Quaternary faults - most faults in this category show evidence of displacement during the last 1,600,000 years; possible exceptions are faults which displace rocks of undifferentiated Plio-Pleistocene age. | Fault cuts strata of Quaternary age. |
| Pre-Quaternary | | | 4.5 billion (Age of Earth) | | | Faults without recognized Quaternary displacement or showing evidence of no displacement during Quaternary time. Not necessarily inactive. | Fault cuts strata of Pliocene or older age. |

* Quaternary now recognized as extending to 2.6 Ma (Walker and Geissman, 2009). Quaternary faults in this map were established using the previous 1.6 Ma criterion.

N

0 12 24 Miles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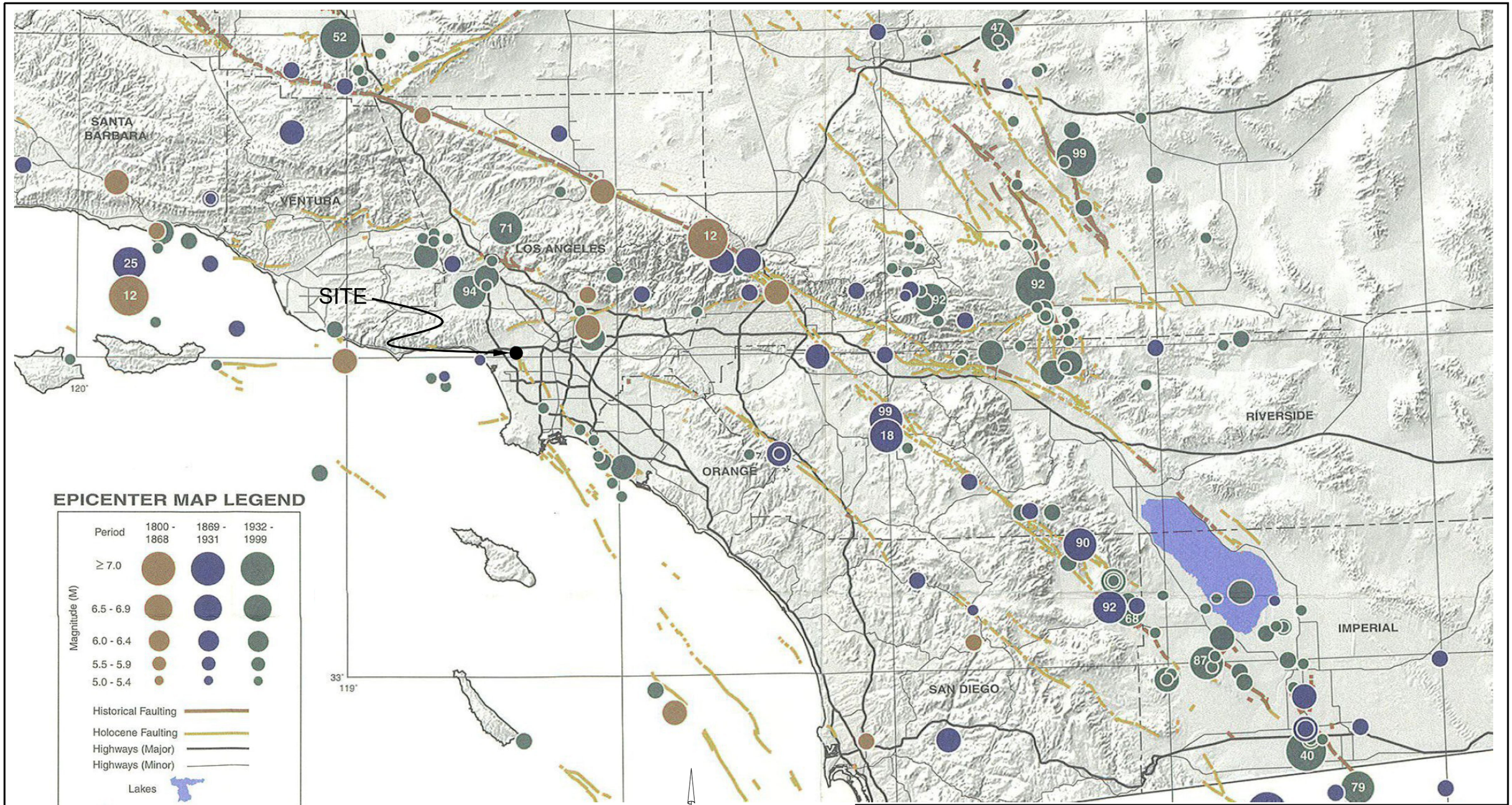
# REGIONAL FAULT MAP

9431-9443 VENICE BOULEVARD

LOS ANGELES, CALIFORNIA

FEB. 2022 | PROJECT NO. W1475-06-01 | FIG. 3




## EPICENTER MAP LEGEND

| Period | 1800 - 1868 | 1869 - 1931 | 1932 - 1999 |
|---|---|---|---|
| ≥ 7.0 | | | |
| 6.5 - 6.9 | | | |
| 6.0 - 6.4 | | | |
| 5.5 - 5.9 | | | |
| 5.0 - 5.4 | | | |

Magnitude (M)

- Historical Faulting
- Holocene Faulting
- Highways (Major)
- Highways (Minor)
- Lakes
- 65 — Last two digits of M ≥ 6.5 earthquake year

0 20 40 Miles

Reference: Toppozada, T., Branum, D., Petersen, M., Hallstrom, C., Cramer, C., and Reichle, M., 2000, Epicenters and Areas Damaged by M≥5 California Earthquakes, 1800 - 1999, California Geological Survey, Map Sheet 49.

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# REGIONAL SEISMICITY MAP

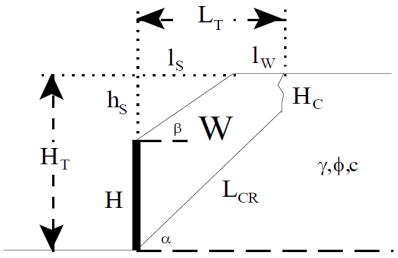
9431-9443 VENICE BOULEVARD
LOS ANGELES, CALIFORNIA

FEB. 2022 | PROJECT NO. W1475-06-01 | FIG.4

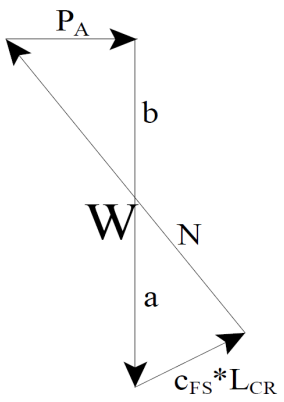
# Retaining Wall Design with Transitioned Backfill
## (Vector Analysis)

Input:

| | | | |
|---|---|---|---|
| Retaining Wall Height | (H) | 12.00 | feet |
| Slope Angle of Backfill | (b) | 0.0 | degrees |
| Height of Slope above Wall | ($h_s$) | 0.0 | feet |
| Horizontal Length of Slope | ($l_s$) | 0.0 | feet |
| Total Height (Wall + Slope) | ($H_T$) | 12.0 | feet |
| Unit Weight of Retained Soils | (g) | 125.0 | pcf |
| Friction Angle of Retained Soils | (f) | 29.1 | degrees |
| Cohesion of Retained Soils | (c) | 75.0 | psf |
| Factor of Safety | (FS) | 1.50 | |
| Factored Parameters: | ($f_{FS}$) | 20.4 | degrees |
| | ($c_{FS}$) | 50.0 | psf |




| Failure Angle (a) degrees | Height of Tension Crack ($H_C$) feet | Area of Wedge (A) $feet^2$ | Weight of Wedge (W) lbs/lineal foot | Length of Failure Plane ($L_{CR}$) feet | a lbs/lineal foot | b lbs/lineal foot | Active Pressure ($P_A$) lbs/lineal foot |
|---|---|---|---|---|---|---|---|
| 45 | 1.3 | 71 | 8898.9 | 15.2 | 1705.7 | 7193.1 | 3299.7 |
| 46 | 1.2 | 69 | 8597.3 | 14.9 | 1619.2 | 6978.1 | 3349.6 |
| 47 | 1.2 | 66 | 8305.0 | 14.7 | 1540.0 | 6765.0 | 3393.9 |
| 48 | 1.2 | 64 | 8021.5 | 14.5 | 1467.3 | 6554.2 | 3432.6 |
| 49 | 1.2 | 62 | 7746.3 | 14.3 | 1400.4 | 6345.9 | 3465.9 |
| 50 | 1.2 | 60 | 7478.9 | 14.1 | 1338.8 | 6140.1 | 3494.0 |
| 51 | 1.2 | 58 | 7218.9 | 13.9 | 1281.8 | 5937.1 | 3517.0 |
| 52 | 1.2 | 56 | 6965.7 | 13.8 | 1229.1 | 5736.7 | 3535.0 |
| 53 | 1.2 | 54 | 6719.1 | 13.6 | 1180.1 | 5539.0 | 3548.1 |
| 54 | 1.2 | 52 | 6478.7 | 13.4 | 1134.6 | 5344.0 | 3556.2 |
| 55 | 1.2 | 50 | 6244.0 | 13.2 | 1092.3 | 5151.7 | 3559.5 |
| 56 | 1.2 | 48 | 6014.7 | 13.1 | 1052.7 | 4962.0 | 3558.0 |
| 57 | 1.2 | 46 | 5790.6 | 12.9 | 1015.8 | 4774.8 | 3551.5 |
| 58 | 1.2 | 45 | 5571.4 | 12.8 | 981.2 | 4590.2 | 3540.3 |
| 59 | 1.2 | 43 | 5356.7 | 12.6 | 948.8 | 4407.9 | 3524.1 |
| 60 | 1.2 | 41 | 5146.3 | 12.5 | 918.4 | 4227.9 | 3502.9 |
| 61 | 1.2 | 40 | 4939.9 | 12.4 | 889.7 | 4050.2 | 3476.6 |
| 62 | 1.2 | 38 | 4737.4 | 12.2 | 862.7 | 3874.6 | 3445.1 |
| 63 | 1.2 | 36 | 4538.4 | 12.1 | 837.3 | 3701.1 | 3408.4 |
| 64 | 1.2 | 35 | 4342.8 | 12.0 | 813.2 | 3529.6 | 3366.1 |
| 65 | 1.3 | 33 | 4150.3 | 11.8 | 790.3 | 3359.9 | 3318.2 |
| 66 | 1.3 | 32 | 3960.8 | 11.7 | 768.7 | 3192.1 | 3264.5 |
| 67 | 1.3 | 30 | 3774.0 | 11.6 | 748.0 | 3026.0 | 3204.6 |
| 68 | 1.4 | 29 | 3589.9 | 11.5 | 728.3 | 2861.6 | 3138.4 |
| 69 | 1.4 | 27 | 3408.1 | 11.4 | 709.5 | 2698.7 | 3065.6 |
| 70 | 1.4 | 26 | 3228.6 | 11.2 | 691.4 | 2537.2 | 2985.7 |




Design Equations (Vector Analysis):

$a = c_{FS}*L_{CR}*\sin(90+f_{FS})/\sin(a-f_{FS})$

$b = W-a$

$P_A = b*\tan(a-f_{FS})$

$EFP = 2*P_A/H^2$

Maximum Active Pressure Resultant

$P_{A,\ max}$ 3559.5 lbs/lineal foot

Equivalent Fluid Pressure (per lineal foot of wall) At-Rest= $\gamma*(1-\sin(\phi))$

$EFP = 2*P_A/H^2$

EFP 49.4 pcf 64.2 pcf

**Design Wall for an Equivalent Fluid Pressure:** **49 pcf** **64** pcf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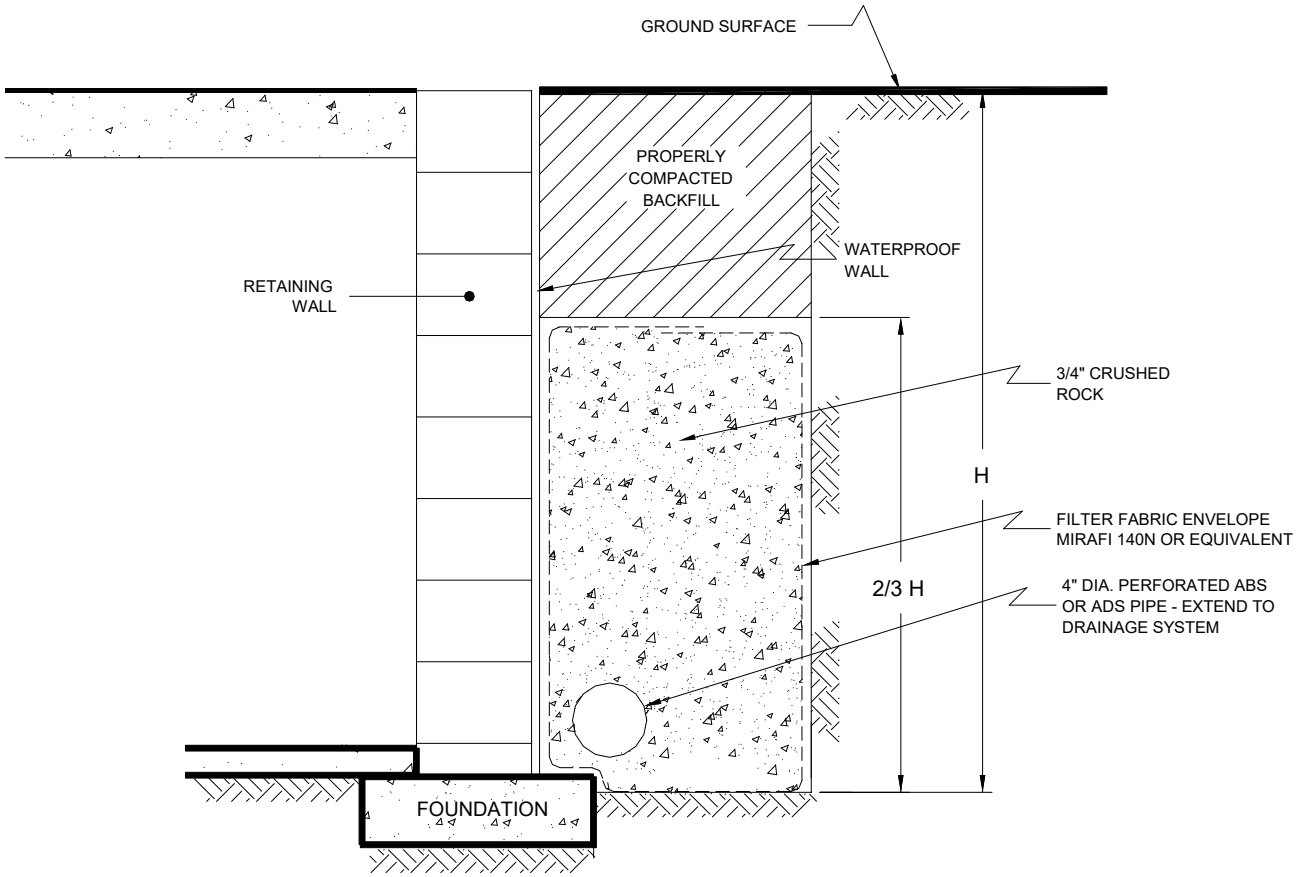
RETAINING WALL CALCULATION

9431-9443 VENICE BOULEVARD

LOS ANGELES, CALIFORNIA

FEB. 2022 | PROJECT NO. W1475-06-01 | FIG. 5




NO SCALE

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|---|---|

# RETAINING WALL DRAIN DETAIL

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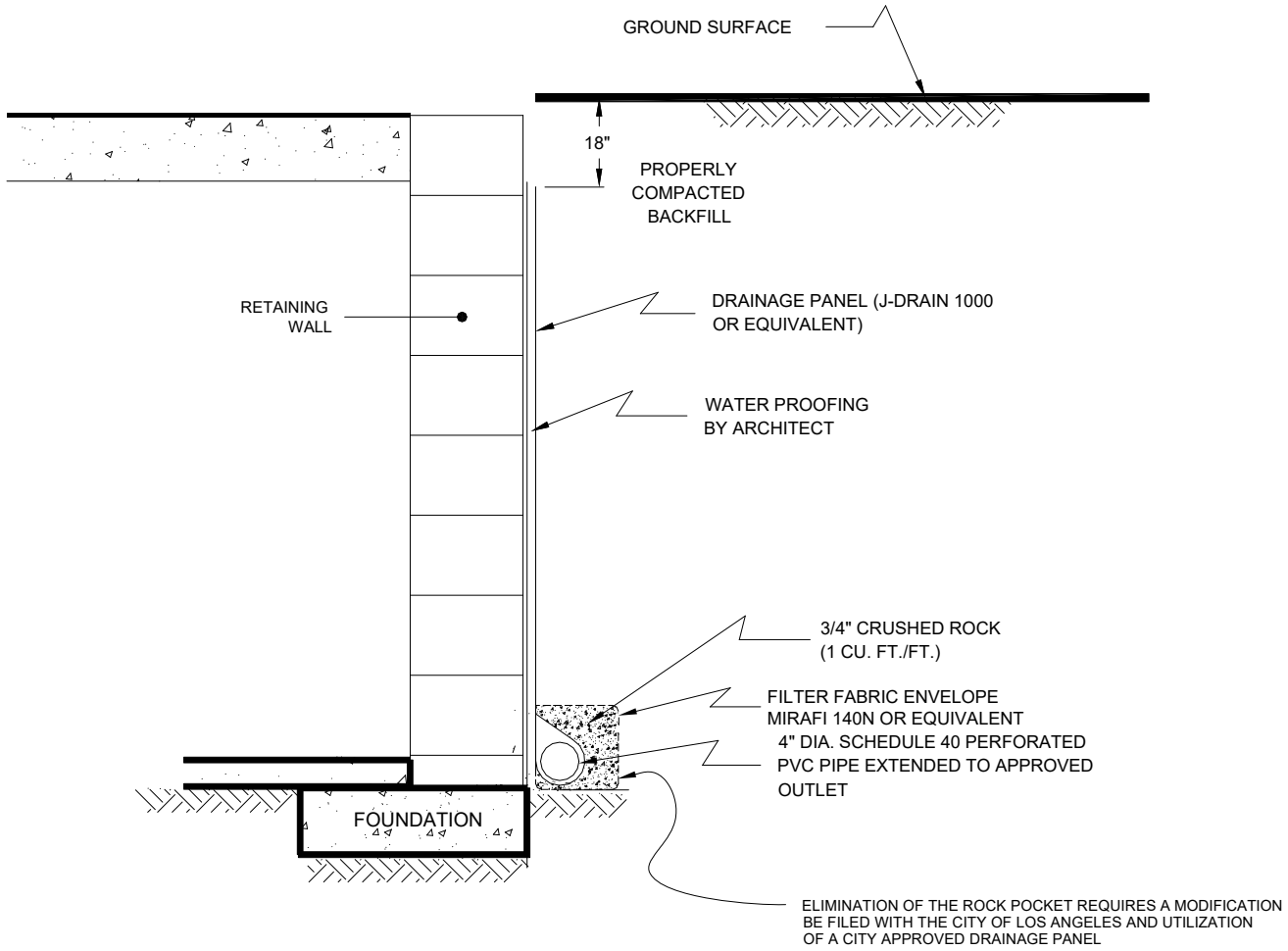
| FEB. 2022 | PROJECT NO. W1475-06-01 | FIG. 6 |
|---|---|---|




NO SCALE

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|---|---|

# RETAINING WALL DRAIN DETAIL

9431-9443 VENICE BOULEVARD

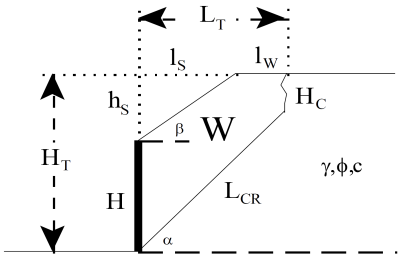
LOS ANGELES, CALIFORNIA

| FEB. 2022 | PROJECT NO. W1475-06-01 | FIG. 7 |
|---|---|---|

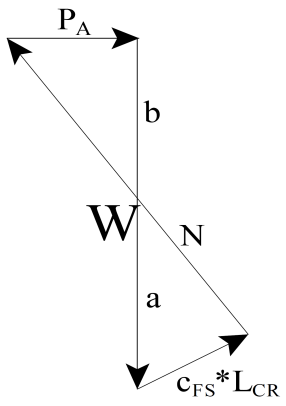
# Shoring Design with Transitioned Backfill
# (Vector Analysis)

Input:

| | | | |
|---|---|---|---|
| Shoring Height | (H) | 12.00 | feet |
| Slope Angle of Backfill | (b) | 0.0 | degrees |
| Height of Slope above Shoring | ($h_s$) | 0.0 | feet |
| Horizontal Length of Slope | ($l_s$) | 0.0 | feet |
| Total Height (Shoring + Slope) | ($H_T$) | 12.0 | feet |
| Unit Weight of Retained Soils | (g) | 125.0 | pcf |
| Friction Angle of Retained Soils | (f) | 29.6 | degrees |
| Cohesion of Retained Soils | (c) | 146.0 | psf |
| Factor of Safety | (FS) | 1.25 | |
| Factored Parameters: | ($f_{FS}$) | 24.4 | degrees |
| | ($c_{FS}$) | 116.8 | psf |




| Failure Angle (a) degrees | Height of Tension Crack ($H_C$) feet | Area of Wedge (A) $feet^2$ | Weight of Wedge (W) lbs/lineal foot | Length of Failure Plane ($L_{CR}$) feet | a lbs/lineal foot | b lbs/lineal foot | Active Pressure ($P_A$) lbs/lineal foot |
|---|---|---|---|---|---|---|---|
| 45 | 3.4 | 66 | 8266.6 | 12.1 | 3671.6 | 4595.0 | 1723.5 |
| 46 | 3.3 | 64 | 8020.9 | 12.0 | 3486.6 | 4534.3 | 1791.6 |
| 47 | 3.3 | 62 | 7776.6 | 12.0 | 3315.6 | 4461.0 | 1853.3 |
| 48 | 3.2 | 60 | 7534.3 | 11.9 | 3157.1 | 4377.2 | 1908.7 |
| 49 | 3.1 | 58 | 7294.8 | 11.8 | 3010.3 | 4284.6 | 1958.0 |
| 50 | 3.1 | 56 | 7058.5 | 11.7 | 2873.9 | 4184.6 | 2001.3 |
| 51 | 3.0 | 55 | 6825.5 | 11.6 | 2747.0 | 4078.5 | 2038.8 |
| 52 | 3.0 | 53 | 6596.1 | 11.4 | 2628.8 | 3967.3 | 2070.5 |
| 53 | 3.0 | 51 | 6370.3 | 11.3 | 2518.6 | 3851.7 | 2096.5 |
| 54 | 2.9 | 49 | 6148.1 | 11.2 | 2415.5 | 3732.6 | 2117.0 |
| 55 | 2.9 | 47 | 5929.5 | 11.1 | 2319.0 | 3610.5 | 2131.8 |
| 56 | 2.9 | 46 | 5714.4 | 11.0 | 2228.4 | 3486.0 | 2141.2 |
| 57 | 2.9 | 44 | 5502.8 | 10.8 | 2143.3 | 3359.5 | 2145.2 |
| 58 | 2.9 | 42 | 5294.5 | 10.7 | 2063.2 | 3231.3 | 2143.6 |
| 59 | 2.9 | 41 | 5089.4 | 10.6 | 1987.5 | 3101.9 | 2136.7 |
| 60 | 2.9 | 39 | 4887.3 | 10.5 | 1915.9 | 2971.4 | 2124.2 |
| 61 | 2.9 | 38 | 4688.2 | 10.4 | 1848.0 | 2840.1 | 2106.2 |
| 62 | 3.0 | 36 | 4491.8 | 10.2 | 1783.5 | 2708.3 | 2082.6 |
| 63 | 3.0 | 34 | 4298.0 | 10.1 | 1722.0 | 2576.0 | 2053.5 |
| 64 | 3.0 | 33 | 4106.6 | 10.0 | 1663.1 | 2443.5 | 2018.5 |
| 65 | 3.1 | 31 | 3917.5 | 9.8 | 1606.7 | 2310.8 | 1977.8 |
| 66 | 3.2 | 30 | 3730.5 | 9.7 | 1552.3 | 2178.2 | 1931.2 |
| 67 | 3.2 | 28 | 3545.4 | 9.5 | 1499.7 | 2045.6 | 1878.4 |
| 68 | 3.3 | 27 | 3362.0 | 9.4 | 1448.7 | 1913.4 | 1819.5 |
| 69 | 3.4 | 25 | 3180.2 | 9.2 | 1398.8 | 1781.4 | 1754.3 |
| 70 | 3.5 | 24 | 2999.7 | 9.1 | 1349.8 | 1649.9 | 1682.5 |




Design Equations (Vector Analysis):

$a = c_{FS}*L_{CR}*\sin(90+f_{FS})/\sin(a-f_{FS})$

$b = W-a$

$P_A = b*\tan(a-f_{FS})$

$EFP = 2*P_A/H^2$

Maximum Active Pressure Resultant

$P_{A,\ max}$ 2145.2 lbs/lineal foot

Equivalent Fluid Pressure (per lineal foot of shoring)

$EFP = 2*P_A/H^2$

EFP 29.8 pcf

**Design Shoring for an Equivalent Fluid Pressure: 30 pcf**


GEOCON WEST, INC.

ENVIRONMENTAL GEOTECHNICAL MATERIALS

3303 N. SAN FERNANDO BLVD. - SUITE 100 - BURBANK, CA 91504

PHONE (818) 841-8388 - FAX (818) 841-1704


DRAFTED BY: JMH | CHECKED BY: JTA

SHORING WALL CALCULATION

9431-9443 VENICE BOULEVARD

LOS ANGELES, CALIFORNIA

FEB. 2022 | PROJECT NO. W1475-06-01 | FIG. 8

## BORING PERCOLATION TEST FIELD LOG

| | | | |
|---|---|---|---|
| **Date:** | Thursday, December 30, 2021 | **Boring/Test Number:** | Boring 1 / Test 1 |
| **Project Number:** | W1475-06-01 | **Diameter of Boring:** | 8 inches |
| **Project Location:** | JADE 9431 Venice Blvd. | **Diameter of Casing:** | 2 inches |
| **Earth Description:** | SM | **Depth of Boring:** | 25 feet |
| **Tested By:** | MR | **Depth to Invert of BMP:** | 20 feet |
| **Liquid Description:** | Clear Clean Tap Water | **Depth to Water Table:** | 48 feet |
| **Measurement Method:** | Sounder | **Depth to Initial Water Depth ($d_1$):** | 237 inches |
| **Start Time for Pre-Soak:** | 8:00 AM | **Water Remaining in Boring (Y/N):** | Yes |
| **Start Time for Standard:** | 9:00 AM | **Standard Time Interval Between Readings:** | 30 min |

| Reading Number | Time Start (hh:mm) | Time End (hh:mm) | Elapsed Time Δtime (min) | Water Drop During Standard Time Interval, Δd (in) | Soil Description Notes Comments |
|---|---|---|---|---|---|
| 1 | 9:30 AM | 10:00 AM | 30 | 8.5 | |
| 2 | 10:00 AM | 10:30 AM | 30 | 3.8 | |
| 3 | 10:30 AM | 11:00 AM | 30 | 3.4 | |
| 4 | 11:00 AM | 11:30 AM | 30 | 2.9 | |
| 5 | 11:30 AM | 12:00 PM | 30 | 2.5 | |
| 6 | 12:00 PM | 12:30 PM | 30 | 2.5 | Stabilized Readings |
| 7 | 12:30 PM | 1:00 PM | 30 | 2.5 | Achieved with Readings |
| 8 | 1:00 PM | 1:30 PM | 30 | 2.5 | 6, 7, and 8 |

## MEASURED PERCOLATION RATE & DESIGN INFILTRATION RATE CALCULATIONS*

* Calculations Below Based on Stabilized Readings Only

Boring Radius, r: 4 inches

Test Section Height, h: 63.0 inches

A = **1634** $in^2$

| | Δd | | | | | |
|---|---|---|---|---|---|---|
| Reading 6 | V = | **127** | $in^3$ | Percolation Rate = | **0.16** | inches/hour |
| Reading 7 | V = | **127** | $in^3$ | Percolation Rate = | **0.16** | inches/hour |
| Reading 8 | V = | **127** | $in^3$ | Percolation Rate = | **0.16** | inches/hour |

Measured Percolation Rate = **0.16** inches/hour

**Reduction Factors**

Boring Percolation Test, $RF_t$ = 1

Site Variability, $RF_v$ = 1

Long Term Siltation, $RF_s$ = 1

Total Reduction Factor = 3

**Design Infiltration Rate**

Design Infiltration Rate = **0.05** inches/hour

FIGURE 9

# APPENDIX A

## APPENDIX A

## FIELD INVESTIGATION

The site was explored on December 30, 2021 and consisted of excavating one 8-inch diameter boring to a maximum depth of 50½ feet below the existing ground surface utilizing a truck-mounted hollow-stem auger drilling machine. Representative and relatively undisturbed samples were obtained by driving a 3-inch O. D., California Modified Sampler into the "undisturbed" soil mass with blows from a 140-pound auto-hammer falling 30 inches. The California Modified Sampler was equipped with 1-inch high by $2^{3}/_{8}$-inch diameter brass rings to facilitate soil removal and testing. Bulk samples were obtained.

The soil conditions encountered in the borings were visually examined, classified and logged in general accordance with the Unified Soil Classification System (USCS). A log of the boring is presented on Figure A1. The log depicts the soil and geologic conditions encountered and the depth at which samples were obtained. The log also includes our interpretation of the conditions between sampling intervals. Therefore, the log contains both observed and interpreted data. We determined the lines designating the interface between soil materials on the log using visual observations, penetration rates, excavation characteristics and other factors. The transition between materials may be abrupt or gradual. Where applicable, the log was revised based on subsequent laboratory testing. The approximate location of the boring is shown on Figure 2.

PROJECT NO. W1475-06-01

## BORING 1

ELEV. (MSL.) -- DATE COMPLETED **12/30/2021**

EQUIPMENT **HOLLOW STEM AUGER** BY: **MR**

| DEPTH IN FEET | SAMPLE NO. | LITHOLOGY | GROUNDWATER | SOIL CLASS (USCS) | MATERIAL DESCRIPTION | PENETRATION RESISTANCE (BLOWS/FT*) | DRY DENSITY (P.C.F.) | MOISTURE CONTENT (%) |
|---|---|---|---|---|---|---|---|---|
| 0 | BULK 0-5' | | | | **AC: 4" BASE: 9** **ARTIFICIAL FILL** Clayey Sand, poorly graded, medium dense, slightly moist, dark brown, fine-grained. | | | |
| 2 | B1@2' | | | | | 3 | 113.0 | 16.4 |
| 4 | | | | | **ALLUVIUM** Clayey Sand, poorly graded, medium dense, slightly moist, dark brown, fine-grained. | | | |
| 6 | B1@5' | | | SC | | 28 | 109.9 | 17.6 |
| 8 | | | | | Silty Sand, poorly graded, loose, moist, brown, fine-grained, some gravel. | | | |
| 10 | B1@9' | | | | | 12 | 103.6 | 17.4 |
| | BULK 10-15' | | | SM | | | | |
| 12 | B1@12' | | | | | 14 | 94.8 | 27.8 |
| 14 | | | | | | | | |
| 16 | B1@15' | | | CL | Sandy Clay, firm, moist to wet, dark brown, fine-grained sand. | 21 | 102.8 | 29.8 |
| 18 | B1@18' | | | SW | Sand, well-graded, medium dense, dry, light brown, fine- to coarse-grained, trace coarse gravel. | 42 | 120.9 | 3.0 |
| 20 | | | | | Silty Sand, poorly graded, medium dense, slighlty moist, olive brown, fine- to medium-grained. | | | |
| 22 | B1@21' | | | SM | | 22 | 108.0 | 12.9 |
| 24 | | | | | Clayey Sand, poorly graded, medium dense, slightly moist, light brown, fine- to medium-grained. | | | |
| 26 | B1@25' | | | SC | | 34 | 120.8 | 13.0 |
| 28 | | | | | | | | |
| | | | | SM | Silty Sand, poorly graded, very dense, slightly moist, olive, fine-grained. | | | |

W1475-06-01 BORING LOGS.GPJ

**Figure A1,**
**Log of Boring 1, Page 1 of 2**

SAMPLE SYMBOLS

- ☐ ... SAMPLING UNSUCCESSFUL
- ◧ ... STANDARD PENETRATION TEST
- ■ ... DRIVE SAMPLE (UNDISTURBED)
- ⊠ ... DISTURBED OR BAG SAMPLE
- ◥ ... CHUNK SAMPLE
- ▼ ... WATER TABLE OR SEEPAGE

NOTE: THE LOG OF SUBSURFACE CONDITIONS SHOWN HEREON APPLIES ONLY AT THE SPECIFIC BORING OR TRENCH LOCATION AND AT THE DATE INDICATED. IT IS NOT WARRANTED TO BE REPRESENTATIVE OF SUBSURFACE CONDITIONS AT OTHER LOCATIONS AND TIMES.

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PROJECT NO. W1475-06-01

## BORING 1

ELEV. (MSL.) -- DATE COMPLETED **12/30/2021**

EQUIPMENT **HOLLOW STEM AUGER** BY: **MR**

| DEPTH IN FEET | SAMPLE NO. | LITHOLOGY | GROUNDWATER | SOIL CLASS (USCS) | MATERIAL DESCRIPTION | PENETRATION RESISTANCE (BLOWS/FT*) | DRY DENSITY (P.C.F.) | MOISTURE CONTENT (%) |
|---|---|---|---|---|---|---|---|---|
| 30 | B1@30' | | | | | 50 (6") | 111.8 | 16.2 |
| 32 | | | | | | | | |
| 34 | | | | | | | | |
| 36 | B1@35' | | | | - increase in silt, reddish brown mottles | 50 (6") | 99.0 | 17.5 |
| 38 | | | | SM | | | | |
| 40 | B1@40' | | | | - reddish brown | 50 (5") | 99.7 | 10.3 |
| 42 | | | | | | | | |
| 44 | | | | | | | | |
| 46 | B1@45' | | | | | 50 (4") | 102.1 | 23.3 |
| 48 | | | ▼ | | | | | |
| 50 | B1@50' | | | | - wet, gray | 50 (3") | 107.6 | 17.6 |

Total depth of boring: 50.5 feet
Fill to 2.5 feet.
Groundwater encountered at 48.5 feet.
Backfilled with soil cuttings.
Asphalt patched; hand tamped.

*Penetration resistance for 140-pound hammer falling 30 inches by auto-hammer.
NOTE: The stratification lines presented herein represent the approximate boundary between earth types; the transitions may be gradual.

W1475-06-01 BORING LOGS.GPJ

**Figure A1,**
**Log of Boring 1, Page 2 of 2**

SAMPLE SYMBOLS

- ☐ ... SAMPLING UNSUCCESSFUL
- ◧ ... STANDARD PENETRATION TEST
- ■ ... DRIVE SAMPLE (UNDISTURBED)
- ⊠ ... DISTURBED OR BAG SAMPLE
- ◥ ... CHUNK SAMPLE
- ▼ ... WATER TABLE OR SEEPAGE

NOTE: THE LOG OF SUBSURFACE CONDITIONS SHOWN HEREON APPLIES ONLY AT THE SPECIFIC BORING OR TRENCH LOCATION AND AT THE DATE INDICATED. IT IS NOT WARRANTED TO BE REPRESENTATIVE OF SUBSURFACE CONDITIONS AT OTHER LOCATIONS AND TIMES.

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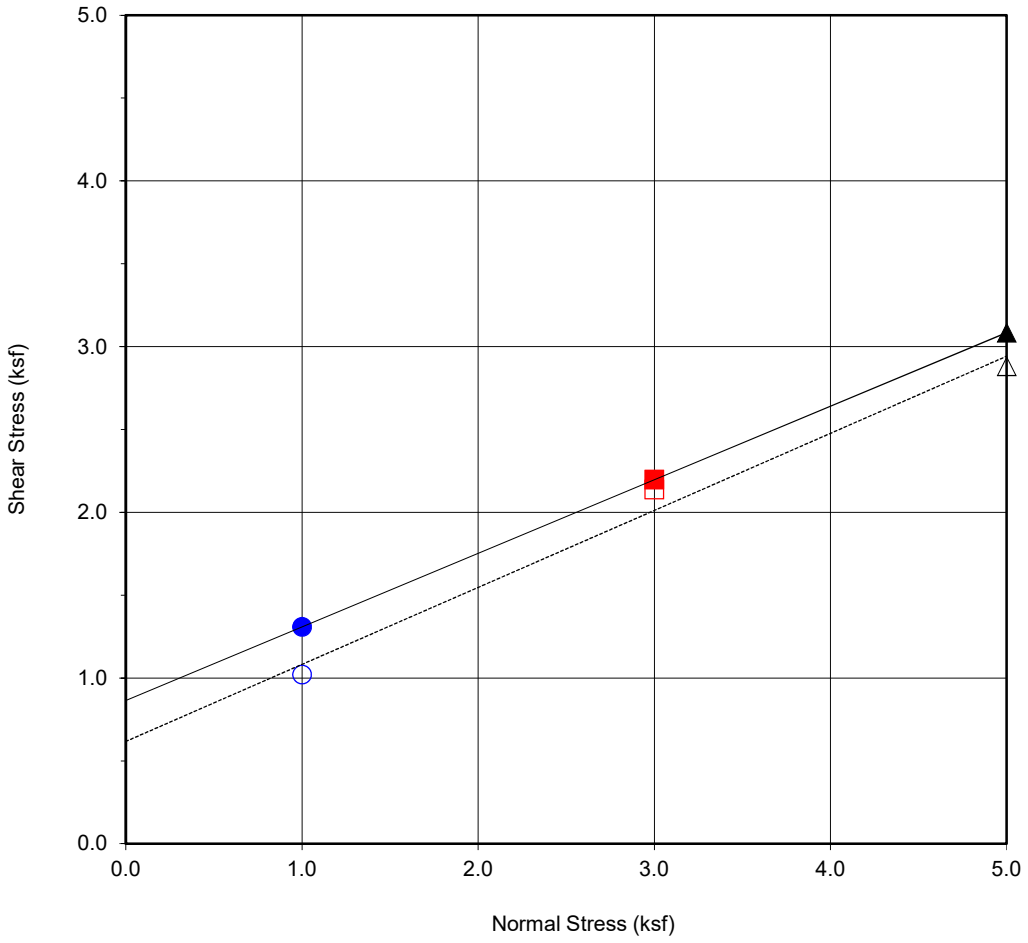
# APPENDIX B

## APPENDIX B

## LABORATORY TESTING

Laboratory tests were performed in accordance with generally accepted test methods of the "American Society for Testing and Materials (ASTM") or other suggested procedures. Selected samples were tested for direct shear strength, consolidation characteristics, corrosivity, in-place dry density and moisture content. The results of the laboratory tests are summarized in Figures B1 through B12. The in-place dry density and moisture content of the samples tested are presented on the boring log, Appendix A.




| | |
|---|---|
| **Boring No.** | **B1** |
| **Sample No.** | **B1@5'** |
| **Depth (ft)** | **5** |
| Sample Type: | Ring |

| Soil Identification: | | |
|---|---|---|
| Clayey Sand (SC) | | |
| **Strength Parameters** | | |
| | C (psf) | $\phi$ ($^{o}$) |
| Peak | 864 | 23.9 |
| Ultimate | 617 | 24.9 |

| Normal Strest (kip/ft2) | 1 | 3 | 5 |
|---|---|---|---|
| Peak Shear Stress (kip/ft²) | ● 1.31 | ■ 2.20 | ▲ 3.08 |
| Shear Stress @ End of Test (ksf) | ○ 1.02 | □ 2.14 | △ 2.88 |
| Deformation Rate (in./min.) | 0.05 | 0.05 | 0.05 |
| | | | |
| Initial Sample Height (in.) | 1.0 | 1.0 | 1.0 |
| Ring Inside Diameter (in.) | 2.375 | 2.375 | 2.375 |
| Initial Moisture Content (%) | 17.8 | 17.6 | 17.6 |
| Initial Dry Density (pcf) | 111.1 | 108.2 | 111.5 |
| Initial Degree of Saturation (%) | 92.8 | 85.0 | 92.6 |
| Soil Height Before Shearing (in.) | 1.2 | 1.2 | 1.2 |
| Final Moisture Content (%) | 21.3 | 20.6 | 19.5 |

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## DIRECT SHEAR TEST RESULTS

Consolidated Drained ASTM D-3080

Checked by: MR

Project No.: W1475-06-01

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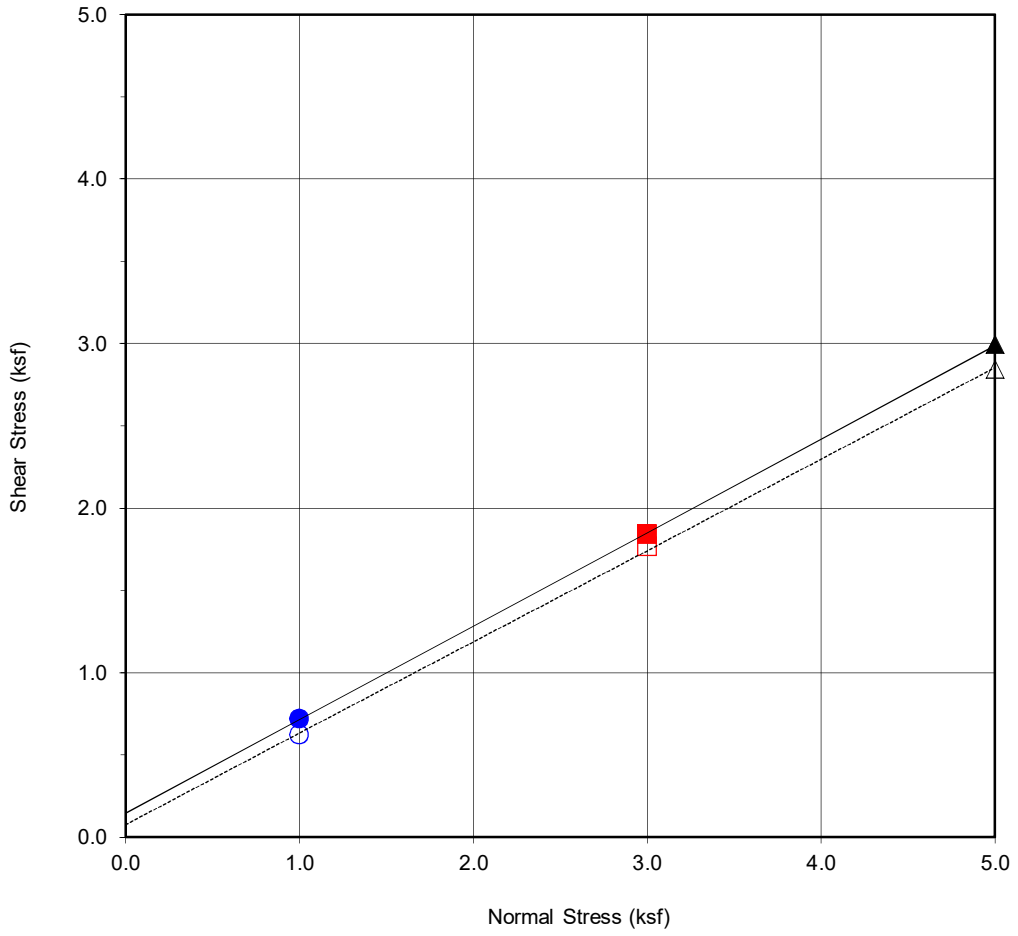
Feb. 2022 Figure B1




| | |
|---|---|
| **Boring No.** | **B1** |
| **Sample No.** | **B1@12'** |
| **Depth (ft)** | **12** |
| Sample Type: | Ring |

| Soil Identification: | | |
|---|---|---|
| Silty Sand (SM) | | |
| **Strength Parameters** | | |
| | C (psf) | $\phi$ ($^o$) |
| Peak | 146 | 29.6 |
| Ultimate | 75 | 29.1 |

| Normal Strest (kip/ft2) | 1 | 3 | 5 |
|---|---|---|---|
| Peak Shear Stress (kip/ft²) | ● 0.72 | ■ 1.84 | ▲ 2.99 |
| Shear Stress @ End of Test (ksf) | ○ 0.62 | □ 1.76 | △ 2.84 |
| Deformation Rate (in./min.) | 0.05 | 0.05 | 0.05 |
| | | | |
| Initial Sample Height (in.) | 1.0 | 1.0 | 1.0 |
| Ring Inside Diameter (in.) | 2.375 | 2.375 | 2.375 |
| Initial Moisture Content (%) | 28.7 | 27.4 | 27.8 |
| Initial Dry Density (pcf) | 91.8 | 94.7 | 96.2 |
| Initial Degree of Saturation (%) | 92.6 | 94.9 | 99.9 |
| Soil Height Before Shearing (in.) | 1.2 | 1.2 | 1.2 |
| Final Moisture Content (%) | 30.3 | 26.6 | 25.5 |

GEOCON

**DIRECT SHEAR TEST RESULTS**

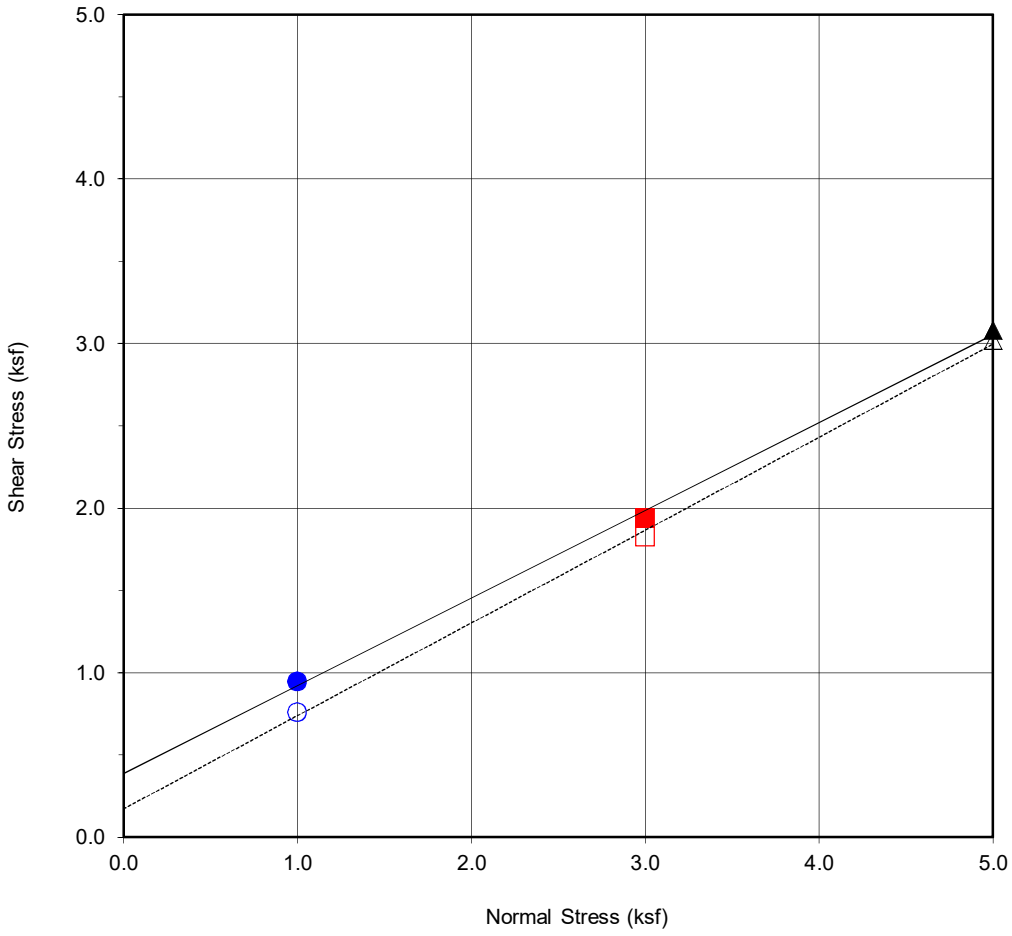
Consolidated Drained ASTM D-3080

Checked by: MR

Project No.: W1475-06-01

9431 Venice Boulevard
Los Angeles, California

Feb. 2022 Figure B2




| | |
|---|---|
| **Boring No.** | **B1** |
| **Sample No.** | **B1@15'** |
| **Depth (ft)** | **15** |
| Sample Type: | Ring |

| Soil Identification: | | |
|---|---|---|
| Sandy Clay (CL) | | |
| **Strength Parameters** | | |
| | C (psf) | $\phi$ ($^o$) |
| Peak | 385 | 28.1 |
| Ultimate | 171 | 29.5 |

| Normal Strest (kip/ft2) | 1 | 3 | 5 |
|---|---|---|---|
| Peak Shear Stress (kip/ft²) | ● 0.94 | ■ 1.94 | ▲ 3.08 |
| Shear Stress @ End of Test (ksf) | ○ 0.76 | □ 1.83 | △ 3.02 |
| Deformation Rate (in./min.) | 0.05 | 0.05 | 0.05 |
| | | | |
| Initial Sample Height (in.) | 1.0 | 1.0 | 1.0 |
| Ring Inside Diameter (in.) | 2.375 | 2.375 | 2.375 |
| Initial Moisture Content (%) | 19.5 | 29.8 | 19.6 |
| Initial Dry Density (pcf) | 107.2 | 107.2 | 107.0 |
| Initial Degree of Saturation (%) | 92.3 | 140.3 | 92.0 |
| Soil Height Before Shearing (in.) | 1.2 | 1.2 | 1.2 |
| Final Moisture Content (%) | 22.1 | 20.9 | 19.0 |

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**DIRECT SHEAR TEST RESULTS**

Consolidated Drained ASTM D-3080

Checked by: MR

Project No.: W1475-06-01

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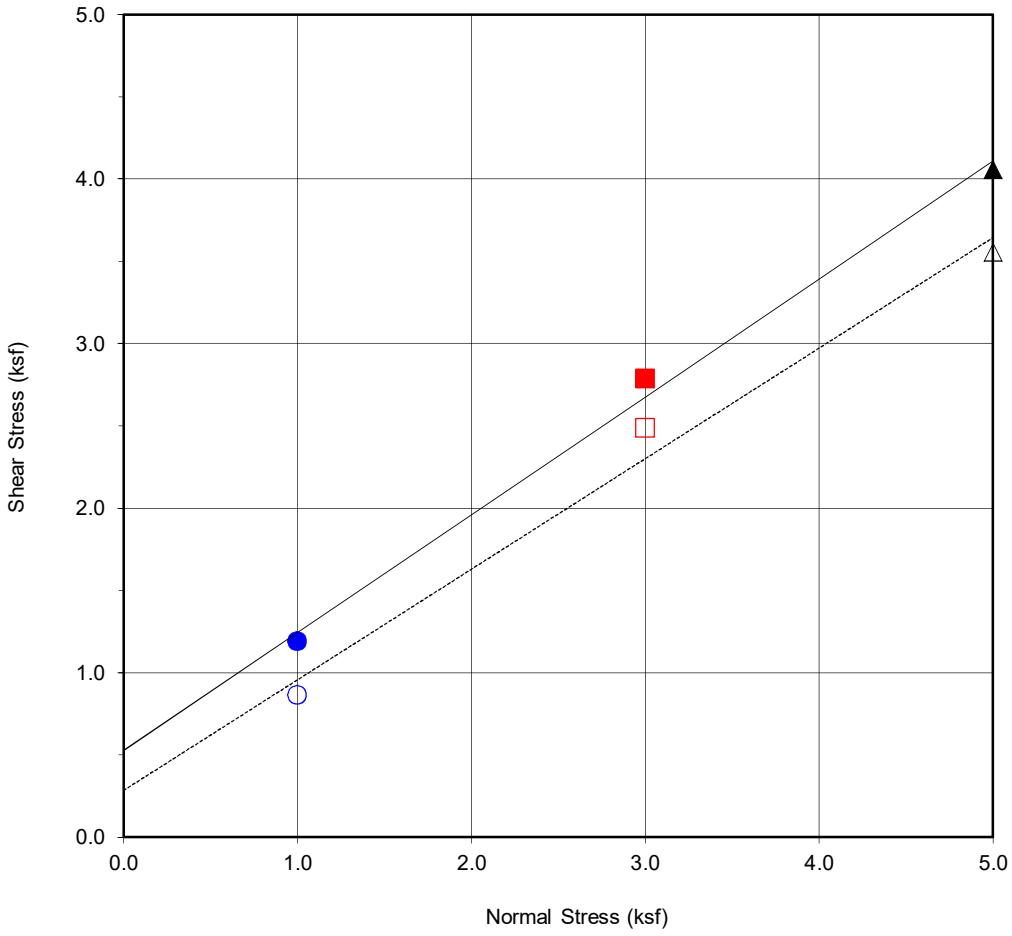


| | |
|---|---|
| **Boring No.** | **B1** |
| **Sample No.** | **B1@25'** |
| **Depth (ft)** | **25** |
| Sample Type: | Ring |

| Soil Identification: | | |
|---|---|---|
| Clayey Sand (SC) | | |
| **Strength Parameters** | | |
| | C (psf) | $\phi$ ($^o$) |
| Peak | 525 | 35.6 |
| Ultimate | 284 | 33.9 |

| Normal Strest (kip/ft2) | 1 | 3 | 5 |
|---|---|---|---|
| Peak Shear Stress (kip/ft²) | ● 1.19 | ■ 2.78 | ▲ 4.06 |
| Shear Stress @ End of Test (ksf) | ○ 0.86 | □ 2.48 | △ 3.55 |
| Deformation Rate (in./min.) | 0.05 | 0.05 | 0.05 |
| | | | |
| Initial Sample Height (in.) | 1.0 | 1.0 | 1.0 |
| Ring Inside Diameter (in.) | 2.375 | 2.375 | 2.375 |
| Initial Moisture Content (%) | 13.0 | 13.0 | 16.6 |
| Initial Dry Density (pcf) | 120.1 | 121.2 | 115.7 |
| Initial Degree of Saturation (%) | 86.6 | 90.1 | 98.1 |
| Soil Height Before Shearing (in.) | 1.2 | 1.2 | 1.2 |
| Final Moisture Content (%) | 15.3 | 14.7 | 16.8 |

GEOCON

**DIRECT SHEAR TEST RESULTS**

Consolidated Drained ASTM D-3080

Checked by: MR

Project No.: W1475-06-01

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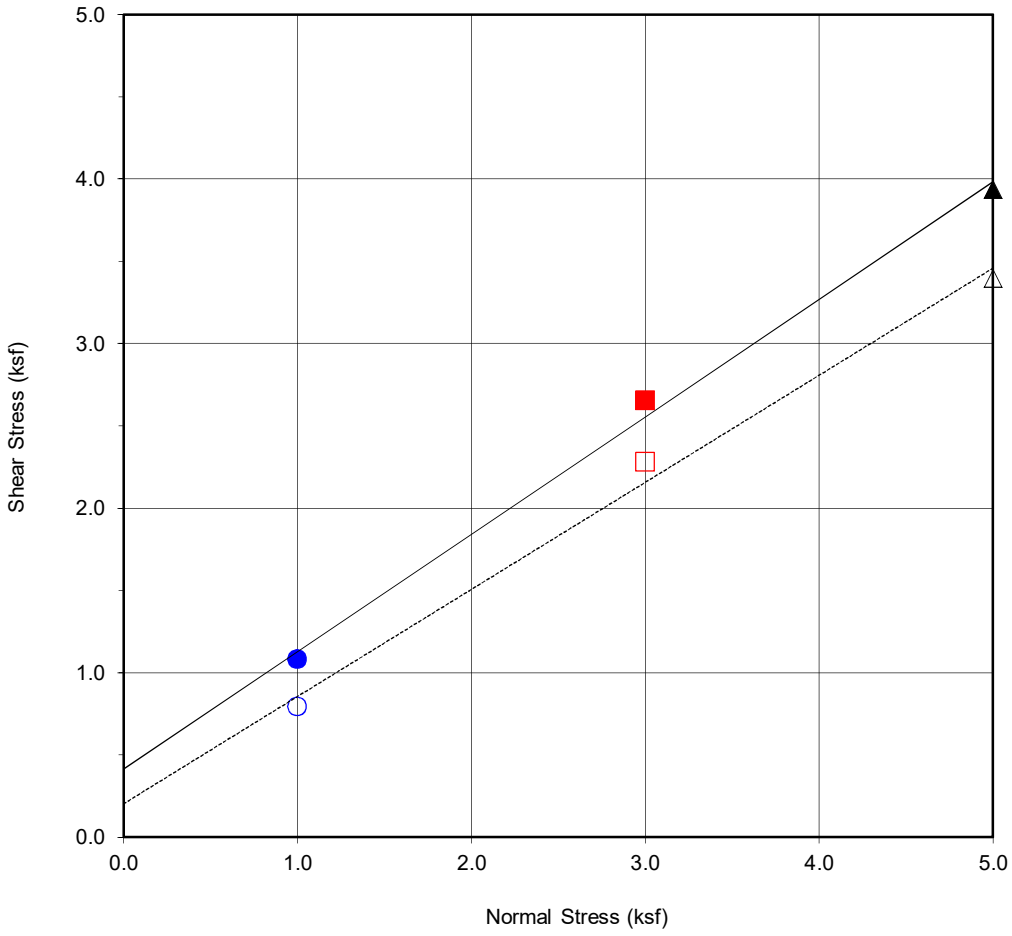
Feb. 2022 Figure B4




| **Boring No.** | **B1** |
|---|---|
| **Sample No.** | **B1@35'** |
| **Depth (ft)** | **35'** |
| Sample Type: | Ring |

| Soil Identification: | | |
|---|---|---|
| Silty Sand (SM) | | |
| **Strength Parameters** | | |
| | C (psf) | $\phi$ ($^o$) |
| Peak | 414 | 35.5 |
| Ultimate | 203 | 33.1 |

| Normal Strest (kip/ft2) | 1 | 3 | 5 |
|---|---|---|---|
| Peak Shear Stress (kip/ft²) | ● 1.08 | ■ 2.65 | ▲ 3.94 |
| Shear Stress @ End of Test (ksf) | ○ 0.79 | □ 2.28 | △ 3.40 |
| Deformation Rate (in./min.) | 0.05 | 0.05 | 0.05 |
| | | | |
| Initial Sample Height (in.) | 1.0 | 1.0 | 1.0 |
| Ring Inside Diameter (in.) | 2.375 | 2.375 | 2.375 |
| Initial Moisture Content (%) | 17.5 | 17.1 | 19.0 |
| Initial Dry Density (pcf) | 99.1 | 96.2 | 95.2 |
| Initial Degree of Saturation (%) | 67.5 | 61.2 | 66.7 |
| Soil Height Before Shearing (in.) | 1.2 | 1.2 | 1.2 |
| Final Moisture Content (%) | 23.8 | 25.6 | 26.3 |

GEOCON

**DIRECT SHEAR TEST RESULTS**

Consolidated Drained ASTM D-3080

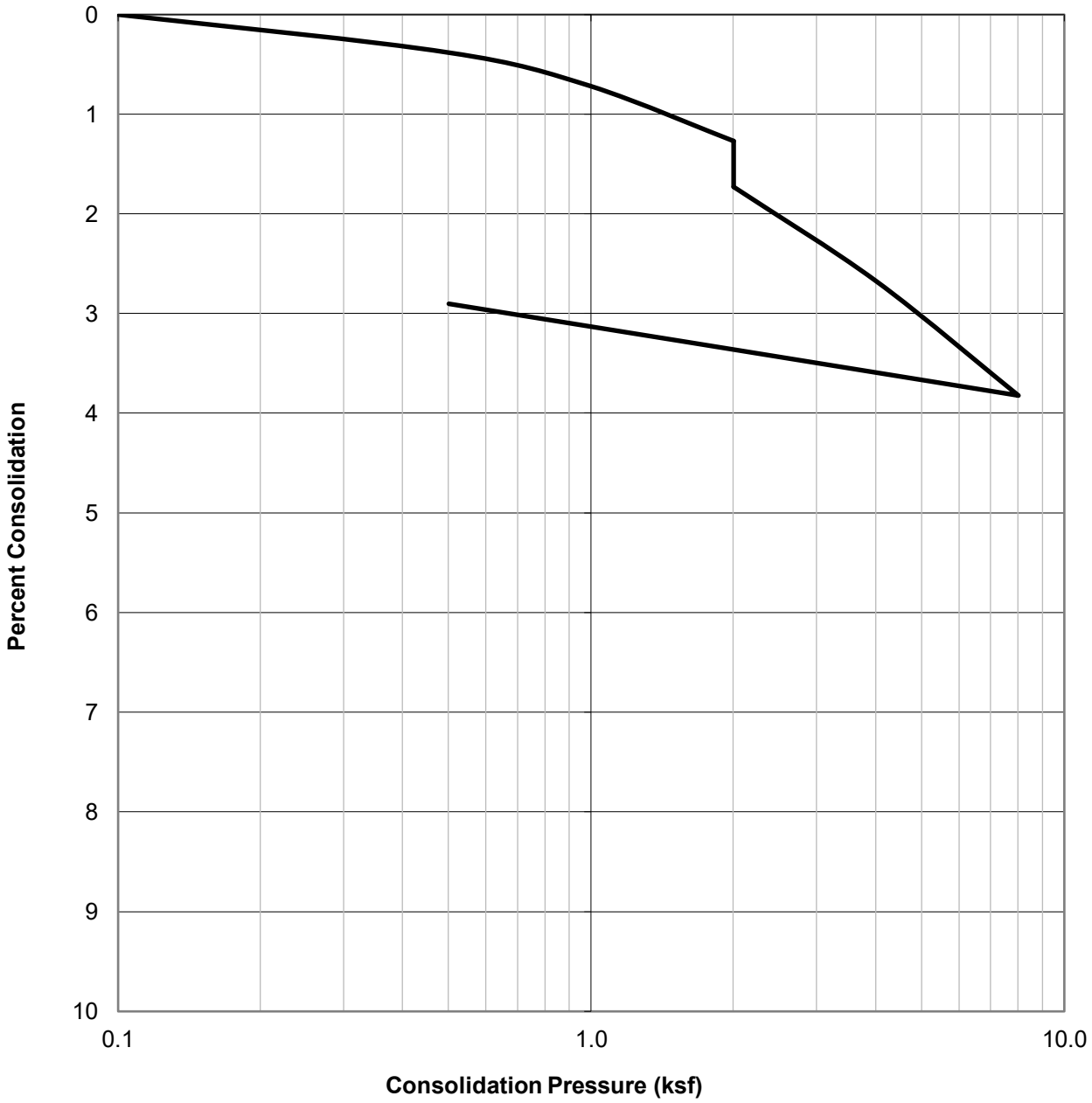
Checked by: MR

Project No.: W1475-06-01

9431 Venice Boulevard
Los Angeles, California

Feb. 2022 Figure B5

WATER ADDED AT 2.0 KSF




| SAMPLE ID. | SOIL TYPE | DRY DENSITY (PCF) | INITIAL MOISTURE (%) | FINAL MOISTURE (%) |
|---|---|---|---|---|
| B1@12 | Silty Sand (SM) | 105.6 | 21.8 | 21.7 |

GEOCON

**CONSOLIDATION TEST RESULTS**

ASTM D-2435

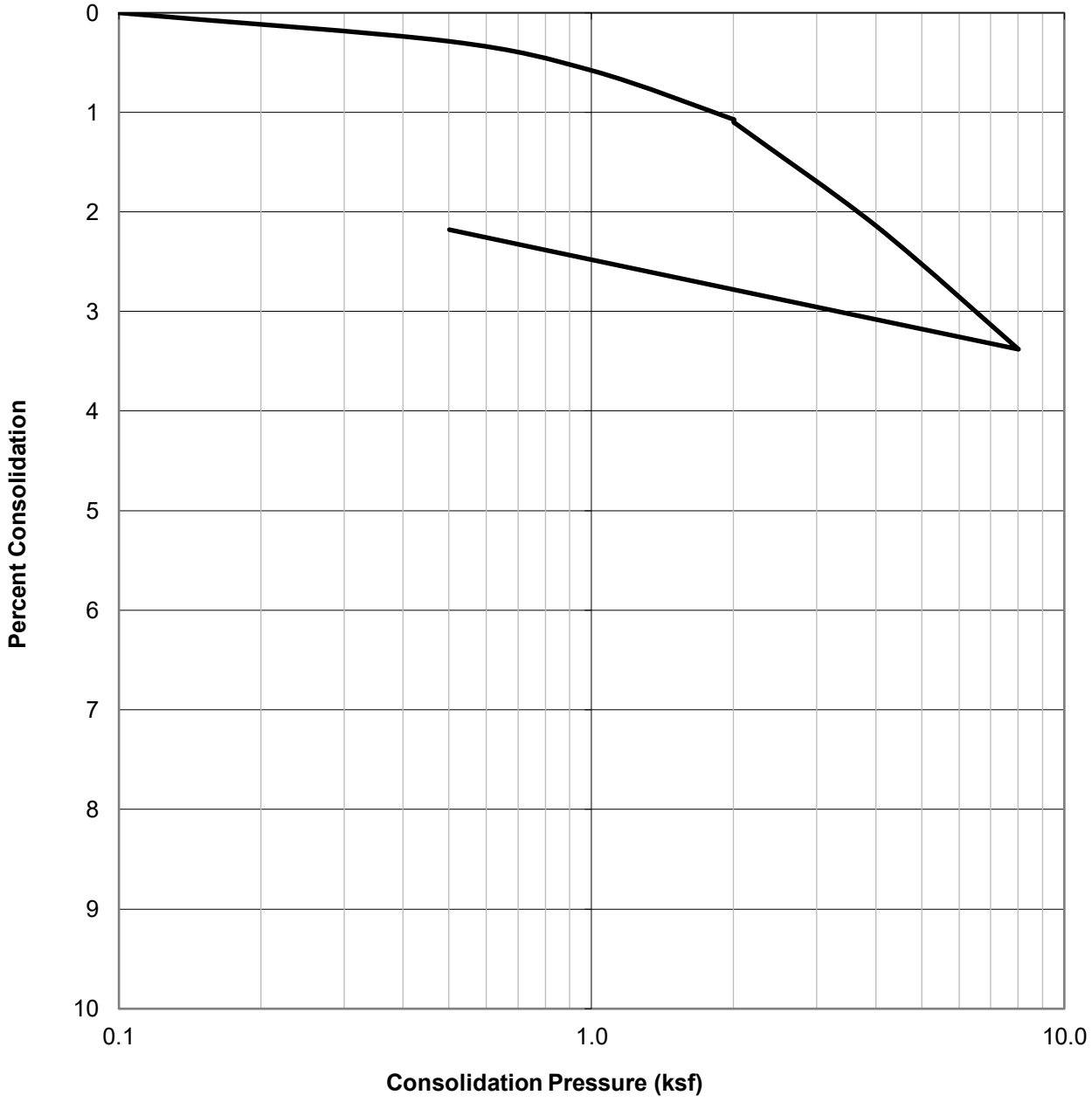
Checked by: MR

Project No.: W1475-06-01

9431 Venice Boulevard
Los Angeles, California

Feb. 2022 Figure B6

WATER ADDED AT 2.0 KSF




| SAMPLE ID. | SOIL TYPE | DRY DENSITY (PCF) | INITIAL MOISTURE (%) | FINAL MOISTURE (%) |
|---|---|---|---|---|
| B1@15 | Sandy Clay (CL) | 110.7 | 17.7 | 18.2 |

GEOCON

**CONSOLIDATION TEST RESULTS**

ASTM D-2435

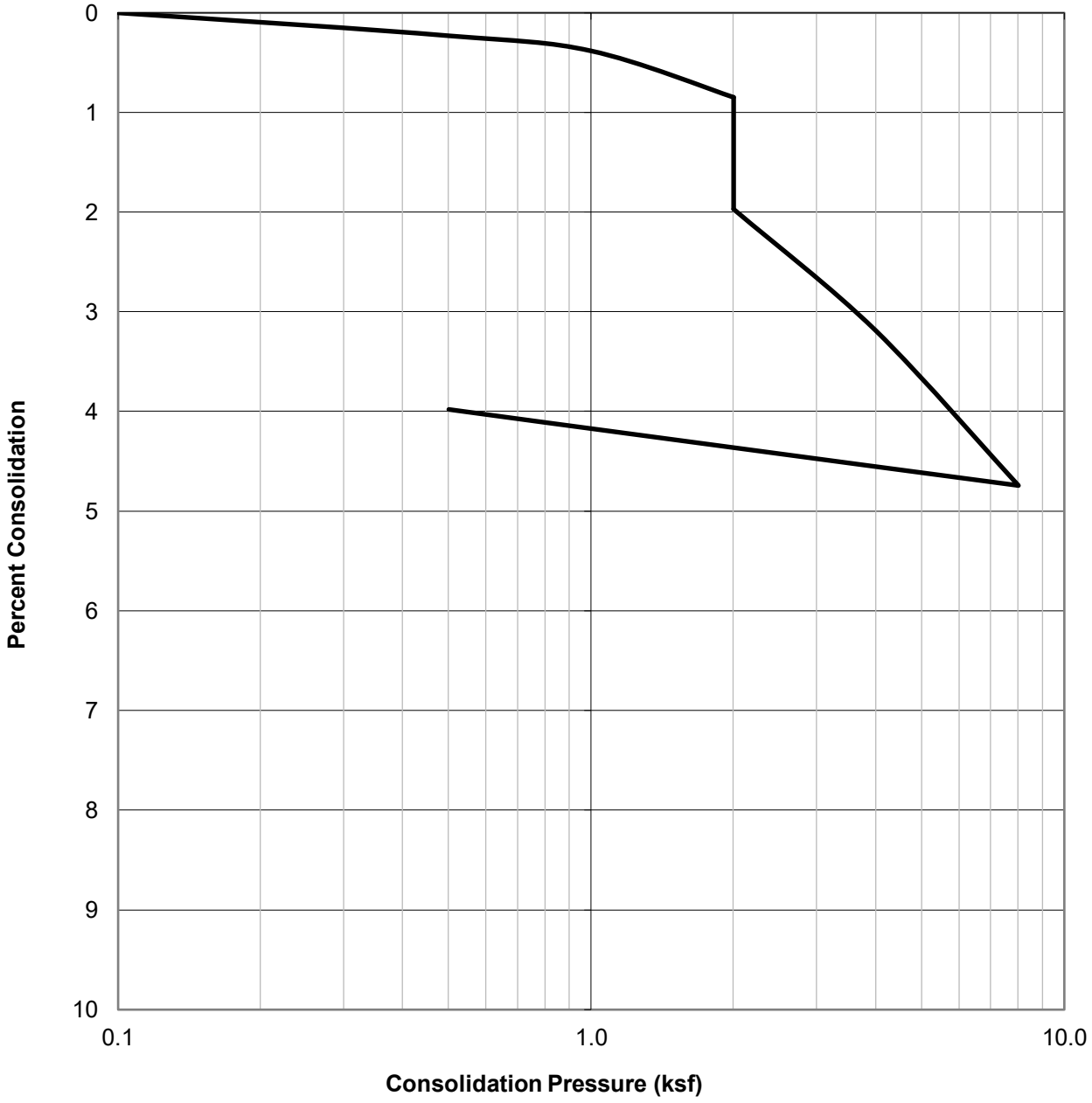
Checked by: MR

Project No.: W1475-06-01

9431 Venice Boulevard
Los Angeles, California

Feb. 2022 Figure B7

WATER ADDED AT 2.0 KSF




| SAMPLE ID. | SOIL TYPE | DRY DENSITY (PCF) | INITIAL MOISTURE (%) | FINAL MOISTURE (%) |
|---|---|---|---|---|
| B1@21 | Silty Sand (SM) | 100.1 | 12.9 | 24.9 |

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**CONSOLIDATION TEST RESULTS**

ASTM D-2435

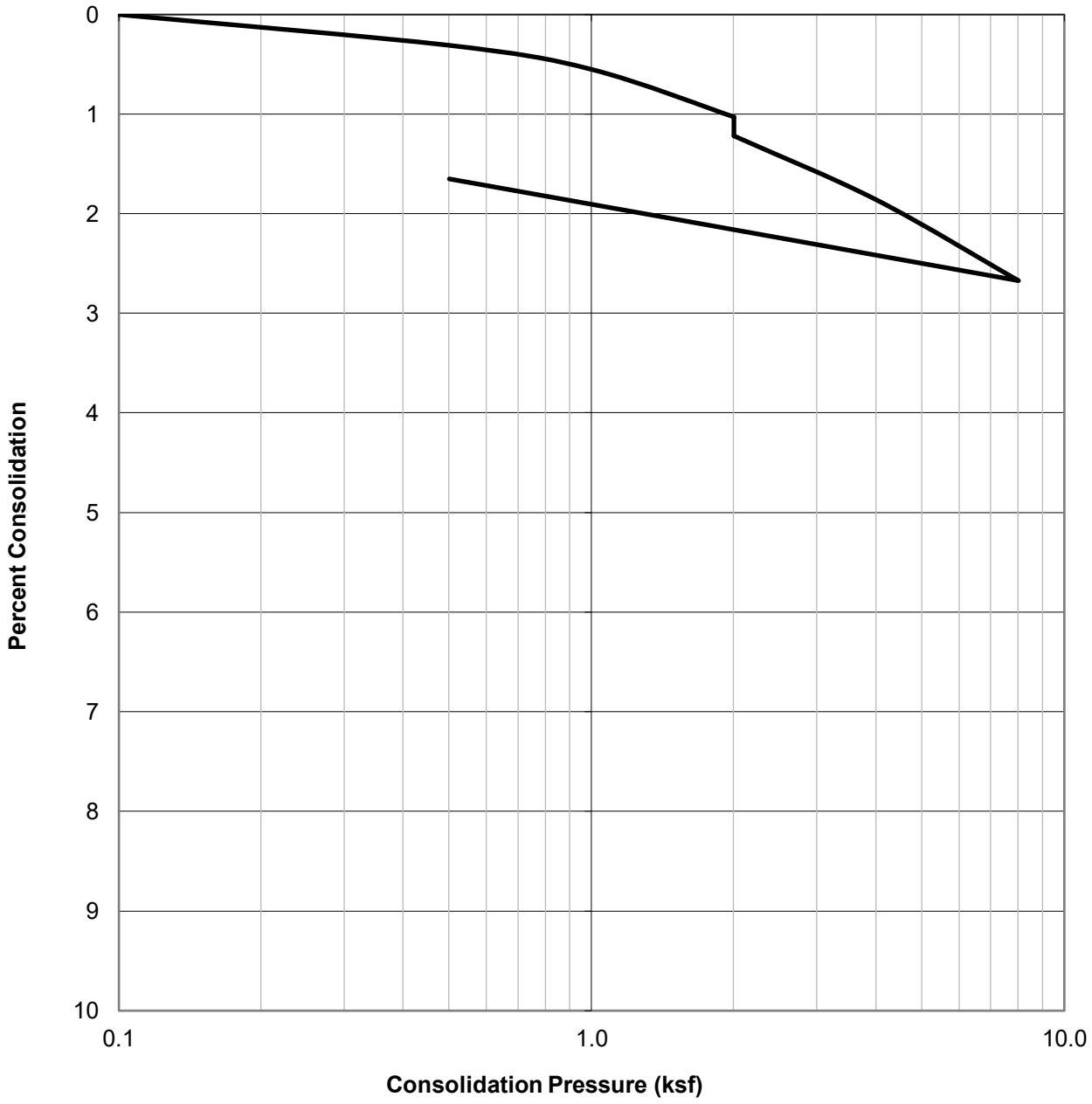
Checked by: MR

Project No.: W1475-06-01

9431 Venice Boulevard
Los Angeles, California

Feb. 2022 Figure B8

WATER ADDED AT 2.0 KSF




| SAMPLE ID. | SOIL TYPE | DRY DENSITY (PCF) | INITIAL MOISTURE (%) | FINAL MOISTURE (%) |
|---|---|---|---|---|
| B1@30 | Silty Sand (SM) | 105.5 | 16.2 | 19.2 |

GEOCON

**CONSOLIDATION TEST RESULTS**

ASTM D-2435

Checked by: MR

Project No.: W1475-06-01

9431 Venice Boulevard
Los Angeles, California

Feb. 2022 Figure B9

# B1@0-5'

| MOLDED SPECIMEN | | BEFORE TEST | AFTER TEST |
|---|---|---|---|
| Specimen Diameter | (in.) | 4.0 | 4.0 |
| Specimen Height | (in.) | 1.0 | 1.0 |
| Wt. Comp. Soil + Mold | (gm) | 769.7 | 798.2 |
| Wt. of Mold | (gm) | 367.9 | 367.9 |
| Specific Gravity | (Assumed) | 2.7 | 2.7 |
| Wet Wt. of Soil + Cont. | (gm) | 486.2 | 798.2 |
| Dry Wt. of Soil + Cont. | (gm) | 460.7 | 367.7 |
| Wt. of Container | (gm) | 186.2 | 367.9 |
| Moisture Content | (%) | 9.3 | 17.0 |
| Wet Density | (pcf) | 121.2 | 129.6 |
| Dry Density | (pcf) | 110.9 | 110.8 |
| Void Ratio | | 0.5 | 0.6 |
| Total Porosity | | 0.3 | 0.4 |
| Pore Volume | (cc) | 70.8 | 75.3 |
| Degree of Saturation | (%) [$S_{meas}$] | 48.7 | 83.3 |

| Date | Time | Pressure (psi) | Elapsed Time (min) | Dial Readings (in.) |
|---|---|---|---|---|
| 1/6/2022 | 10:00 | 1.0 | 0 | 0.3095 |
| 1/6/2022 | 10:10 | 1.0 | 10 | 0.309 |
| Add Distilled Water to the Specimen | | | | |
| 1/7/2022 | 10:00 | 1.0 | 1430 | 0.3305 |
| 1/7/2022 | 11:00 | 1.0 | 1490 | 0.3305 |

| | |
|---|---|
| Expansion Index (EI meas) = | 21.5 |
| Expansion Index ( Report ) = | **22** |

| Expansion Index, $EI_{50}$ | CBC CLASSIFICATION * | UBC CLASSIFICATION ** |
|---|---|---|
| 0-20 | Non-Expansive | Very Low |
| 21-50 | Expansive | Low |
| 51-90 | Expansive | Medium |
| 91-130 | Expansive | High |
| >130 | Expansive | Very High |

* Reference: 2019 California Building Code, Section 1803.5.3

** Reference: 1997 Uniform Building Code, Table 18-I-B.

GEOCON

**EXPANSION INDEX TEST RESULTS**

ASTM D-4829

Checked by: MR

Project No.: W1475-06-01

9431 Venice Boulevard
Los Angeles, California

Feb. 2022 Figure B10

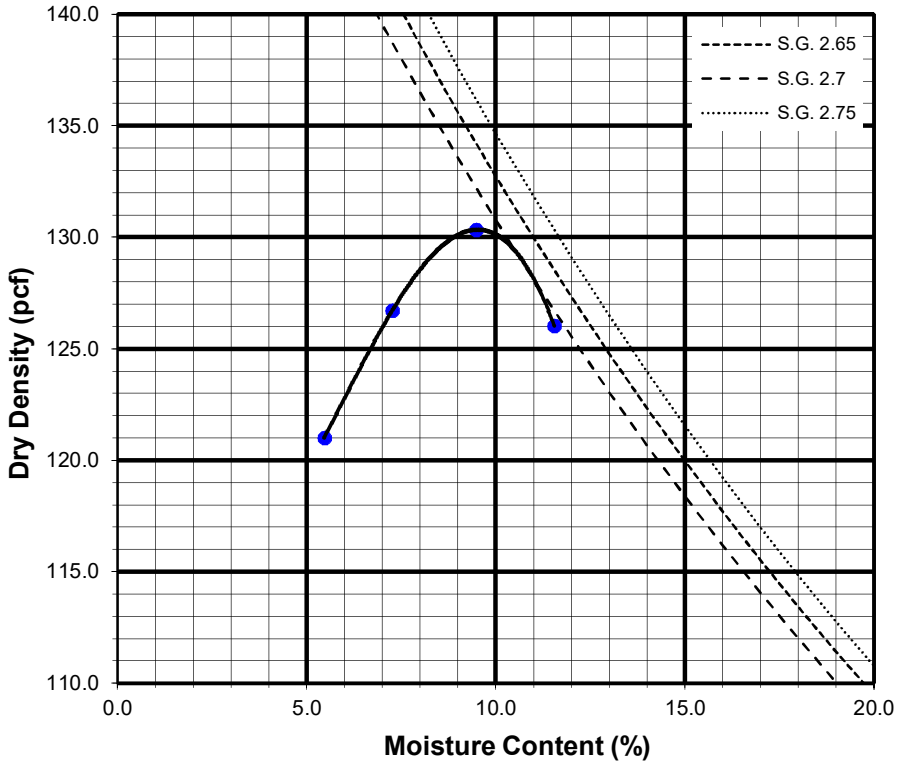
Sample No:

| | |
|---|---|
| **B1@10-15'** | Brown Silty Sand (SM) |

| TEST NO. | | 1 | 2 | 3 | 4 | 5 | 6 |
|---|---|---|---|---|---|---|---|
| Wt. Compacted Soil + Mold | (g) | 6259 | 6227 | 6157 | 6032 | | |
| Weight of Mold | (g) | 4110 | 4110 | 4110 | 4110 | | |
| Net Weight of Soil | (g) | 2149 | 2117 | 2047 | 1922 | | |
| Wet Weight of Soil + Cont. | (g) | 700.3 | 706.0 | 745.3 | 669.5 | | |
| Dry Weight of Soil + Cont. | (g) | 652.3 | 645.9 | 704.8 | 642.3 | | |
| Weight of Container | (g) | 146.2 | 125.5 | 147.4 | 144.7 | | |
| Moisture Content | (%) | 9.5 | 11.5 | 7.3 | 5.5 | | |
| Wet Density | (pcf) | 142.7 | 140.6 | 135.9 | 127.6 | | |
| Dry Density | (pcf) | 130.3 | 126.0 | 126.7 | 121.0 | | |

| | |
|---|---|
| **Maximum Dry Density (pcf)** | **130.5** |
| **Bulk Specific Gravity (dry)** | **2.51** |
| **Corrected Maximum Dry Density (pcf)** | **134.0** |

| | |
|---|---|
| **Optimum Moisture Content (%)** | **9.0** |
| **Oversized Fraction (%)** | **16.0** |
| **Corrected Moisture Content (%)** | **7.5** |




Preparation Method: C

GEOCON

**COMPACTION CHARACTERISTICS USING MODIFIED EFFORT TEST RESULTS**

ASTM D-1557

Checked by: MR

Project No.: W1475-06-01

9431 Venice Boulevard
Los Angeles, California

Feb. 2022 Figure B11

SUMMARY OF LABORATORY POTENTIAL
OF HYDROGEN (pH) AND RESISTIVITY TEST RESULTS
CALIFORNIA TEST NO. 643

| Sample No. | pH | Resistivity (ohm centimeters) |
|---|---|---|
| B1 @ 10-15' | 8.1 | 3200 (Moderately Corrosive) |
| | | |
| | | |

SUMMARY OF LABORATORY CHLORIDE CONTENT TEST RESULTS
EPA NO. 325.3

| Sample No. | Chloride Ion Content (%) |
|---|---|
| B1@10-15' | 0.000 |
| | |
| | |

SUMMARY OF LABORATORY WATER SOLUBLE SULFATE TEST RESULTS
CALIFORNIA TEST NO. 417

| Sample No. | Water Soluble Sulfate (% $SO_4$) | Sulfate Exposure* |
|---|---|---|
| B1@10-15' | 0.000 | S0 |
| | | |
| | | |

GEOCON

**CORROSIVITY TEST RESULTS**

Checked by: MR

Project No.: W1475-06-01

9431 Venice Boulevard
Los Angeles, California

Feb. 2022 Figure B12

# APPENDIX C

# APPENDIX C

# PREVIOUS REPORT

NTS GEOTECHNICAL

September 24, 2021

Project No. 21302

Mr. Aaron Mensch
**Barrington Capital Group, LLC**
12034 Nugent Dr.
Granada Hills, CA 91344

Subject: Preliminary Geotechnical Engineering Due Diligence Report
Proposed 9431-9443 Venice Boulevard Multifamily, City of Los Angeles, California

Dear Mr. Mensch:

In accordance with your request and authorization, we are presenting the results of our preliminary geotechnical investigation and due diligence report for the for the proposed 9431-9443 Venice Boulevard Multifamily development in the City of Los Angeles, California. The purpose of this investigation has been to evaluate the subsurface conditions at the site and provide preliminary geotechnical recommendations for the proposed development.

The recommendations presented in this report are considered preliminary since the final locations of the proposed structures, the proposed grading, and the type of structure to be constructed, and the structural loads, etc. were not available at the time of this report. Additionally, an existing structure is located within approximately half of the site, and thus, we were only able to explore half of the proposed development. The findings of this study indicate that the project site is suitable for the proposed development provided the recommendations presented in this report and future reports are complied with and incorporated into the future design and construction of the project.

We appreciate the opportunity to be of service on this project. Should you have any questions regarding this report or if we can be of further service, please do not hesitate to contact the undersigned at (657) 888-4608 or info@ntsgeo.com.

Respectfully submitted,
**NTS GEOTECHNICAL, INC.**

Nadim Sunna, M.Sc., PE, GE 3172
Principal Geotechnical Engineer

NTS GEOTECHNICAL

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Plate 2 – Geotechnical Map
Plate 3 – Temporary Shoring
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Appendix A – Field Exploration
Appendix B – Geotechnical Laboratory Test Result

## INTRODUCTION

This report presents the results of our preliminary geotechnical engineering evaluation performed for the proposed 9431-9443 Venice Boulevard Multifamily development, in the City of Los Angeles, California. See (Plate 1, Location Map). The purpose of this study has been to evaluate the subsurface conditions at the site and to provide preliminary geotechnical recommendations related to the proposed structure for preliminary budgeting and design purposes.

## SITE AND PROJECT DESCRIPTION

The project site is located at 9431 – 9443 Venice Boulevard, in the City of Los Angeles, California, and it is bound by an existing parking lot on the east, existing alley on the north, Cardiff Avenue on the west, and Venice Boulevard on the south. The site is currently occupied by an existing one-story commercial building that is currently occupying the eastern and southern side of the property.

It is our understanding that the proposed project consists of construction of a multifamily building that is 6 stories above grade over 2 level of subterranean structure. Detailed plans were not available during the preparation of this report and thus this report is subject to change and additional field exploration will be required once the existing building is demolished.

We have performed our settlement analysis utilizing these preliminary loads. If the actual loads are greater than what was assumed herein, this office should be contacted for additional evaluation.

## SCOPE OF WORK

As part of the preparation of this report, we have performed the following tasks:

### Background Review

We reviewed readily available background data including geologic maps, topographic maps, and aerial photographs relevant to the subject site in preparation of this report.

### Field Exploration

The subsurface conditions were evaluated on September 3, 2021 by advancing two (2), eight-inch diameter, hollow-stem-auger borings at the southern side of the subject site. The borings were advanced to a maximum depth 61.5 feet below the existing grade. The approximate locations of the borings are shown on Plate

2, Geotechnical Map. Detailed exploration information of soils borings is presented in Appendix A, Field Exploration.

### Geotechnical Laboratory Testing

Laboratory testing was performed by Universal Engineering Sciences, a City of Los Angeles approved testing agency. Laboratory tests were performed on selected samples obtained from the boring in order to aid in the soil classification and to evaluate the engineering properties of the foundation soils. NTS Geotechnical, Inc. has reviewed the laboratory test results and accepts the results for use in our analysis. The following tests were performed in general accordance with ASTM standards:

- In-situ moisture and density;
- #200 sieve wash;
- Direct shear;
- Expansion Index;
- Consolidation; and
- Corrosion.

Laboratory test results are presented within Appendix B of this report.

## GEOLOGIC FINDINGS

### Subsurface Materials

Earth materials encountered during our subsurface investigation consisted of approximately 2 to 3 feet of artificial fill (Af) overlaying the alluvium (Qal) extending to the total depth of exploration.

In general, the artificial fill consists of light brown to yellow brown, damp, loose, silty sands and dark brown, moist, soft to firm, sandy clays.

Underlying the fill is the alluvium, which consists of dark brown to brown, moist, firm to stiff, sandy clays, and brown to olive brown to orange-brown, medium dense to very dense, silty sands and sands.

### Groundwater

Groundwater was observed during our exploration at a depth of approximately 44 feet below the existing grade. The historical high depth to groundwater is reportedly at a depth of 30 feet below the existing grade at the project site (CDMG 1998). Groundwater was also encountered by others (Byer, 2017) at nearby site at a depth of approximately 43 to 44 feet below the existing grade.

Groundwater conditions may vary across the site due to stratigraphic and hydrologic conditions and may change over time as a consequence of seasonal and meteorological fluctuations, or activities by humans at this site and nearby sites. However, based on the above findings, groundwater is unlikely to impact the proposed development.

## GEOLOGIC HAZARDS

### Faulting and Seismicity

The site is not located within an Alquist-Priolo Earthquake Fault Zone, and no known active faults are shown on the reviewed geologic maps crossing the site, however, the site is located in the seismically active region of Southern California. The nearest known active faults are the Newport Inglewood and the Santa Monica fault systems, which are located approximately 0.8 and 2.6 miles from the site, respectively.

### Liquefaction and Seismic Settlement

Liquefaction occurs when the pore pressures generated within a soil mass approach the effective overburden pressure. Liquefaction of soils may be caused by cyclic loading such as that imposed by ground shaking during earthquakes. The increase in pore pressure results in a loss of strength, and the soil then can undergo both horizontal and vertical movements, depending on the site conditions. Other phenomena associated with soil liquefaction include sand boils, ground oscillation, and loss of foundation bearing capacity. Liquefaction is generally known to occur in loose, saturated, relatively clean, fine-grained cohesionless soils at depths shallower than approximately 50 feet. Factors to consider in the evaluation of soil liquefaction potential include groundwater conditions, soil type, grain size distribution, relative density, degree of saturation, and both the intensity and duration of ground motion.

Based on our review of the State of California Official Map of Seismic Hazard Zones for the Beverly Hills Quadrangle (California Department of Conservation, Division of Mines and Geology, 1998), the site is not located within a zone of required investigation for Liquefaction. Based on the lack of shallow groundwater, the presence of fine-grained soils, and the relatively dense nature of the granular soils underlaying the site, and the relatively uniform soil stratum across the site, it is our professional opinion that the liquefaction potential at the site is low.

### Landslides

Based on our review of the referenced geologic maps, literature, topographic maps, aerial photographs, and our subsurface evaluation, no landslides or related features underlie or are adjacent to the subject site. Due to the relatively

level nature of the site and surrounding areas, the potential for landslides at the project site is considered negligible.

### Flooding

The Federal Emergency Management Agency (FEMA) has prepared flood insurance rate maps (FIRMs) for use in administering the National Flood Insurance Program. Based on our review of the FEMA flood map, the site is located in an Area of Minimal Flood Hazard (Zone X).

### Tsunami and Seiches

Tsunamis are waves generated by massive landslides near or under sea water. The site is not located on any State of California – County of Los Angeles Tsunami Inundation Map for Emergency Planning. The potential for the site to be adversely impacted by earthquake-induced tsunamis is considered to be negligible because the site is located several miles inland from the Pacific Ocean shore, at an elevation exceeding the maximum height of potential tsunami inundation.

Seiches are standing wave oscillations of an enclosed water body after the original driving force has dissipated. The potential for the site to be adversely impacted by earthquake-induced seiches is considered to be negligible due to the lack of any significant enclosed bodies of water located in the vicinity of the site.

## GEOTECHNICAL ENGINEERING FINDINGS

### Expansive Soil

Based on our evaluation and experience with similar material types, the near surface soils encountered at the site exhibit a medium expansion potential.

### Soil Corrosion

The potential for the on-site materials to corrode buried steel and concrete improvements was evaluated. Laboratory testing was performed on representative soil samples to evaluate pH, minimum resistivity, and soluble chloride and sulfate contents. The results of our corrosivity testing is presented within Appendix B of this report. General recommendations to address the corrosion potential of the on-site soils are provided below. Imported fill materials, if used, should be tested to evaluate whether their corrosion potential is more severe than those assumed.

Sulfate Exposure

Laboratory tests indicate that the potential of sulfate attack on concrete in contact with the on-site soils is “negligible” or “S0” exposure in accordance with ACI 318, Table 19.3.1.1. Therefore, restriction on the type of cement, water to cement ratio, and compressive strength is not required.

Ferrous Metal

The results of the laboratory chemical tests performed on a sample of soil collected within the site indicate that the on-site soils are corrosive to ferrous metals. Consequently, metal structures which will be in direct contact with the soil (i.e., underground metal conduits, pipelines, metal sign posts, etc.) and/or in close proximity to the soil (wrought iron fencing, etc.) may be subject to corrosion. The use of special coatings or cathodic protection around buried metal structures has been shown to be beneficial in reducing corrosion potential. Additional provisions will be required to address high chloride contents of the soil per the 2019 CBC to protect the concrete reinforcement. The laboratory testing program performed for this project does not address the potential for corrosion to copper piping. In this regard, a corrosion engineer should be consulted to perform more detailed testing and develop appropriate mitigation measures (if necessary).

### Methane Buffer Zone

The subject property is not located within a Methane Buffer Zone as designated by the City of Los Angeles. A qualified methane consultant should be retained to consider the requirements and implications of the City’s Methane Buffer Zone designation.

### Excavation Characteristics

The majority of the near-surface soil materials underlying the site can be excavated with excavators and other conventional grading equipment.

## GEOTECHNICAL ENGINEERING CONLUSIONS AND RECOMMENDATIONS

### Conclusions

Based on the results of our field exploration and engineering analyses, it is our opinion that the proposed development is feasible from a geotechnical standpoint, provided that the recommendations in this report are incorporated into the design plans and are implemented during construction.

Based on the geologic and geotechnical findings, the following is a summary of our conclusions:

- The site is underlain by approximately 3 feet of undocumented artificial material overlaying the alluvium.
- Groundwater is not anticipated to directly impact the subterranean structure.
- There are no known active faults crossing the subject site. The site seismicity is typical for the Los Angeles area. Structure design should be in accordance with the current 2019 CBC.
- The potential for liquefaction is deemed low.
- The site is not located within a Methane Buffer Zone as identified by the City of Los Angeles.
- The temporary shoring system should consider surcharge from adjacent buildings and street traffic.
- The proposed structure may be supported on a shallow foundation system bearing on competent alluvium.
- The soil encountered at the basement level is considered to have negligible sulfate content and exposure, however, they are considered to be corrosive to ferrous metals.

The actual conditions of the near-surface supporting material across the site may vary. The nature and extent of variations of the surface and subsurface conditions between the exploratory excavations may not become evident until construction. If variations of the material become evident during construction of the proposed development, NTS should be notified so that the project Geotechnical Consultant can reevaluate the characteristics of the material and the conclusions and recommendations of this report, and, if needed, revise the conclusions and recommendations presented herein.

Our geotechnical engineering analyses performed for this report were based on the earth materials encountered during the subsurface exploration for the site. If the design substantially changes, then our geotechnical engineering recommendations would be subject to revision based on our evaluation of the changes. The following sections present our conclusions and recommendations pertaining to the engineering design for this project.

**Site Preparation**

Site preparation should begin with the removal of utility lines, asphalt, concrete, vegetation, and other deleterious debris from areas to be graded. Tree stumps and roots should be removed to such a depth that organic material is generally not present. Clearing and grubbing should extend to the outside edges of the proposed excavation and fill areas. We recommend that unsuitable materials such as organic matter or oversized material be selectively removed and

disposed offsite. The debris and unsuitable material generated during clearing and grubbing should be removed from areas to be graded and disposed at a legal dump site away from the project area.

**Remedial Grading**

Foundations for the proposed structure that are deepened to bear in competent alluvial material do not require remedial grading, however, areas that will be deriving support from the underlying soils should have the existing artificial fill removed and the open excavation bottoms observed by our engineer to verify and document in writing that any undocumented fill are removed prior to refilling with properly tested and documented compacted fill. The removed and cleaned soils may be reused as properly compacted fill.

Further subexcavation may be necessary depending on the conditions of the underlying soils. The actual depth of removal should be determined at the time of grading by the project geotechnical engineer/geologist. The determination will be based on soil conditions exposed within the excavations. At minimum, any undocumented fill, topsoil or other unsuitable materials should be removed and replaced as properly compacted fill.

In-place density tests may be taken in the removal bottom areas where appropriate to provide data to help support and document the engineer/geologist's decision.

It is imperative that no clearing and/or grading operations be performed without the presence of a representative of the geotechnical engineer. An on-site, pre-job meeting with the developer, the contractor and the geotechnical engineer should occur prior to all grading-related operations. Operations undertaken at the site without the geotechnical engineer present may result in exclusions of affected areas from the final compaction report for the project.

Grading of the subject site should be performed, at a minimum, in accordance with these recommendations and with applicable portions of the CBC. The following recommendations are presented for your assistance in establishing proper grading criteria.

**Materials for Fill**

On-site soils with an organic content of less than 3 percent by volume (or 1 percent by weight) are suitable for use as fill. Soil material to be used as fill should not contain contaminated materials, rocks, or lumps over 6 inches in largest dimension, and not more than 40 percent larger than ¾ inch. Utility trench backfill material should not contain rocks or lumps over 6 inches in largest dimension. Larger chunks, if generated during excavation, may be broken into acceptably sized pieces or may be disposed offsite.

Any imported fill material should consist of granular soil having a “very low” expansion potential (that is, expansion index of 20 or less). Import material should also have low corrosion potential (that is, chloride content less than 500 parts per million [ppm], soluble sulfate content of less than 0.1 percent, and pH of 5.5 or higher). Materials to be used as fill should be evaluated by a representative of NTS prior to importing or filling.

**Compacted Fill**

Prior to placement of compacted fill, the contractor should request an evaluation of the exposed excavation bottom by NTS. Unless otherwise recommended, the exposed ground surface should then be scarified to a depth of at least 8 inches and watered or dried, as needed, to achieve generally consistent moisture contents near optimum moisture content. The scarified materials should then be compacted to 95 percent relative compaction in accordance with the latest version of ASTM Test Method D1557.

Compacted fill should be placed in horizontal lifts of approximately 6 to 8 inches in loose thickness. Prior to compaction, each lift should be watered or dried as needed to achieve near optimum moisture condition, mixed, and then compacted by mechanical methods to a relative compaction of 95 percent as evaluated by ASTM D1557. Successive lifts should be treated in a like manner until the desired finished grades are achieved.

Personnel from NTS should observe the excavations so that any necessary modifications based on variations in the encountered soil conditions can be made. All applicable safety requirements and regulations, including CalOSHA requirements, should be met.

**Temporary Excavations**

Temporary excavations for the demolishing, earthwork, footing and utility trench are expected. We anticipate that unsurcharged excavations with vertical side slopes less than 4 feet high will generally be stable; however, sloughing of cohesionless sandy materials encountered at the site should be expected.

Where the space is available, temporary, unsurcharged excavation sides over 4 feet in height should be sloped no steeper than an inclination of 1.5H:1V (horizontal:vertical). Where sloped excavations are created, the tops of the slopes should be barricaded so that vehicles and storage loads do not encroach within 10 feet of the top of the excavated slopes. A greater setback may be necessary when considering heavy vehicles, such as concrete trucks and cranes. NTS should be advised of such heavy vehicle loadings so that specific setback requirements can be established. If the temporary construction slopes are to be maintained during the rainy season, berms are recommended to be

graded along the tops of the slopes in order to prevent runoff water from entering the excavation and eroding the slope faces.

Where space for sloped excavations is not available, temporary shoring may be utilized. Geotechnical recommendations for the design and construction of temporary shoring are presented in the "Temporary Shoring" section of this report. Personnel from NTS should observe the excavation so that any necessary modifications based on variations in the encountered soil conditions can be made. All applicable safety requirements and regulations, including CalOSHA requirements, should be met.

Excavations shall not undermine the existing adjacent building footings. Where space for sloped excavations is not available, temporary shoring may be utilized.

**Temporary Shoring**

If subterranean structure is planned, then temporary shoring is anticipated to be placed along the perimeter of the proposed basement. Based on the assumed finished floor elevation and anticipated foundation excavations shored walls may be on the order of 20 to 25 feet high.

Where excavations exceed 15 feet or are surcharged, restrained shoring may be necessary to limit deflections and disruption to nearby improvements. Soldier piles may require lateral bracing utilizing drilled tie-back anchors or raker braces to maintain an economical beam size and prevent excessive deflection. The size of the steel beam, the need for lateral bracing, and the acceptable shoring deflection should be determined by the project shoring engineer.

The shoring design should be provided by a California Registered Civil Engineer experienced in the design and construction of shoring under similar conditions. Once the final excavation and shoring plans are complete, the plans and the design should be reviewed by NTS for conformance with the design intent and recommendations. Further, the shoring system should satisfy applicable requirements of CalOSHA.

<u>Lateral Earth Pressures</u>

For design of cantilevered shoring, a triangular distribution of lateral earth pressure may be used. It may be assumed that the drained soils, with a level surface behind the cantilevered shoring, will exert an active equivalent fluid pressure of 36 pcf.

Tied-back or braced shoring should be designed to resist a trapezoidal distribution of lateral earth pressure. For shoring that supporting a level grade, the recommended maximum pressure is equal to 23H in psf, where H is the height of the shored wall in feet for shoring supporting artificial material.

Surcharge

Vertical surcharge loads within 1:1 project from the bottom of the wall distributed over retained soils should be considered as additional uniform horizontal pressure acting on the wall. Where new shoring walls will be surcharged by adjacent structures, the following surcharge equations provided in the LADBS Information Bulletin Document No. P/BC 2011-083 may be used to determine the surcharge loads on basement walls and shoring system.

Resultant Lateral Force:

$$R = (0.3*P*h^2) / (x^2 + h^2)$$

Location of Lateral Resultant:

$$d = x\ [(x^2 / h^2 + 1)*(\tan^{-1}(h/x)) - (x / h)]$$

where:

R = resultant lateral force measured in pounds per foot of wall width.

P = resultant surcharge loads of continuous or isolated footings measured in pounds per foot of length parallel to the wall.

X = distance of resultant load from back face of wall measured in feet.

h = depth below point of application of surcharge loading to top of wall footing measured in feet.

d = depth of lateral resultant below point of application of surcharge loading measured in feet.

tan-1 h/x = The angle in radians whose tangent is equal to h/x.

This equation may be used by the structural and/or shoring engineer to determine surcharge imposed by loading from adjacent structures located within the surcharge influence zone (i.e., within 1:1 from bottom of the proposed wall).

Lateral load contributions of surcharges located at a distance behind the shored wall may be provided once the load configurations and layouts are known. As a minimum, a 300 psf vertical uniform surcharge is recommended to account for nominal construction and/or traffic loads, which translates to a uniform lateral pressure of 100 psf. More detailed lateral pressure and loading information can be provided, if needed, for specific loading scenarios as recognized through the design process.

Soldier Pile Design

The design embedment of the shoring pile toes must be maintained during excavation activities. The toes of the perimeter shoring piles should be deepened to take into account any required excavations necessary for foundations grading, installation, or drainage systems.

Drilled cast-in-place soldier piles should be placed no closer than 2.5 diameters on center. The minimum diameter of the piles should be 24 inches. Structural concrete should be used for the soldier piles below the excavations; lean-mix concrete may be employed above that level. As an alternative, lean-mix concrete may be used throughout the pile where the reinforcing consists of a wide flange section. The lean-mix must be sufficient strength to impart the lateral bearing pressured developed by the wide flange section to the earth materials.

For design purposes, an allowable passive resistance value for the earth materials below the bottom of the excavation (piles embedded into alluvial material) may be assumed to be 300 pounds per square foot per foot. To develop the full lateral value, provisions should be implemented to assure firm contact between the soldier piles and the undisturbed earth materials.

The frictional resistance between the solider piles and retained earth material may be used to resist the vertical component of the anchor load. The coefficient of friction may be taken as 0.35 based on uniform contact between the steel beam and lean-mix concrete and retained earth. The portion of the soldier piles below the place of excavation may also be employed to resist the downward loads. The downward capacity may be determined using a frictional resistance of 400 pounds per square foot. Final embedment of shoring pile below the bottom of the excavation should be determined by the project shoring engineer.

Drilling of the soldier pile shafts can be accomplished using conventional drilling equipment. Additionally, caving should be anticipated below approximately 15-20 feet below the existing grade. Additionally, caving may be encountered at deeper depths due to the presence of granular soils and drilling of. In the event of soil caving, it may be necessary to use casing and/or drilling mud to permit the installation of the soldier piles. Drilled holes for soldier piles should not be left open overnight. Concrete for piles should be placed immediately after the drilling of the hole is complete. The concrete should be pumped to the bottom of the drilled shaft using a tremie. Once concrete pumping is initiated, the bottom of the tremie should remain below the surface of the concrete to prevent contamination of the concrete by soil inclusions. If steel casing is used, the casing should be removed as the concrete is placed.

Deflection

Some deflection of the shored excavation should be anticipated. Where shoring is planned adjacent to existing structures, it is recommended that the lateral deflection not exceed ½ inch. For shoring not surcharged by a structure, the allowable deflection should be determined by the project structural engineer. If greater deflections occurs during construction, additional bracing or anchors may be necessary to minimize deflection.

Lagging

Lagging should be designed for the full design pressure, but be limited to a maximum of 400 psf. NTS representative should observe the installation of lagging to insure uniform support of the excavated embankment. In addition, backfill behind the lagging should consist of a 1.5 sack, sand-cement slurry, and should be placed immediately once the lagging is installed.

Tieback Anchors

Frictional anchors consisting of high stress thread bars are recommended. For design purposes, the active wedge adjacent to the shoring may be defined by a plane 35 degree from vertical through the bottom plane of the excavation. Anchors should extend a minimum of 20 feet beyond the assumed active wedge. Drilled friction anchors may be designed for an allowable unit skin friction 350 psf along the anchors in the bonded zone. For pressure grouted anchors, a soil friction of 1,500 psf may be used along the anchor in the bonded zone.

Anchor Testing

All quality control and quality assurance tests should be performed based on the FHWA (1999) requirements. Two of the initial anchors should be tested to 200% of their design capacity for 24 hours. Ten anchors around the site should be tested to 200% of their capacity for a quick (½-hour) test. All anchors shall be proof tested to 150% of their design capacity.

Monitoring

In conjunction with the shoring installation, a monitoring program should be set up and carried out by the contractor to determine the effects of the construction on adjacent buildings and other improvements such as streets, sidewalks, utilities and parking areas. At minimum, we recommend the following:

- Horizontal and vertical surveying of reference points on the shoring and on adjacent streets and buildings, in addition to an initial pre-construction photographic, video and/or survey of adjacent improvements.

- All supported and/or sensitive utilities should be located and monitored by the contractor.
- Reference points should be set up and read prior to the start of construction activities.
- Points should also be set on the shoring as soon as initial installations are made.
- Alternatively, inclinometers could be installed by the contractor at critical locations for a more detailed monitoring of shoring deflections.
- Surveys should be made at least once a week, and more frequently during critical construction activities, or if significant deflections are noted.

## Seismic Design

Based on the average standard penetration resistance (N-value) of the upper 100 feet of subsurface soils, the site is designated as Site Class D ("stiff" soil profile). The seismic design parameters based on ASCE 7-16 and 2019 CBC are listed in the following table.

**2019 CBC and ASCE 7-16 Seismic Design Parameters**

| Seismic Item | Design Value | 2016 ASCE 7-16 or 2019 CBC Reference |
|---|---|---|
| Site Class based on soil profile (ASCE 7-16 Table 20.3-1) | D[(a)] | ASCE 7-16 Table 20.3-1 |
| Short Period Spectral Acceleration $S_s$ | 2.01[a)] | CBC Figures 1613.2.1 (1-8) |
| 1-sec. Period Spectral Acceleration $S_1$ | 0.71[(a)] | CBC Figures 1613.2.1 (1-8) |
| Site Coefficient $F_a$ (2019 CBC Table 1613.2.3(1)) | 1.0[(a)] | CBC Table 1613.2.3 (1) |
| Site Coefficient $F_v$ (2019 CBC Table 1613.2.3(2)) | 1.7 [(b)] | CBC Table 1613.2.3 (2) |
| Short Period MCE* Spectral Acceleration $S_{MS}$ $S_{MS} = F_a S_s$ | 2.01[(a)] | CBC Equation 16-36 |
| 1-sec. Period MCE Spectral Acceleration $S_{M1}$ $S_{M1} = F_v S_1$ | 1.207[(b)] | CBC Equation 16-37 |
| Short Period Design Spectral Acceleration $S_{DS}$ $S_{DS} = 2/3S_{Ms}$ | 1.34 [(a)] | CBC Equation 16-38 |
| 1-sec. Period Design Spectral Acceleration $S_{D1}$ $S_{D1} = 2/3S_{M1}$ | 0.805[(b)] | CBC Equation 16-39 |
| Short Period Transition Period $T_S$ (sec) $T_S = S_{D1}/S_{DS}$ | 0.601[(b)] | ASCE 7-16 Section 11.4.6 |
| Long Period Transition Period Tl (sec) | 8[(b)] | ASCE 7-16 Figures 22-14 to 22-17 |
| MCE[(c)] Peak Ground Acceleration (PGA) | 0.863[(a)] | ASCE 7-16 Figures 22-9 to 22-13 |
| Site Coefficient $F_{PGA}$ (ASCE 7-16 Table 11.8-1) | 1.100[(a)] | ASCE 7-16 Table 11.8-1 |
| Modified MCE[(c)] Peak Ground Acceleration ($PGA_M$) | 0.949[(a)] | ASCE 7-16 Equation 11.8-1 |

[(a)] Design Values Obtained from USGS Earthquake Hazards Program website that are based on the ASCE-7-16 and 2019 CBC and site coordinates of N34.025374° and W118.3959389°.

[(b)] Design Values Determined per ASCE Table 11.4-2 and CBC Equations 16-36 through 16-39.

[(c)] MCE: Maximum Considered Earthquake.

Since the Site Class is designated as D and the $S_1$ value is greater than or equal to 0.2, the 2019 CBC requires either a site-specific seismic hazard analysis per Section 21.2 of ASCE 7-16 or the application of Exception 2 of Section 11.4.8 of ASCE 7-16. The project structural engineer should apply all requirements of Section 11.4.8 of ASCE 7-16.

It should be recognized that much of southern California is subject to some level of damaging ground shaking as a result of movement along the major active (and potentially active) fault zones that characterize this region. Design utilizing the 2019 CBC is not meant to completely protect against damage or loss of function. Therefore, the preceding parameters should be considered as minimum design criteria.

## Foundation Design and Construction

A shallow foundation system may be used for support of the proposed structure, provided that all the footings are placed on competent, firm and unyielding alluvial material. Our geotechnical foundation design parameters are presented in the table below:

**Foundation Design Parameters**

| | |
|---|---|
| **Bearing Material** | ▪ Competent Alluvium |
| **Minimum Footing Size** | ▪ 18 inches wide and at a depth of 24 inches below the lowest adjacent grade. |
| **Allowable Bearing Capacity** | ▪ 4,500 psf for the minimum footing size provided above.<br>▪ The above value may be increased by 1/3 for temporary loads such as wind or earthquake. |
| **Static Settlement** | ▪ Total static settlement of 1 inch with differential settlement estimated to be approximately ½ inch over a span of 40 feet. |
| **Allowable Lateral Passive Resistance** | • 300 pcf (equivalent fluid pressure) |
| **Allowable Coefficient of Friction** | • 0.35 |

## Slab-On-Grade Design and Construction

The slab-on-grade should be designed and constructed with the minimum recommendations presented below, however, final design of the slab should be determined by the project structural engineer.

Minimum Thickness: The minimum slab thickness should be 6 inches.

Minimum Slab Reinforcement: Minimum slab reinforcement shall not be less than No. 4 bars placed at 18 inches on center. Welded wire mesh is not recommended. Care should be taken to position the reinforcement bars in the center of the slab.

Slab Subsection:

- A 4-inch-thick section of Crushed Aggregate Base (CAB) should be placed below the vapor retarder and compacted to 95 percent relative compaction.

- A moisture vapor retarder below the slab-on-grade should be placed in accordance with the "Moisture Vapor Retarder" section below.

**Moisture Vapor Retarder**

A vapor retarder, such as a 15-mil-thick moisture vapor retarder that meets the requirements of ASTM E1745 Class C (Stego Wrap or equivalent) should be placed directly over the prepared soil subgrade to provide protection against vapor transmission through concrete floor slabs thatare anticipated to receive carpet, tile or other moisture sensitive coverings. The use of moisture vapor retarder should be determined by the project architect. At minimum, the vapor retarder should be installed as follows:

- Per the manufacture's specifications as well as with the applicable recognized installation procedures such as ASTM E1643;
- Joints between the sheets and the openings for utility piping should be lapped and taped. If the barrier is not continuously placed across footings/ribs, the barrier should at minimum be lapped into the side of the footing/rib trenches down to the bottom of the trench; and,
- Punctures in the vapor retarder should be repaired prior to concrete placement.

It should be noted that the moisture retarder is intended only to reduce moisture vapor transmissions from the soil beneath the concrete and is consistent with the current standard of the industry in the building construction in Southern California. It is not intended to provide a "waterproof" or "vapor proof" barrier or reduce vapor transmission from sources above the retarder (i.e., concrete). The evaluation of water vapor from any source and its effect on any aspect of the proposed building space above the slab (i.e., floor covering applicability, mold growth, etc.) is beyond our purview and the scope of this report.

**Basement / Retaining Walls Design**

It is our understanding that basement retaining walls are anticipated for construction of the proposed subterranean structure.

Foundation Recommendations

It is anticipated that foundations for the basement walls will be integrated into the overall foundation design. As a result, basement walls foundation may be sized based on the recommendations presented in "Foundation Design and Construction" section of this report.

Lateral Earth Pressure

The values presented below assume that the supported grade is level and that surcharge loads are not applied. In addition, the recommended design lateral earth pressure is calculated assuming that a drainage system will be installed behind the basement walls and that external hydrostatic pressure will not develop. Where adequate drainage is not provided behind the walls, further evaluation should be conducted by the project geotechnical engineer and the lateral earth pressures will need to be adjusted accordingly.

| | |
|---|---|
| Restrained Wall: | 62 pcf for level backfill |
| Unrestrained Wall: | 42 pcf for level backfill |

The unrestrained values are applicable only when the walls are designed and constructed as cantilevered walls allowing sufficient wall movement to mobilize "active" pressure conditions. This wall movement should be less than 0.01 H (H = height of wall) for the unrestrained values to be applicable.

Surcharge

Vertical surcharge loads within 1:1 project from the bottom of the wall distributed over retained soils should be considered as additional uniform horizontal pressure acting on the wall. Where new retaining walls or temporary shoring walls will be surcharged by adjacent structures, the following surcharge equations provided in the LADBS Information Bulletin Document No. P/BC 2011-083 may be used to determine the surcharge loads on basement walls and shoring system.

Resultant Lateral Force:

$$R = (0.3*P*h^2) / (x^2 + h^2)$$

Location of Lateral Resultant:

$$d = x\,[(x^2 / h^2 + 1)*(\tan^{-1}(h/x)) - (x / h)]$$

where:

R = resultant lateral force measured in pounds per foot of wall width.

P = resultant surcharge loads of continuous or isolated footings measured in pounds per foot of length parallel to the wall.

X = distance of resultant load from back face of wall measured in feet.

h = depth below point of application of surcharge loading to top of wall footing measured in feet.

d = depth of lateral resultant below point of application of surcharge loading measured in feet.

tan-1 h/x = The angle in radians whose tangent is equal to h/x.

This equation may be used by the structural engineer to determine surcharge imposed by loading from adjacent structures located within the surcharge influence zone (i.e., within 1:1 from bottom of the proposed wall).

Seismic Earth Pressure

Given the general seismicity and the fact that the basement walls are retaining more than 6 feet of earth, it is recommended that the unrestrained walls also be designed for seismic earth pressure in addition to the static earth pressures presented above. The seismic earth pressure distribution may be considered to be a triangle with the maximum pressure at the bottom. The total seismic earth pressure may be represented by an equivalent fluid pressure (EFP) of 29 pcf.

For restrained walls, an incremental seismic earth pressure of 9 pcf should be added to the static at-rest earth pressure.

Drainage

Drainage behind the basement walls may be provided by a geosynthetic drainage composite such as TerraDrain, MiraDrain, or equivalent, attached to the outside perimeter of the wall. The drain should be placed continuously along the back of the wall and connected to a 4-inch-diameter perforated pipe. The pipe should be sloped at least 1% and should be surrounded by 1 cubic foot per foot of ¾-inch crushed rock wrapped in suitable non-woven filter fabric (Mirafi140N or equivalent). The crushed rock should meet the requirements defined in Section 200-1.2 of the latest edition of The “Greenbook” Standard Specifications for Public Works Construction. The drain should discharge through a solid pipe to an appropriate outlet, using a sump/pump system.

Waterproofing

The back side of the retaining walls should be waterproofed prior to placement of subdrains or backfill. Waterproofing is outside of our purview and should be designed by a waterproofing consultant.

**Structural Concrete**

Based on Laboratory test results for the site soils, the potential of sulfate attack on concrete in contact with the on-site alluvium is considered “negligible” based on ACI 318, Table 19.3.1.1. Therefore, no restriction on the type of cement, water to cement ratio or compressive strength is required per ACI 318, Table 19.3.2.1.

Final concrete mix design is beyond our purview. All applicable codes, ordinances, regulations, and guidelines should be followed in regard to the designing a durable concrete with respect to the potential for sulfate exposure from the on-site soils and/or changes in the environment.

**Drainage Control**

The control of surface water is essential to the satisfactory performance of the building and site improvements. Surface water should be controlled so that conditions of uniform moisture are maintained beneath the improvements, even during periods of heavy rainfall. The following recommendations are considered minimal:

- Ponding and areas of low flow gradients should be avoided.
- If bare soil within 5 feet of the structure is not avoidable, then a gradient of 5 percent or more should be provided sloping away from the improvement. Corresponding paved surfaces should be provided with a gradient of at least 2 percent.
- The remainder of the unpaved areas should be provided with a drainage gradient of at least 2 percent.
- Positive drainage devices, such as graded swales, paved ditches, and/or catch basins should be employed to accumulate and to convey water to appropriate discharge points.
- Concrete walks and flatwork should not obstruct the free flow of surface water.
- Brick flatwork should be sealed by mortar or be placed over an impermeable membrane.
- Area drains should be recessed below grade to allow free flow of water into the basin.
- Enclosed raised planters should be sealed at the bottom and provided with an ample flow gradient to a drainage device. Recessed planters and

landscaped areas should be provided with area inlet and subsurface drain pipes.

- Planters should not be located adjacent to the structures wherever possible. If planters are to be located adjacent to the structures, the planters should be positively sealed, should incorporate a subdrain, and should be provided with free discharge capacity to a drainage device.
- Planting areas at grade should be provided with positive drainage. Wherever possible, the grade of exposed soil areas should be established above adjacent paved grades. Drainage devices and curbing should be provided to prevent runoff from adjacent pavement or walks into planted areas.
- Gutter and downspout systems should be provided to capture discharge from roof areas. The accumulated roof water should be conveyed to off-site disposal areas by a pipe or concrete swale system.
- Landscape watering should be performed judiciously to preclude either soaking or desiccation of soils. The watering should be such that it just sustains plant growth without excessive watering. Sprinkler systems should be checked.

### Plans and Specifications Review

The recommendations presented in this report are contingent upon review of final plans and specifications for the project by NTS. NTS Geotechnical, Inc. should review and verify in writing the compliance of the final grading plan and the final foundation plans with the recommendations presented in this report.

### Construction Observation and Testing

It is recommended that NTS be retained to provide continuous Geotechnical Consulting services during the earthwork operations (i.e., shoring installation, tie-back testing, subgrade preparation for slabs-on-grade, finish grading, etc.) and foundation installation process. This is to observe compliance with the design concepts, specifications and recommendations and to allow for design changes in the event that subsurface conditions differ from those anticipated during our subsurface investigation.

## LIMITATIONS

All parties reviewing or utilizing this report should recognize that the findings, conclusions, and recommendations presented represent the results of our professional geological and geotechnical engineering efforts and judgments. Due to the inexact nature of the state of the art of these professions and the possible occurrence of undetected variables in subsurface conditions, we cannot guarantee that the conditions actually encountered during grading and site construction will be identical to those observed, sampled, and interpreted during

our study, or that there are no unknown subsurface conditions which could have an adverse effect on the use of the property. We have exercised a degree of care comparable to the standard of practice presently maintained by other professionals in the fields of geotechnical engineering and engineering geology, and believe that our findings present a reasonably representative description of geotechnical conditions and their probable influence on the grading and use of the property.

Our conclusions and recommendations are based on the assumption that our firm will act as the geotechnical engineer of record during construction and grading of the project to observe the actual conditions exposed, to verify our design concepts and the grading contractor's general compliance with the project geotechnical specifications, and to provide our revised conclusions and recommendations should subsurface conditions differ significantly from those used as the basis for our conclusions and recommendations presented in this report. Since our conclusions and recommendations are based on a limited amount of current and previous geotechnical exploration and analysis, all parties should recognize the need for possible revisions to our conclusions and recommendations during grading of the project.
It should be further noted that the recommendations presented herein are intended solely to minimize the effects of post-construction soil movements. Consequently, minor cracking and/or distortion of all on-site improvements should be anticipated.

This report has not been prepared for the use by other parties or projects other than those named or described herein. This report may not contain sufficient information for other parties or other purposes.

## REFERENCES

American Concrete Institute, 2014, Building Code Requirements for Structural Concrete (ACI 318-14).

American Society of Civil Engineers (ASCE), 2017, Minimum Design Loads for Buildings and Other Structures, ASCE 7-16.

California Building Standards Commission, 2019, California Building Code, California Code of Regulations Title 24, Volume 2, dated July.

California Division of Mines and Geology [CDMG]), 1998, State of California Seismic Hazard Zone Report for the Beverly Hills 7.5-Minute Quadrangle, Los Angeles County, California, Seismic Hazard Zone Report 023.

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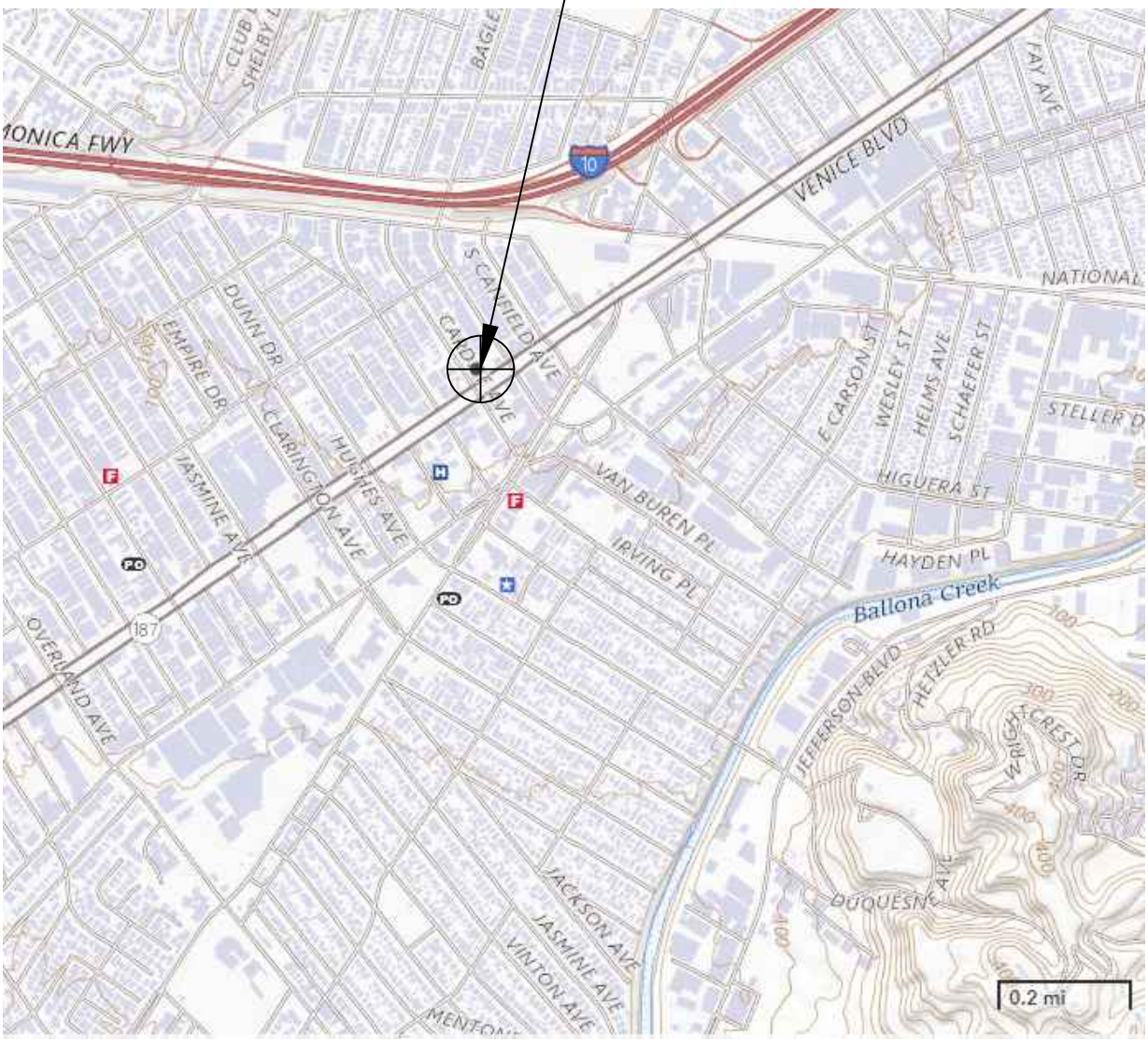
Coduto, Donald P., 1994, Foundation Design: Principles and Practices: Prentice-Hall, Inc, Englewood Cliffs, New Jersey.

Naval Facilities Engineering Command, 1986, NAVFAC Design Manual.

United States Geological Survey (USGS), 2008, Unified Hazard Tool, Dynamic: Conterminous U.S. 2014 (update) (v4.2.0), Retrieved May 14, 2020, from: https://earthquake.usgs.gov/hazards/interactive/

# SITE LOCATION




N

## LOCATION MAP

| | | |
|---|---|---|
| NTS GEOTECHNICAL | Date: September 24, 2021 | Plate 1 |
| | Project No.: 21302 | |

NTS GEOTECHNICAL

0 50'

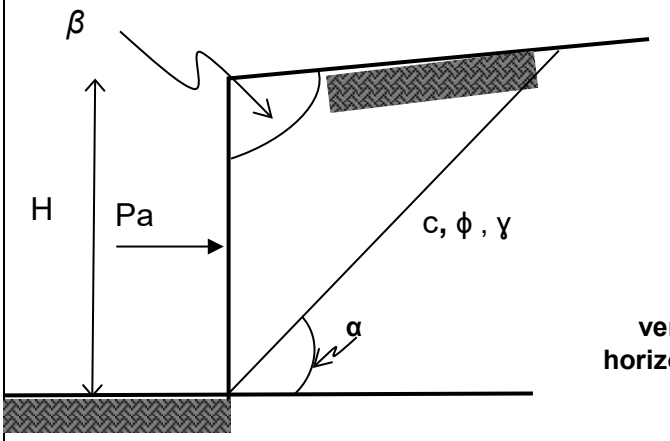
**GEOTECHNICAL LEGEND**

| | |
|---|---|
| B-1 ● | APPROXIMATE LOCATION OF BORING |

# GEOTECHNICAL MAP

| Date: 9/24/2021 | Project No.: 21302 | Plate: 2 |
|---|---|---|

# TEMPORARY SHORING ANALSIS




| | | |
|---|---|---|
| γ = | 120.0 | pcf |
| Friction Angle (ϕ) | 29 | degrees |
| Cohesion (C) | 170 | psf |
| Slope Angle (β) | 0 | degrees |
| Slope Height (H) | 25.0 | feet |
| Factor of Safety | 1.25 | |
| Factored Friction Angle (ϕFS) | 23 | degrees |
| Factored Cohesion (CFS) | 136 | psf |
| vertical acccleration coefficient (kv) | 0 | |
| horizontal acceleration coefficient (kh) | 0 | |
| wall angle (ω) | 0 | degrees |

| Failure Plane Angle | L (ft) | Ho (ft) | La (ft) | ADH (lbs/ft) | W (lbs/ft) | WT (lbs) | COH (lbs/ft) | Pa (lbs/ft) |
|---|---|---|---|---|---|---|---|---|
| 45 | 43.8 | 5.7 | 19.3 | 1051.6 | 37500 | 14999 | 5890 | 8057 |
| 46 | 41.2 | 5.7 | 19.3 | 1105.2 | 36213 | 15223 | 5585 | 8532 |
| 47 | 38.8 | 5.7 | 19.3 | 1159.6 | 34969 | 15423 | 5306 | 8958 |
| 48 | 36.7 | 5.7 | 19.3 | 1214.9 | 33765 | 15602 | 5048 | 9339 |
| 49 | 34.6 | 5.7 | 19.3 | 1271.0 | 32598 | 15759 | 4809 | 9678 |
| 50 | 32.8 | 5.7 | 19.3 | 1328.1 | 31466 | 15895 | 4588 | 9979 |
| 51 | 31.0 | 5.7 | 19.3 | 1386.3 | 30367 | 16011 | 4382 | 10243 |
| 52 | 29.4 | 5.7 | 19.3 | 1445.5 | 29298 | 16107 | 4189 | 10472 |
| 53 | 27.8 | 5.7 | 19.3 | 1505.8 | 28258 | 16184 | 4008 | 10670 |
| 54 | 26.4 | 5.7 | 19.3 | 1567.4 | 27245 | 16241 | 3839 | 10835 |
| 55 | 25.0 | 5.7 | 19.3 | 1630.2 | 26258 | 16281 | 3679 | 10972 |
| 56 | 23.7 | 5.7 | 19.3 | 1694.5 | 25294 | 16301 | 3527 | 11079 |
| 57 | 22.5 | 5.7 | 19.3 | 1760.1 | 24353 | 16303 | 3384 | 11158 |
| 58 | 21.3 | 5.7 | 19.3 | 1827.4 | 23433 | 16286 | 3248 | 11211 |
| 59 | 20.2 | 5.7 | 19.3 | 1896.3 | 22532 | 16251 | 3118 | 11236 |
| 60 | 19.2 | 5.7 | 19.3 | 1967.0 | 21651 | 16197 | 2994 | 11236 |
| 61 | 18.2 | 5.7 | 19.3 | 2039.5 | 20787 | 16124 | 2875 | 11209 |
| 62 | 17.2 | 5.7 | 19.3 | 2114.0 | 19939 | 16031 | 2761 | 11156 |
| 63 | 16.3 | 5.7 | 19.3 | 2190.6 | 19107 | 15920 | 2652 | 11077 |
| 64 | 15.4 | 5.7 | 19.3 | 2269.5 | 18290 | 15787 | 2546 | 10972 |
| 65 | 14.6 | 5.7 | 19.3 | 2350.8 | 17487 | 15635 | 2443 | 10841 |
| 66 | 13.8 | 5.7 | 19.3 | 2434.7 | 16696 | 15461 | 2343 | 10683 |
| 67 | 13.0 | 5.7 | 19.3 | 2521.4 | 15918 | 15265 | 2247 | 10497 |
| 68 | 12.2 | 5.7 | 19.3 | 2611.0 | 15151 | 15046 | 2152 | 10283 |
| 69 | 11.5 | 5.7 | 19.3 | 2703.7 | 14395 | 14803 | 2060 | 10039 |
| 70 | 10.8 | 5.7 | 19.3 | 2799.9 | 13649 | 14535 | 1969 | 9766 |
| 71 | 10.1 | 5.7 | 19.3 | 2899.7 | 12912 | 14240 | 1879 | 9461 |
| 72 | 9.4 | 5.7 | 19.3 | 3003.4 | 12184 | 13918 | 1791 | 9124 |

| | | |
|---|---|---|
| Maximum Active Pressure Resultant (PaMAX) | 11236.3 | lbs/lineal foot |
| Equivalent Fluid Pressure (EFP) | 36 | pcf |
| Use | **36** | pcf |

NTS GEOTECHNICAL

## TEMPORARY SHORING VECTOR ANALYSIS

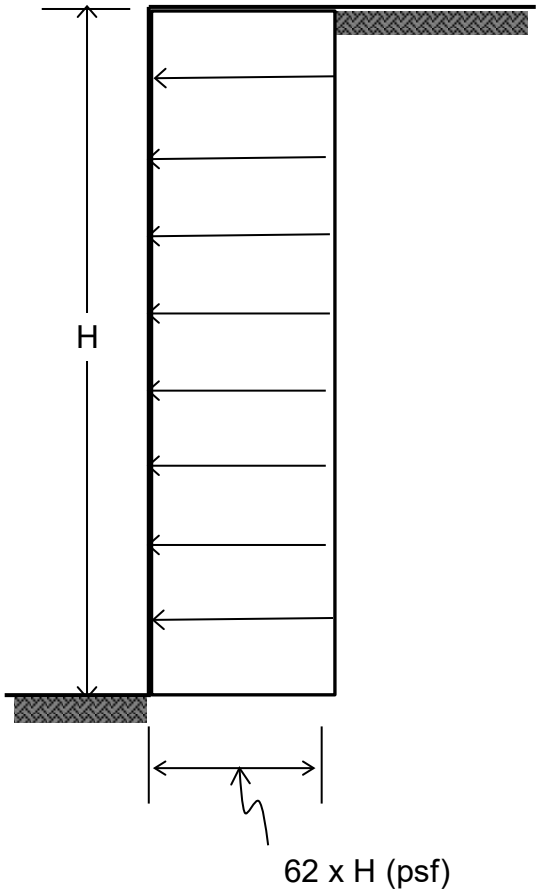
**9431 - 9443 Venice Blvd**

**Los Angeles, California**

| 9/24/2021 | 21302 | PLATE: |
|---|---|---|

# EARTH PRESSURE DISTRIBUTION OF RETAINING WALL

Restrained Wall




**Static Earth Pressure Calculations**

| | | | | |
|---|---|---|---|---|
| **γ =** | **120.0** | **pcf** | | |
| **Friction Angle (ϕ)** | **29** | **degrees** | | |
| **At-Rest Pressure Coefficient (k0)** | ***0.52*** | | | |
| **At-Rest Pressure (EFP) =** | ***61.8*** | **pcf** | **Use = 62** | **pcf** |

*Reference: State of California Department of Trasnportation, Trenching and Shoring Manual*
*Rankine's Theory*

NTS GEOTECHNICAL

**STATIC EARTH PRESSURE RESTRAINED**

**9431 - 9443 Venice Blvd**

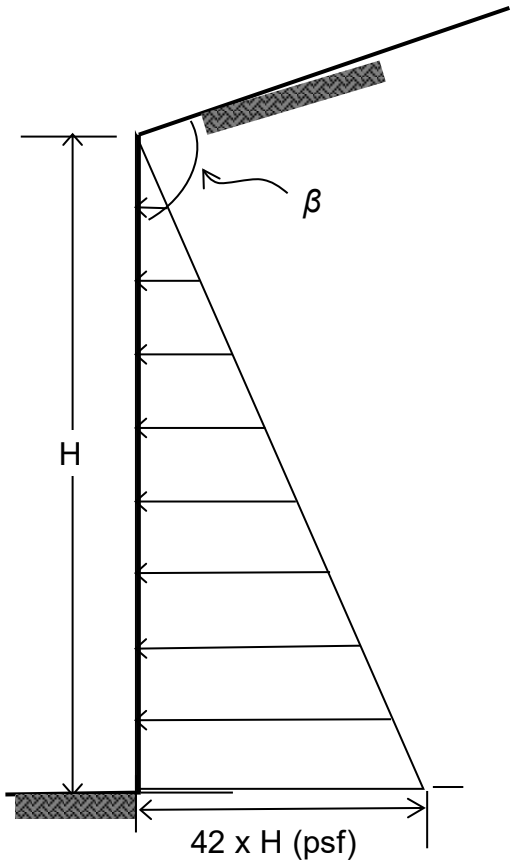
**Los Angeles, California**

| DATE: 09/24/21 | 21302 | PLATE 4 |
|---|---|---|

# EARTH PRESSURE DISTRIBUTION OF RETAINING WALL

Free Standing (Yielding) Wall

Static Earth Pressure




**Static Earth Pressure Calculations**

| | | | |
|---|---|---|---|
| γ = | 120.0 | pcf | |
| Friction Angle (ϕ) | 29 | degrees | |
| Backfill Angle (β) | 0 | degrees | |
| Active Pressure Coefficient (ka) | *0.35* | | |
| Active Pressure (EFP) = | *41.6* | pcf | Use = 42 pcf |

*Reference: State of California Department of Trasnportation, Trenching and Shoring Manual*
*Rankine's Theory*

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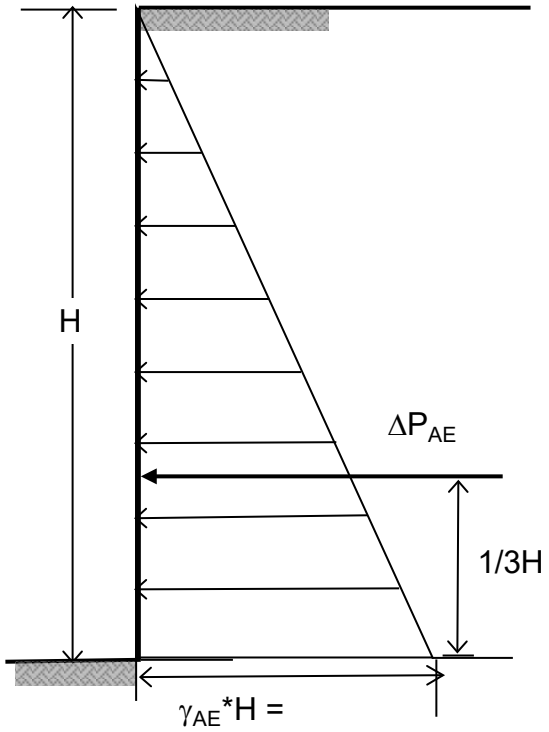
**STATIC EARTH PRESSURE**
**LEVEL BACKFILL**
**9431 - 9443 Venice Blvd**
**Los Angeles, California**

| DATE: 09/24/21 | 21302 | PLATE 5 |
|---|---|---|

# EARTH PRESSURE DISTRIBUTION OF RETAINING WALL

Free Standing (Yielding) Wall

Seismic Earth Pressure




**Seismic Earth Pressure Calculations**

| | | |
|---|---|---|
| $\gamma$ = | 120.0 | pcf |
| $PGA_M$ = | 0.949 | g |
| PGA = 2/3* $PGA_M$ = | *0.63* | g |
| $k_h$ = PGA/2 = | *0.32* | ($k_h$ >= 0.15) |
| $\Delta P_{AE}$ = 3/8 $k_h$ $\gamma$ $H^2$ = | *14.2* | $H^2$ |
| Seismic Pressure, $\gamma_{AE}$ = | *28.5* | pcf |

**Use = 29 pcf**

Reference: Lew et al. (2010) Seismic Earth Pressures on Deep Building Basements, SEAOC 2010 Convention Proceedings.

NTS GEOTECHNICAL

**EARTH PRESSURE DISTRIBUTION**
**SEISMIC**
**9431 - 9443 Venice Blvd**
**Los Angeles, California.**

| DATE: 09/24/21 | 21302 | PLATE 6 |
|---|---|---|

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# APPENDIX A

Field Exploration

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# Appendix A
# Field Exploration

The subsurface exploration program for the proposed project consisted of advancing two (2) 8-inch-diameter, hollow-stem-auger drill rig borings at the subject site. The borings were advanced to maximum depth of 61.5 feet below the existing grade.

The Boring Logs are presented as Figures A-3 to A-4. The Boring Logs describe the earth materials encountered, samples obtained, and show the field and laboratory tests performed. The log also shows the boring number, drilling date, and the name of the logger and drilling subcontractor. The borings were logged by an engineer using the Unified Soil Classification System. The boundaries between soil types shown on the logs are approximate because the transition between different soil layers may be gradual. Drive and bulk samples of representative earth materials were obtained from the borings.

Disturbed samples were obtained using a Standard Penetration Sampler (SPT). This sampler consists of a 2-inch O.D., 1.4-inch I.D. split barrel shaft that is advanced into the soil at the bottom of the drilled hole a total of 18 inches. The number of blows required to drive the sampler 18 inches is presented on the boring logs. Soil samples obtained by the SPT were retained in plastic bags. A California modified sampler was used to obtain drive samples of the soil encountered. This sampler consists of a 3-inch outside diameter (O.D.), 2.4-inch inside diameter (I.D.) split barrel shaft that was driven a total of 12-inches into the soil at the bottom of the boring by a safety hammer weighing 140 pounds at a drop height of approximately 30 inches. The soil was retained in brass rings for laboratory testing. Additional soil from each drive remaining in the cutting shoe was usually discarded after visually classifying the soil. The number of blows required to drive the sampler 18 inches is presented on the boring logs.

Upon completion of the borings, the boreholes were backfilled with soil from the cuttings.

| Project: **9431 - 9444 Venice Blvd**<br>Project Location: **Los Angeles, CA**<br>Project Number: **21302** | NTS GEOTECHNICAL | Key to Log of Boring<br>**Sheet 1 of 1** |
|---|---|---|

| Depth (feet) | Sample Type | Water Content, % | Dry Unit Weight, pcf | Sampling Resistance, blows/ft | Material Type | Graphic Log | MATERIAL DESCRIPTION | REMARKS AND OTHER TESTS |
|---|---|---|---|---|---|---|---|---|
| 1 | 2 | 3 | 4 | 5 | 6 | 7 | 8 | 9 |

## COLUMN DESCRIPTIONS

1. Depth (feet): Depth in feet below the ground surface.
2. Sample Type: Type of soil sample collected at the depth interval shown.
3. Water Content, %: Water content of the soil sample, expressed as percentage of dry weight of sample.
4. Dry Unit Weight, pcf: Dry weight per unit volume of soil sample measured in laboratory, in pounds per cubic foot.
5. Sampling Resistance, blows/ft: Number of blows to advance driven sampler one foot (or distance shown) beyond seating interval using the hammer identified on the boring log.
6. Material Type: Type of material encountered.
7. Graphic Log: Graphic depiction of the subsurface material encountered.
8. MATERIAL DESCRIPTION: Description of material encountered. May include consistency, moisture, color, and other descriptive text.
9. REMARKS AND OTHER TESTS: Comments and observations regarding drilling or sampling made by driller or field personnel.

## FIELD AND LABORATORY TEST ABBREVIATIONS

CHEM: Chemical tests to assess corrosivity
COMP: Compaction test
CONS: One-dimensional consolidation test
LL: Liquid Limit, percent
PI: Plasticity Index, percent
SA: Sieve analysis
DS: Direct Shear
EI: Expansion Index
WA: Wash sieve (percent passing No. 200 Sieve)

## MATERIAL GRAPHIC SYMBOLS

Lean CLAY, CLAY w/SAND, SANDY CLAY (CL)
Silty SAND (SM)
Poorly graded SAND with Silt (SP-SM)

## TYPICAL SAMPLER GRAPHIC SYMBOLS

Auger sampler
Bulk Sample
3-inch-OD California w/ brass rings
CME Sampler
Grab Sample
2.5-inch-OD Modified California w/ brass liners
Pitcher Sample
2-inch-OD unlined split spoon (SPT)
Shelby Tube (Thin-walled, fixed head)

## OTHER GRAPHIC SYMBOLS

Water level (at time of drilling, ATD)
Water level (after waiting)
Minor change in material properties within a stratum
Inferred/gradational contact between strata
Queried contact between strata

## GENERAL NOTES

1: Soil classifications are based on the Unified Soil Classification System. Descriptions and stratum lines are interpretive, and actual lithologic changes may be gradual. Field descriptions may have been modified to reflect results of lab tests.
2: Descriptions on these logs apply only at the specific boring locations and at the time the borings were advanced. They are not warranted to be representative of subsurface conditions at other locations or times.

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**Figure A-2**

| Project: **9431 - 9444 Venice Blvd**<br>Project Location: **Los Angeles, CA**<br>Project Number: **21302** | NTS GEOTECHNICAL | Log of Boring B-1<br>**Sheet 1 of 3** |
|---|---|---|

| | | |
|---|---|---|
| Date(s) Drilled **9/3/2021** | Logged By **JK** | Checked By **NS** |
| Drilling Method **Hollow Stem Auger** | Drill Bit Size/Type **8" diameter** | Total Depth of Borehole **61.5** |
| Drill Rig Type **CME 75** | Drilling Contractor **OWD** | Approximate Surface Elevation **N/A** |
| Groundwater Level and Date Measured **40 feet** | Sampling Method(s) **MC, SPT** | Hammer Data **140-lb autohammer** |
| Borehole Backfill **Native** | Location | |

| Depth (feet) | Sample Type | Water Content, % | Dry Unit Weight, pcf | Sampling Resistance, blows/ft | Material Type | Graphic Log | MATERIAL DESCRIPTION | REMARKS AND OTHER TESTS |
|---|---|---|---|---|---|---|---|---|
| 0 | | | | | SM | | FILL:<br>SILTY SAND, light brown to yellow brown, damp, loose | |
| | | | | | CL | | NATIVE:<br>SANDY CLAY, dark brown to brown, moist, firm to stiff | |
| 5 | | | | 11 | | | | |
| 10 | | 12.1 | 108.8 | 22 | CL | | brown, stiff | |
| 15 | | | | | | | | |

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**Figure A-3**

Project: **9431 - 9444 Venice Blvd**
Project Location: **Los Angeles, CA**
Project Number: **21302**

NTS GEOTECHNICAL

# Log of Boring B-1

**Sheet 2 of 3**

| Depth (feet) | Sample Type | Water Content, % | Dry Unit Weight, pcf | Sampling Resistance, blows/ft | Material Type | Graphic Log | MATERIAL DESCRIPTION | REMARKS AND OTHER TESTS |
|---|---|---|---|---|---|---|---|---|
| 15 | | | | 7 | CL | | olive brown, firm | |
| 20 | | 9.5 | 109.2 | 38 | SM | | SILTY SAND, brown, moist, medium coarse-grained sand, trace gravel, dense | |
| 25 | | | | 34 | SM | | gray to orange brown, medium dense to dense | |
| 30 | | 11.5 | | 50/6" | SM | | very dense, increase in gravel up to 3/4", subrounded | |
| 35 | | | | 35 | SM | | light gray with orange streak, dense | |
| 40 | | 20.9 | 99.3 | 50/5" | SM | | groundwater encountered ▽<br>wet, very dense | |
| 45 | | | | 41 | SM | | dark gray to strong brown, dense | |
| 50 | | | | | | | | |

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**Figure A-3**

Project: **9431 - 9444 Venice Blvd**
Project Location: **Los Angeles, CA**
Project Number: **21302**

NTS GEOTECHNICAL

# Log of Boring B-1

**Sheet 3 of 3**

| Depth (feet) | Sample Type | Water Content, % | Dry Unit Weight, pcf | Sampling Resistance, blows/ft | Material Type | Graphic Log | MATERIAL DESCRIPTION | REMARKS AND OTHER TESTS |
|---|---|---|---|---|---|---|---|---|
| 50 | | 24.6 | 96.6 | 50/6" | SM | | very dense | |
| 55 | | | | 50/6" | SP-SM | | POORLY GRADED SAND WITH SILT, brown, wet, fine- to-coarse-grained sand, very dense | |
| 60 | | 13.1 | 113.2 | 32 | SP-SM | | medium dense | |
| | | | | | | | Total Depth = 61.5 feet<br>Groundwater encountered at 40 feet<br>Backfilled with native<br>Capped with AC cold patch | |
| 65 | | | | | | | | |
| 70 | | | | | | | | |
| 75 | | | | | | | | |
| 80 | | | | | | | | |
| 85 | | | | | | | | |

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**Figure A-3**

| Project: **9431 - 9444 Venice Blvd**<br>Project Location: **Los Angeles, CA**<br>Project Number: **21302** | NTS GEOTECHNICAL | Log of Boring B-2<br>**Sheet 1 of 3** |
|---|---|---|

| | | |
|---|---|---|
| Date(s) Drilled **9/3/2021** | Logged By **JK** | Checked By **NS** |
| Drilling Method **Hollow Stem Auger** | Drill Bit Size/Type **8" diameter** | Total Depth of Borehole **51.5** |
| Drill Rig Type **CME 75** | Drilling Contractor **OWD** | Approximate Surface Elevation **N/A** |
| Groundwater Level and Date Measured **40 feet** | Sampling Method(s) **MC, SPT** | Hammer Data **140-lb autohammer** |
| Borehole Backfill **Native** | Location | |

| Depth (feet) | Sample Type | Water Content, % | Dry Unit Weight, pcf | Sampling Resistance, blows/ft | Material Type | Graphic Log | MATERIAL DESCRIPTION | REMARKS AND OTHER TESTS |
|---|---|---|---|---|---|---|---|---|
| 0 | | | | | CL | | FILL:<br>SANDY CLAY, dark brown, moist, soft to firm | |
| | | | | | CL | | NATIVE:<br>SANDY CLAY, dark brown to brown, moist, stiff to very stiff | |
| 5 | | 9.9 | 122.8 | 25 | | | | |
| 10 | | | | 11 | SM | | SILTY SAND, brown, moist, medium dense | |
| 15 | | | | | | | | |

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**Figure A-4**

Project: **9431 - 9444 Venice Blvd**
Project Location: **Los Angeles, CA**
Project Number: **21302**

NTS GEOTECHNICAL

# Log of Boring B-2

**Sheet 2 of 3**

| Depth (feet) | Sample Type | Water Content, % | Dry Unit Weight, pcf | Sampling Resistance, blows/ft | Material Type | Graphic Log | MATERIAL DESCRIPTION | REMARKS AND OTHER TESTS |
|---|---|---|---|---|---|---|---|---|
| 15 | | 19.4 | 107.5 | 21 | CL | | SANDY CLAY, olive brown, moist, stiff | |
| 20 | | | | 13 | SM | | SILTY SAND, gray to orange brown, medium dense | |
| 25 | | 17.5 | 112.1 | 20 | CL | | SANDY CLAY, olive brown, moist, stiff | |
| 30 | | | | 56/11" | CL | | some gravel, hard | |
| 35 | | 6.4 | 102.4 | 50/6" | SM | | SILTY SAND, olive brown to orange brown, moist, medium to coarse-grained sand, trace gravel, dense to very dense | |
| 40 | | | | 44 | SM | | wet, dense<br>groundwater encountered ▽ | |
| 45 | | 31.8 | 89.1 | 60 | SM | | wet, very dense | |
| 50 | | | | | | | | |

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**Figure A-4**

Project: **9431 - 9444 Venice Blvd**
Project Location: **Los Angeles, CA**
Project Number: **21302**

NTS GEOTECHNICAL

# Log of Boring B-2

**Sheet 3 of 3**

| Depth (feet) | Sample Type | Water Content, % | Dry Unit Weight, pcf | Sampling Resistance, blows/ft | Material Type | Graphic Log | MATERIAL DESCRIPTION | REMARKS AND OTHER TESTS |
|---|---|---|---|---|---|---|---|---|
| 50 | | | | 66 | SM | | increased in fine- to coarse-grained sand, very dense | |
| | | | | | | | Total Depth = 51.5 feet<br>Groundwater encountered at 40 feet<br>Backfilled with native<br>Capped with AC cold patch | |
| 55 | | | | | | | | |
| 60 | | | | | | | | |
| 65 | | | | | | | | |
| 70 | | | | | | | | |
| 75 | | | | | | | | |
| 80 | | | | | | | | |
| 85 | | | | | | | | |

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**Figure A-4**

NTS GEOTECHNICAL

# APPENDIX B

Geotechnical Laboratory Testing

September 23, 2021
Project No.: 4210.2100053.0000

Mr. Nadim Sunna
NTS Geotechnical
15333 Culver Dr.
Irvine, CA 92604

**Subject:** **Laboratory Test Results**

**Address:** **9431 Venice Blvd**
**Culver City, California**

Dear Mr. Sunna,

This letter is prepared as documentation that Universal Engineering Sciences (UES) has performed the following geotechnical laboratory tests for the referenced project. Soil samples were sampled and received at our laboratory via hand delivery.

The laboratory tests consisted of Moisture Density Determination (ASTM D-2216), Wash #200 Sieve (ASTM D-1140), Direct Shear (ASTM D-3080), Consolidation Test (ASTM D-2435) and Expansion Index (ASTM D-4829).

We appreciate the opportunity t be of service on this project. Should you have any questions or concerns, feel free to contact the undersigned at rafshar@universalengineering.com or (310) 890-7723.

Respectfully submitted,
**Universal Engineering Sciences**

REGISTERED PROFESSIONAL ENGINEER
ROUZBEH AFSHARHASANI
No. 87032
CIVIL
STATE OF CALIFORNIA

Rouzbeh Afshar, PhD, PE
Business Unit Manager

**ASTM D 2488 - Classification**

Soils were visually and texturally classified in accordance with the Unified Soil Classification System (USCS) in general accordance with ASTM D 2488. Soil classifications are indicated on the logs of the exploratory borings in Appendix A.

**ASTM D 2937- In-Place Moisture and Density Tests**

The moisture content and dry density of relatively undisturbed samples obtained from the exploratory borings were evaluated in general accordance with ASTM D 2937. The test results are presented in the Summary Table of Appendix B.

The amount of fines passing the No. 200 sieve was evaluated by the wash sieve. The test procedure was in general accordance with ASTM D 1140. The results are presented in Table B- 1: ASTM D 1140 - Wash Sieve.

**B-1: ASTM D 1140 - Wash Sieve**

| Boring No. | Depth (feet) | Percent Passing #200 |
|---|---|---|
| B-1 | 10 | 58 |
| B-1 | 15 | 80 |
| B-1 | 35 | 39 |
| B-1 | 45 | 32 |
| B-1 | 55 | 7 |
| B-2 | 10 | 24 |
| B-2 | 25 | 65 |
| B-2 | 30 | 59 |

### ASTM D 4829 - Expansion Index Test

The expansion index of a selected material was evaluated in general accordance with ASTM D 4829. The specimen was molded under a specified compactive energy at approximately 50 percent saturation. The prepared 1-inch thick by 4-inch diameter specimen was loaded with a surcharge of 144 pounds per square foot and was inundated with tap water. Readings of volumetric swell were made for a period of 24 hours. Test results are presented within Table B-2 below.

**B-2: ASTM D 4829 - Expansion Index Test Results**

| Boring No. | Depth (feet) | Expansion Index |
|---|---|---|
| B-2 | 5 | 60 |

### ASTM D 3080 - Direct Shear Tests

A direct shear test was performed on relatively undisturbed sample in general accordance with ASTM D 3080 to evaluate the shear strength characteristics of the selected material. The sample was inundated during shearing to represent adverse field conditions. The results are shown on B-3: ASTM D 3080 Direct Shear Test Results.

**B-3: ASTM D 3080 Direct Shear Test Results**

| Boring No. | Depth (feet) | Remolded | Peak | | Ultimate | |
|---|---|---|---|---|---|---|
| | | | C (psf) | Phi (deg) | C (psf) | Phi (deg) |
| B-1 | 20 | NO | 300 | 24 | 490 | 14 |
| B-2 | 5 | NO | 170 | 29 | 50 | 27 |

### ASTM D2435 - Consolidation Test

A Consolidation tests was performed on a selected driven soil sample in general accordance with the latest version of ASTM D2435. The sample was inundated during testing to represent adverse field conditions. The percent consolidation for each load cycle was recorded as a ratio of the amount of vertical compression to the original height of the sample.

## Soil Corrosivity

Soil pH and resistivity tests were performed by **Project X** on a representative soil sample in general accordance with the latest version of ASTM D4972 and ASTM G187, respectively.

The chloride content of the selected sample was evaluated in general accordance with the latest version of ASTM D4327.

The sulfate content of the selected samples was evaluated in general accordance with the latest version of ASTM D4327. The test results are presented on Table B-4.

**B-4: Corrosivity Test Results**

| | | ASTM D 4327 | ASTM D 4327 | ASTM G 187 | ASTM D4972 |
|---|---|---|---|---|---|
| Boring No. | Depth (ft) | Water Soluble Sulfate (ppm) | Water Soluble Chloride (ppm) | Minimum Resistivity (ohm-cm) | pH |
| B-2 | 25 | 146.9 | 44.9 | 6231 | 8.6 |

Universal Engineering Scineces
16 Technology Dr, Ste 139
Irvine, CA. 92618
Telephone: 949-989-6940

# SUMMARY OF LABORATORY RESULTS



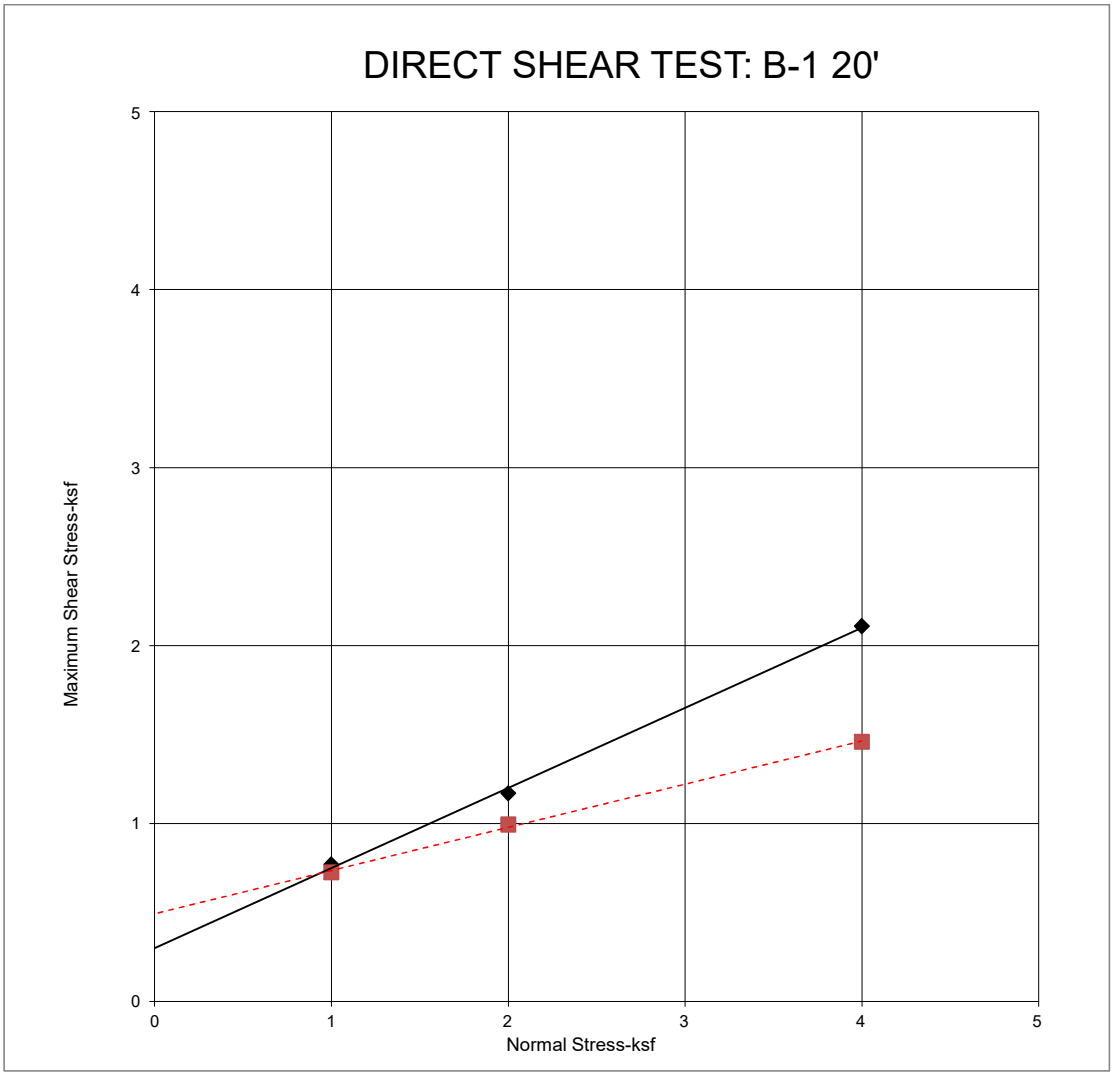
**CLIENT** NTS Geotechnical **PROJECT NAME** 9413 Venice Blvd.

**PROJECT NUMBER** 4210.2100053.0000 **PROJECT LOCATION** Culver City, CA

| Borehole | Depth | Liquid Limit | Plastic Limit | Plasticity Index | Maximum Size (mm) | %<#200 Sieve | Class-ification | Water Content (%) | Dry Density (pcf) | Satur-ation (%) | Void Ratio |
|---|---|---|---|---|---|---|---|---|---|---|---|
| B-1 | 10.0 | | | | | 58 | CL | 12.1 | 108.8 | | |
| B-1 | 15.0 | | | | | 80 | CL | | | | |
| B-1 | 20.0 | | | | | | SM | 9.5 | 109.2 | | |
| B-1 | 30.0 | | | | | | | 11.5 | | | |
| B-1 | 35.0 | | | | | 39 | SM | | | | |
| B-1 | 40.0 | | | | | | SM | 20.9 | 99.3 | | |
| B-1 | 45.0 | | | | | 32 | SM | | | | |
| B-1 | 50.0 | | | | | | SM | 24.6 | 96.6 | | |
| B-1 | 55.0 | | | | | 7 | SP-SM | | | | |
| B-1 | 60.0 | | | | | | SP-SM | 13.1 | 113.2 | | |
| B-2 | 5.0 | | | | | | CL | 9.9 | 122.8 | | |
| B-2 | 10.0 | | | | | 24 | SM | | | | |
| B-2 | 15.0 | | | | | | CL | 19.4 | 107.5 | | |
| B-2 | 25.0 | | | | | 65 | CL | 17.5 | 112.1 | | |
| B-2 | 30.0 | | | | | 59 | CL | | | | |
| B-2 | 35.0 | | | | | | SM | 6.4 | 102.4 | | |
| B-2 | 45.0 | | | | | | SM | 31.8 | 89.1 | | |

LAB SUMMARY - GINT STD US LAB.GDT - 9/23/21 15:46 - M:\PROJECTS\MATERIAL TESTING AND INSPECTION\20214210.2100053.0000 9431 VENICE BLVD\APPENDIX B - LAB RESULTS\VENICE LAB.GPJ

# DIRECT SHEAR TEST: B-1 20'




| Sample No. | Sample Depth (ft) | Normal Stress (ksf) | Maximum Shear Stress (ksf) | Wet Density (pcf) | Moisture Content (%) | Dry Density (pcf) | Final Moisture Content (%) | Compaction (%) |
|---|---|---|---|---|---|---|---|---|
| B-1 | **20'** | 1.0 | 0.77 | 118.2 | 9.5 | 107.9 | 21.1 | --- |
| B-1 | **20'** | 2.0 | 1.17 | 116.4 | 9.5 | 106.3 | 22.4 | --- |
| B-1 | **20'** | 4.0 | 2.11 | 123.6 | 9.5 | 112.9 | 20.1 | --- |

**Sample Type:** Undisturbed **Test Condition:** Saturated Sample Description: Olive Brown Silty Sand (SM)

**Peak Test Results**

| | |
|---|---|
| **Cohesion (psf):** | 300 |
| **Friction Angle (degrees):** | 24 |
| **Shear Rate (in/min)** | 0.0083 |

**Residual Test Results**

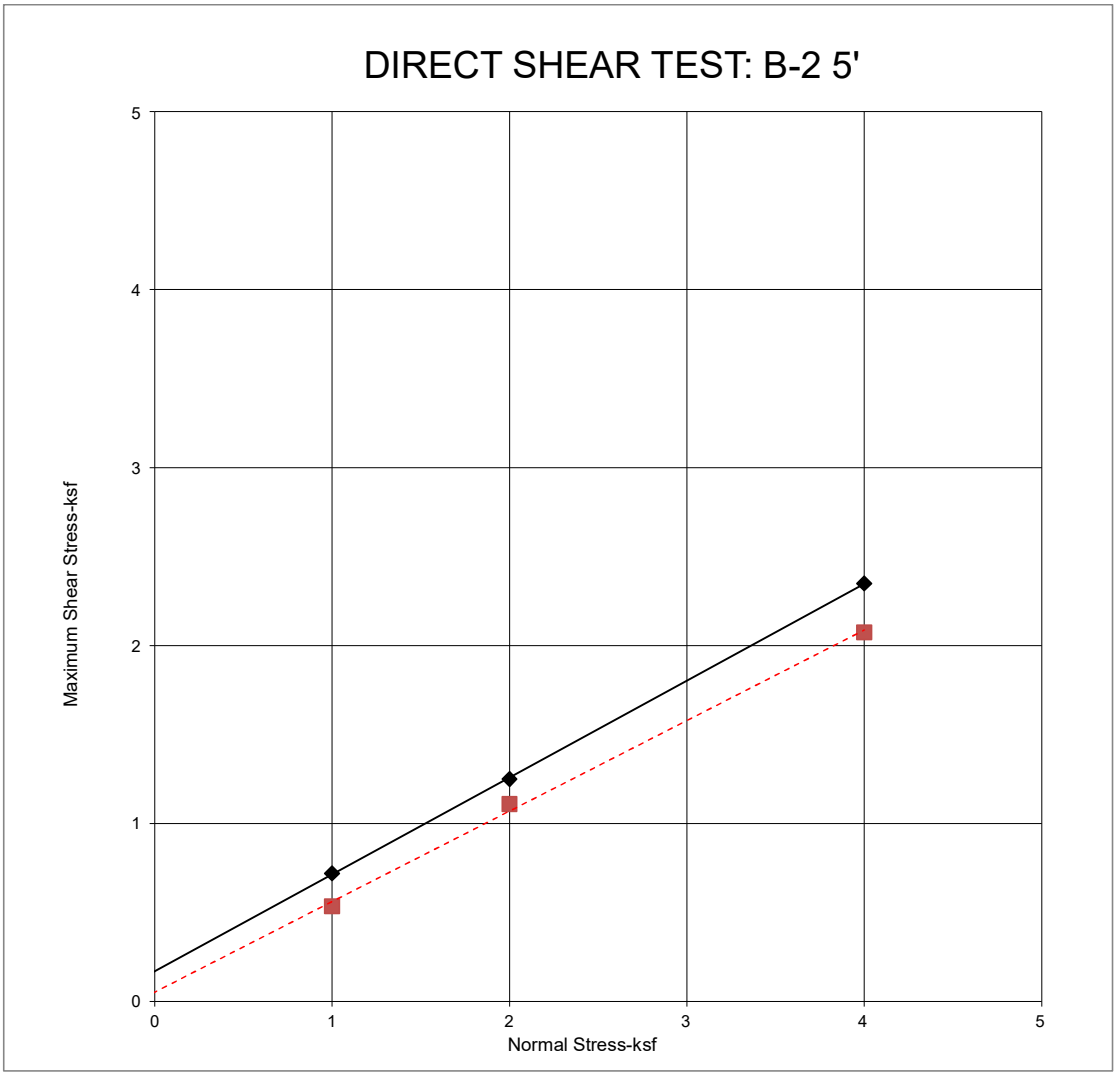
| | |
|---|---|
| **Cohesion (psf):** | 490 |
| **Friction Angle (degrees):** | 14 |
| **Shear Rate (in/min)** | 0.0083 |

**VENICE BLVD**
**9413 Venice Blvd**
**Culver City, CA**

**Project No.**
**4210.2100053.0000**

UNIVERSAL ENGINEERING SCIENCES
Consultants In: Geotechnical Engineering • Environmental Sciences
Geophysical Services • Construction Materials Testing • Threshold Inspection
Building Inspection • Plan Review • Building Code Administration

# DIRECT SHEAR TEST: B-2 5'




| Sample No. | Sample Depth (ft) | Normal Stress (ksf) | Maximum Shear Stress (ksf) | Wet Density (psf) | Moisture Content (%) | Dry Density (psf) | Final Moisture Content (%) | Compaction (%) |
|---|---|---|---|---|---|---|---|---|
| B-2 | **5** | 1.0 | 0.72 | 135.2 | 9.9 | 123.0 | 14.6 | --- |
| B-2 | **5** | 2.0 | 1.25 | 131.5 | 9.9 | 119.7 | 18.7 | --- |
| B-2 | **5** | 4.0 | 2.35 | 133.9 | 9.9 | 121.8 | 16.3 | --- |

**Sample Type:** Undisturbed **Test Condition:** Saturated Sample Description: Dark Brown Sandy Lean Clay (CL)

**Peak Test Results**

| | |
|---|---|
| **Cohesion (psf):** | 170 |
| **Friction Angle (degrees):** | 29 |
| **Shear Rate (in/min)** | 0.0025 |

**Residual Test Results**

| | |
|---|---|
| **Cohesion (psf):** | 50 |
| **Friction Angle (degrees):** | 27 |
| **Shear Rate (in/min)** | 0.0025 |

**VENICE BLVD**
**9413 Venice Blvd**
**Culver City, CA**

**Project No.**
**4210.2100053.0000**

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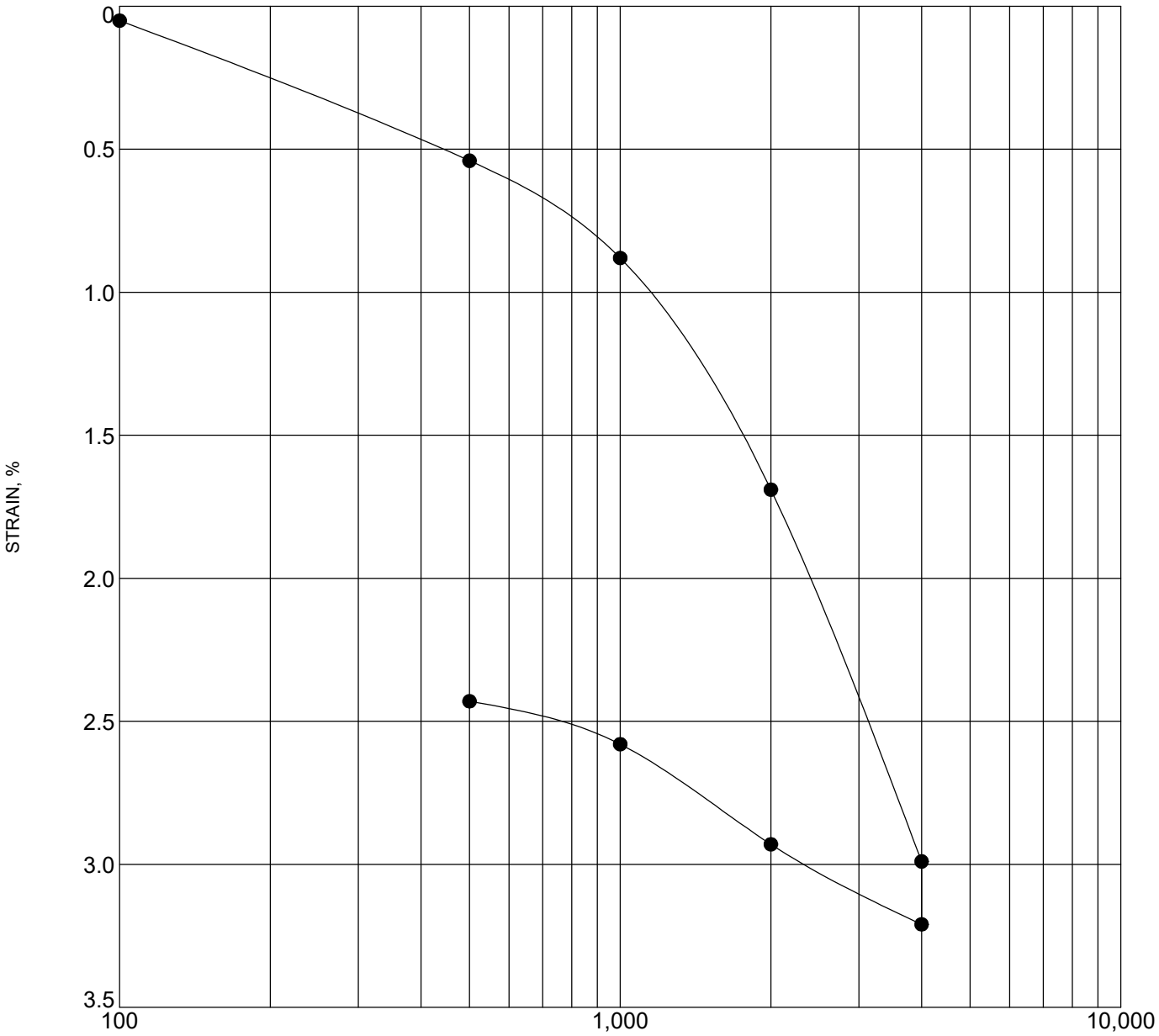
Consultants In: Geotechnical Engineering • Environmental Sciences
Geophysical Services • Construction Materials Testing • Threshold Inspection
Building Inspection • Plan Review • Building Code Administration

# CONSOLIDATION TEST

Universal Engineering Scineces
16 Technology Dr, Ste 139
Irvine, CA. 92618
Telephone: 949-989-6940

**CLIENT** NTS Geotechnical **PROJECT NAME** 9413 Venice Blvd.

**PROJECT NUMBER** 4210.2100053.0000 **PROJECT LOCATION** Culver City, CA




| BOREHOLE | DEPTH | Classification | $\gamma_d$ | MC% |
|---|---|---|---|---|
| ● B-2 | 25.0 | **Sandy lean CLAY (CL)** | 113 | 18 |
| | | | | |
| | | | | |
| | | | | |
| | | | | |
| | | | | |

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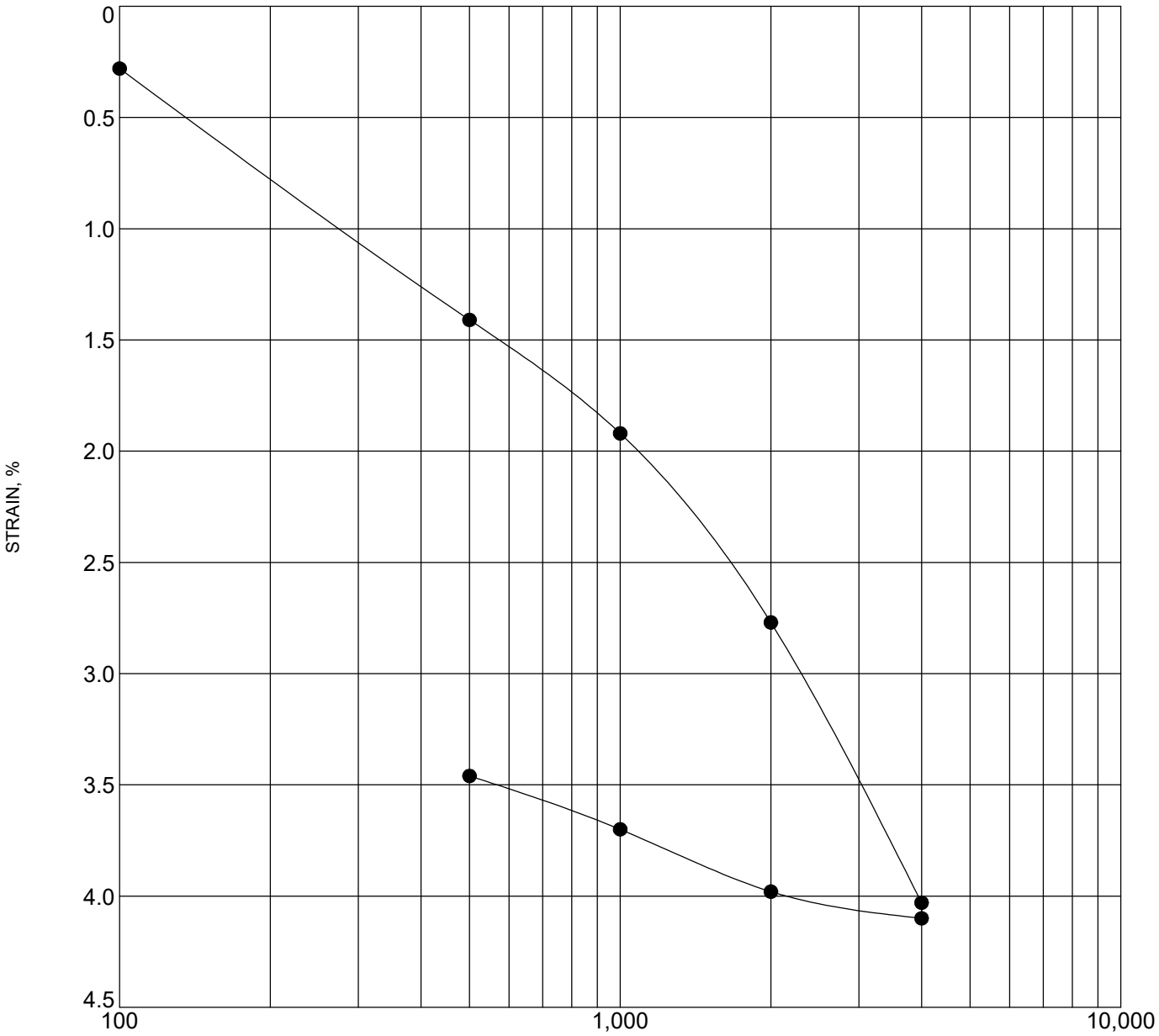
# CONSOLIDATION TEST

Universal Engineering Scineces
16 Technology Dr, Ste 139
Irvine, CA. 92618
Telephone: 949-989-6940

**CLIENT** NTS Geotechnical **PROJECT NAME** 9413 Venice Blvd.

**PROJECT NUMBER** 4210.2100053.0000 **PROJECT LOCATION** Culver City, CA




| BOREHOLE | DEPTH | Classification | $\gamma_d$ | MC% |
|---|---|---|---|---|
| ● **B-1** | **40.0** | | **99** | **21** |
| | | | | |
| | | | | |
| | | | | |
| | | | | |
| | | | | |

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# Results Only Soil Testing for 9413 Venice Blvd

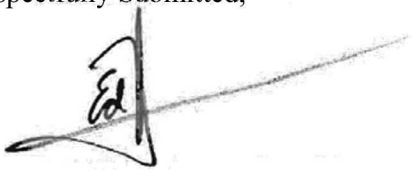
**September 17, 2021**

## Prepared for:

**Alexia Mackey**
**Universal Engineering**
**16 Technology Dr, #139**
**Irvine, CA 92618**
**amackey@universalengineering.com**

**Project X Job#: S210915F**
**Client Job or PO#: 4210.2100053.000**

Respectfully Submitted,



Eduardo Hernandez, M.Sc., P.E.
Sr. Corrosion Consultant
NACE Corrosion Technologist #16592
Professional Engineer
California No. M37102
ehernandez@projectxcorrosion.com

## Soil Analysis Lab Results

Client: Universal Engineering
Job Name: 9413 Venice Blvd
Client Job Number: 4210.2100053.000
Project X Job Number: S210915F
September 17, 2021

| | Method | ASTM D4327 | | ASTM D4327 | | ASTM G187 | | ASTM D4972 |
|---|---|---|---|---|---|---|---|---|
| **Bore# / Description** | **Depth** | **Sulfates** $SO_4^{2-}$ | | **Chlorides** $Cl^-$ | | **Resistivity** As Rec'd \| Minimum | | **pH** |
| | (ft) | (mg/kg) | (wt%) | (mg/kg) | (wt%) | (Ohm-cm) | (Ohm-cm) | |
| B-1 | 25 | 146.9 | 0.0147 | 44.9 | 0.0045 | 6,231 | 2,144 | 8.6 |

Cations and Anions, except Sulfide and Bicarbonate, tested with Ion Chromatography
mg/kg = milligrams per kilogram (parts per million) of dry soil weight
ND = 0 = Not Detected | NT = Not Tested | Unk = Unknown
Chemical Analysis performed on 1:3 Soil-To-Water extract
PPM = mg/kg (soil) = mg/L (Liquid)

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LOS ANGELES, CA 90012

OSAMA YOUNAN, P.E.
GENERAL MANAGER
SUPERINTENDENT OF BUILDING

JOHN WEIGHT
EXECUTIVE OFFICER

## SOILS REPORT APPROVAL LETTER

December 28, 2022

LOG # 124182
SOILS/GEOLOGY FILE - 2

First Western Bank
PO Box 7788
Newport Beach, CA 92658

| | |
|---|---|
| TRACT: | 2444 |
| BLOCK: | 8 |
| LOT(S): | 16 / 17 / 18 / 19 |
| LOCATION: | 3780 S Cardiff Ave, 9431 W Venice Blvd |

| CURRENT REFERENCE REPORT/LETTER(S) | REPORT No. | DATE OF DOCUMENT | PREPARED BY |
|---|---|---|---|
| Soils Report | W1475-06-01 | 02/07/2022 | Geocon West, Inc. |

The Grading Division of the Department of Building and Safety has reviewed the referenced report that provides recommendations for the proposed construction of a 6-story residential structure over1-level subterranean parking.

The project site is relatively flat and currently occupied by a single-story commercial building. The earth materials at the subsurface exploration locations consist of up to 3 feet of uncertified fill underlain by alluvial deposits. The consultants recommend to support the proposed structures on conventional foundations bearing on native undisturbed soils.

The referenced report is acceptable, provided the following conditions are complied with during site development:

(Note: Numbers in parenthesis ( ) refer to applicable sections of the 2020 City of LA Building Code. P/BC numbers refer the applicable Information Bulletin. Information Bulletins can be accessed on the internet at LADBS.ORG.)

1. The soils engineer shall review and approve the detailed plans prior to issuance of any permit. This approval shall be by signature on the plans that clearly indicates the soils engineer has reviewed the plans prepared by the design engineer; and, that the plans included the recommendations contained in their reports (7006.1).

2. All recommendations of the report that are in addition to or more restrictive than the conditions contained herein shall be incorporated into the plans.

3. A copy of the subject and appropriate referenced reports and this approval letter shall be attached to the District Office and field set of plans (7006.1). Submit one copy of the above reports to the Building Department Plan Checker prior to issuance of the permit.

4. A grading permit shall be obtained for all structural fill and retaining wall backfill (106.1.2).

5. All man-made fill shall be compacted to a minimum 90 percent of the maximum dry density of the fill material per the latest version of ASTM D 1557. Where cohesionless soil having less than 15 percent finer than 0.005 millimeters is used for fill, it shall be compacted to a minimum of 95 percent relative compaction based on maximum dry density. Placement of gravel in lieu of compacted fill is only allowed if complying with LAMC Section 91.7011.3.

6. Existing uncertified fill shall not be used for support of footings, concrete slabs or new fill (1809.2, 7011.3).

7. Drainage in conformance with the provisions of the Code shall be maintained during and subsequent to construction (7013.12).

8. Controlled Low Strength Material, CLSM (slurry) proposed to be used for backfill shall satisfy the requirements specified in P/BC 2020-121.

9. The applicant is advised that the approval of this report does not waive the requirements for excavations contained in the General Safety Orders of the California Department of Industrial Relations (3301.1).

10. Temporary excavations that remove lateral support to the public way, adjacent property, or adjacent structures shall be supported by shoring. Note: Lateral support shall be considered to be removed when the excavation extends below a plane projected downward at an angle of 45 degrees from the bottom of a footing of an existing structure, from the edge of the public way or an adjacent property. (3307.3.1)

11. Where any excavation, not addressed in the approved reports, would remove lateral support (as defined in 3307.3.1) from a public way, adjacent property or structures, a supplemental report shall be submitted to the Grading Division of the Department containing recommendations for shoring, underpinning, and sequence of construction.

12. Prior to the issuance of any permit that authorizes an excavation where the excavation is to be of a greater depth than are the walls or foundation of any adjoining building or structure and located closer to the property line than the depth of the excavation, the owner of the subject site shall provide the Department with evidence that the adjacent property owner has been given a 30-day written notice of such intent to make an excavation (3307.1).

13. The soils engineer shall review and approve the shoring and/or underpinning plans prior to issuance of the permit (3307.3.2).

14. Prior to the issuance of the permits, the soils engineer and/or the structural designer shall evaluate the surcharge loads used in the report calculations for the design of the retaining walls and shoring. If the surcharge loads used in the calculations do not conform to the actual surcharge loads, the soil engineer shall submit a supplementary report with revised recommendations to the Department for approval.

15. Unsurcharged temporary excavation may be cut vertical up to 5 feet. For excavations over 5 feet, the portion of the excavation above the vertical cut shall be trimmed back at a uniform gradient not exceeding 1:1 (horizontal to vertical), as recommended.

16. Shoring shall be designed for the lateral earth pressures specified on page 30 of the 02/07/2022 report; all surcharge loads shall be included into the design. Total lateral load on shoring piles shall be determined by multiplying the recommended EFP by the pile spacing.

17. Shoring shall be designed for a maximum lateral deflection of ½ inch where a structure is within a 1:1 plane projected up from the base of the excavation, and for a maximum lateral deflection of 1 inch provided there are no structures within a 1:1 plane projected up from the base of the excavation, as recommended.

18. A shoring monitoring program shall be implemented to the satisfaction of the soils engineer.

19. All foundations shall derive entire support from native undisturbed soils, as recommended (and approved by the geologist and soils engineer by inspection).

20. Footings supported on approved compacted fill/expansive soil or native soils shall be reinforced with a minimum of four (4), ½-inch diameter (#4) deformed reinforcing bars. Two (2) bars shall be placed near the bottom and two (2) bars placed near the top of the footing.

21. The foundation/slab for small outlying structures located in the upper 5 feet, shall satisfy all requirements of the Information Bulletin P/BC 2017-116 "Foundation Design for Expansive Soils" (1803.5.3).

22. The slabs shall be at least 5 inches thick and shall be reinforced with (#3) reinforcing bars spaced a maximum of 18 inches on center each way. Slabs-on-grade that may receive moisture-sensitive floor covering shall be placed on a 4-inch fill of coarse aggregate or on a moisture barrier membrane.

23. The seismic design shall be based on a Site Class D, as recommended. All other seismic design parameters shall be reviewed by LADBS building plan check. According to ASCE 7-16 Section 11.4.8, the long period coefficient (Fv) may be selected per Table 11.4-2 in ASCE 7-16, provided that the value of the Seismic Response Coefficient (Cs) is determined by Equation 12.8-2 for values of the fundamental period of the building (T) less than or equal to 1.5Ts, and taken as 1.5 times the value computed in accordance with either Equation 12.8-3 for T greater than 1.5Ts and less than or equal to TL or Equation 12.8-4 for T greater than TL. Alternatively, a supplemental report containing a site-specific ground motion hazard analysis in accordance with ASCE 7-16 Section 21.2 shall be submitted for review and approval.

24. Retaining walls shall be designed for the lateral earth pressures specified in the section titled "Retaining Wall Design" starting on page 22 of the 02/07/2022 report. All surcharge loads shall be included into the design.

25. Retaining walls higher than 6 feet shall be designed for lateral earth pressure due to earthquake motions as specified on page 24 of the 02/07/2022 report (1803.5.12).

Note: Lateral earth pressure due to earthquake motions shall be in addition to static lateral earth pressures and other surcharge pressures.

26. All retaining walls shall be provided with a standard surface backdrain system and all drainage shall be conducted in a non-erosive device to the street in an acceptable manner (7013.11).

27. With the exception of retaining walls designed for hydrostatic pressure, all retaining walls shall be provided with a subdrain system to prevent possible hydrostatic pressure behind the wall. Prior to issuance of any permit, the retaining wall subdrain system recommended in the soils report shall be incorporated into the foundation plan which shall be reviewed and approved by the soils engineer of record (1805.4).

28. Installation of the subdrain system shall be inspected and approved by the soils engineer of record and the City grading/building inspector (108.9).

29. Basement walls and floors shall be waterproofed/damp-proofed with an LA City approved "Below-grade" waterproofing/damp-proofing material with a research report number (104.2.6).

30. Prefabricated drainage composites (Miradrain, Geotextiles) may be only used in addition to traditionally accepted methods of draining retained earth.

31. Where the ground water table is lowered and maintained at an elevation not less than 6 inches below the bottom of the lowest floor, or where hydrostatic pressures will not occur, the floor and basement walls shall be damp-proofed. Where a hydrostatic pressure condition exists, and the design does not include a ground-water control system, basement walls and floors shall be waterproofed. (1803.5.4, 1805.1.3, 1805.2, 1805.3)

32. The structure shall be connected to the public sewer system per P/BC 2020-027.

33. All roof, pad and deck drainage shall be conducted to the street in an acceptable manner in non-erosive devices or other approved location in a manner that is acceptable to the LADBS and the Department of Public Works (7013.10).

34. An on-site storm water infiltration system at the subject site shall not be implemented, as recommended.

35. All concentrated drainage shall be conducted in an approved device and disposed of in a manner approved by the LADBS (7013.10).

36. The soils engineer shall inspect all excavations to determine that conditions anticipated in the report have been encountered and to provide recommendations for the correction of hazards found during grading (7008, 1705.6 & 1705.8).

37. Prior to pouring concrete, a representative of the consulting soils engineer shall inspect and approve the footing excavations. The representative shall post a notice on the job site for the LADBS Inspector and the Contractor stating that the work inspected meets the conditions of the report. No concrete shall be poured until the LADBS Inspector has also inspected and approved the footing excavations. A written certification to this effect shall be filed with the Grading Division of the Department upon completion of the work. (108.9 & 7008.2)

38. Prior to excavation an initial inspection shall be called with the LADBS Inspector. During the initial inspection, the sequence of construction; shoring; protection fences; and, dust and traffic control will be scheduled (108.9.1).

39. Installation of shoring shall be performed under the inspection and approval of the soils engineer and deputy grading inspector (1705.6, 1705.8).

40. Prior to the placing of compacted fill, a representative of the soils engineer shall inspect and approve the bottom excavations. The representative shall post a notice on the job site for the LADBS Inspector and the Contractor stating that the soil inspected meets the conditions of the report. No fill shall be placed until the LADBS Inspector has also inspected and approved the bottom excavations. A written certification to this effect shall be included in the final compaction report filed with the Grading Division of the Department. All fill shall be placed under the inspection and approval of the soils engineer. A compaction report together with the approved soil report and Department approval letter shall be submitted to the Grading Division of the Department upon completion of the compaction. In addition, an Engineer's Certificate of Compliance with the legal description as indicated in the grading permit and the permit number shall be included (7011.3).

41. No footing/slab shall be poured until the compaction report is submitted and approved by the Grading Division of the Department.

DAN L. STOICA
Geotechnical Engineer I

DLS/dls
Log No. 124182
213-482-0480

cc: Irvine and Associates, Applicant
Geocon West, Inc., Project Consultant
WL District Office

**CITY OF LOS ANGELES**
DEPARTMENT OF BUILDING AND SAFETY
Grading Division

District WL | Log No. 124182

# APPLICATION FOR REVIEW OF TECHNICAL REPORTS N

INSTRUCTIONS

A. Address all communications to the Grading Division, LADBS, 221 N. Figueroa St., 12th Fl., Los Angeles, CA 90012 Telephone No. (213)482-0480.
B. Submit two copies (three for subdivisions) of reports, one "pdf" copy of the report on a CD-Rom or flash drive, and one copy of application with items "1" through "10" completed.
C. Check should be made to the City of Los Angeles.

1. LEGAL DESCRIPTION
Tract: TR 2444
Block: 8 Lots: 16-19

3. OWNER: Venice Cardiff, LLC- Paul Hendifar
Address: 23717 Hawthorne
City: Torrance Zip: CA
Phone (Daytime):

2. PROJECT ADDRESS: 9431, 9439, 9443 W Venice Blvd & 3780 Cardiff Ave.

4. APPLICANT Irvine & Associates, Inc. - Carlos Lovato
Address: 660 S Figueroa St., Sutie 1780
City: Los Angeles Zip: 90017
Phone (Daytime): 213 709 5561
E-mail address: carlos@irvineassoc.com

5. Report(s) Prepared by: Geocon West, Inc.

6. Report Date(s): February 7, 2022

7. Status of project: ☑ Proposed ☐ Under Construction ☐ Storm Damage

8. Previous site reports? ☐ YES if yes, give date(s) of report(s) and name of company who prepared report(s)
N/A

9. Previous Department actions? ☐ YES if yes, provide dates and attach a copy to expedite processing.
Dates: N/A

10. Applicant Signature: Position: Applicant

**(DEPARTMENT USE ONLY)**

| REVIEW REQUESTED | FEES | REVIEW REQUESTED | FEES |
|---|---|---|---|
| ☑ Soils Engineering | 363.00 | No. of Lots | |
| ☐ Geology | | No. of Acres | |
| ☐ Combined Soils Engr. & Geol. | | ☐ Division of Land | |
| ☐ Supplemental | | Other | |
| ☐ Combined Supplemental | | ☑ Expedite | 181.50 |
| ☐ Import-Export Route | | ☐ Response to Correction | |
| Cubic Yards: | | ☐ Expedite ONLY | |
| | | Sub-total | 544.50 |
| | | Surcharge | 129.80 |
| | | **TOTAL FEE** | 674.30 |

Fee Due: 674.30
Fee Verified By: tm Date: 12/1/22
(Cashier Use Only)

Receipt # 1471829

ACTION BY:

THE REPORT IS: ☐ NOT APPROVED
☐ APPROVED WITH CONDITIONS ☐ BELOW ☐ ATTACHED

For Geology — Date

For Soils — Date

**CITY OF LOS ANGELES**
DEPARTMENT OF BUILDING AND SAFETY

**ATTACHMENT 1**

**HAUL ROUTE QUESTIONNAIRE**

JOB ADDRESS: 9431 - 9443 W Venice Blvd, 3780 S Cardiff Ave

LEGAL DESCRIPTION Tract: TR2444 Block: 8 Lot(s): 16-19

☐ IMPORT: _____ cubic yards; ☑ EXPORT: 6,081 cubic yards

From: 9431 w VENICE BLVD *(Address)* To: 1245 ARROW HWY IRWINDALE CA *(Address)*

**LOADED TRUCK ROUTE:** EXIT ONTO VENICE BLVD WEST BOUND TO OVERLAND AVE TURN RIGHT TRAVEL NORTH BOUND TO 10 FWY EAST BOUND TO 605 FWY NORTHBOUND EXIT ON ARROW HWY TO 1245 ARROW HWY IRWINDALE TO UNITED ROCK PRODUCT QUARRY PIT

**EMPTY TRUCK ROUTE:** EXIT VENICE BLVD FROM 10 FWY WEST BOUND ONTO VENICE BLVD WEST BOUND TO 9431 W VENICE BLVD TO PROJECT SITE

**LOCATION OF STAGING AREA:** 1245 ARROW HWY TRUCK YARD *(i.e. street name, on site, etc.)*; Max # of trucks staged: 20

**Type of Truck:** ☑ Bottom Dump; ☐ 18-Wheeler; ☐ 5-Axle; ☐ Truck and Trailer; ☐ 10-Wheeler Dump

Total # of trips per day: 60 *(a)*; Truck capacity: 14.0 *(b)* cubic yards; Total amount of cubic yards per day 840 *(a) x (b) = (c)*

Total number of hauling days: 7 *(d)*; Total Export/ Import 6,081 *(c) x (d)* cubic yards; Max Gross Truck Wt.: 80000

Proposed Hauling Days: (check) M ☑ T ☑ W ☑ Th ☑ F ☑ Sat ☑ Sun ☐ Hours: From 7:00 a.m., To 5:00 p.m.

**Owner's Name**: Venice Cardiff, LLC Telephone: _____ (alt): _____

Address: 660 S Figueroa St., Suite 700 *Street* Los Angeles *City* 90017 *Zip Code*

**Applicant's Name**: _____ Telephone: _____ (alt): _____

Address: 660 S Figueroa St., Suite 1780 *Street* Los Angeles *City* 90017 *Zip Code*

**Hauling Contractor's Name**: Doja Inc. Telephone: _____

Address: 5050 W Mission Blvd. *Street* Ontario *City* 91762 *Zip Code*

_____ Applicant's Signature _____ Print Name _____ Date

**CITY OF LOS ANGELES**
DEPARTMENT OF BUILDING AND SAFETY

# ATTACHMENT 2

## ENVIRONMENTAL REVIEW QUESTIONNAIRE

JOB ADDRESS: 9431, 9439, 9443 W Venice Blvd & 3780 Cardiff Ave.

Briefly describe the complete project and include the proposed amount of Import/Export of soil for hauling and the number of residential units, if applicable:
Construction of a new 7-story, 47 unit multi-family building which will require 6,081 cubic yards of export.

---

**DEPARTMENT OF CITY PLANNING OR PUBLIC WORKS USE ONLY:**

☐ The Department of City Planning has analyzed this project, which includes the import/export of soil and hauling, and pursuant to State and City Environmental Quality Act (CEQA) Guidelines, has determined it qualifies for a Categorical Exemption (CE) per the attached Notice of Exemption. (Case No. _____)

The Notice of Exemption references the following amount of import/export of soil to be hauled: _____ cubic yards

☐ The Department of City Planning or Public Works has analyzed this project, which includes the import/export of soil and hauling, and pursuant to State and City Environmental Quality Act (CEQA) Guidelines, has prepared or has had another agency prepare the ATTACHED Mitigated Negative Declaration (MND). (Case No. _____)

The circulation end date for the above mentioned MND is: _____

The MND references the following amount of import/export of soil to be hauled: _____ cubic yards

Mitigated measures for hauling are found on the following MND pages : _____

Check one of the following boxes:

☐ No Comments were received during the circulation period.

☐ Yes, Comments were received during the circulation period. These comments and written responses from the agency that prepared the MND are ATTACHED with the MND referenced above.

☐ The Department of City Planning or Public Works has analyzed this project, which includes the import/export of soil and hauling, and pursuant to State and City Environmental Quality Act (CEQA) Guidelines, has prepared or has had another agency prepare the ATTACHED Environmental Impact Report (EIR). (Case No. _____)

The circulation end date for the above mentioned EIR:_____

The EIR references the following amount of import/export of soil to be hauled: _____ cubic yards

Mitigated measures for hauling are found on the following EIR pages: _____

Check one of the following boxes:

☐ No Comments were received during the circulation period.

☐ Yes, Comments were received during the circulation period. These comments and written responses from the agency that prepared the EIR are ATTACHED with the EIR referenced above.

_____

Print: Name of Planning/Public Works staff | Signature | Date | Telephone Number

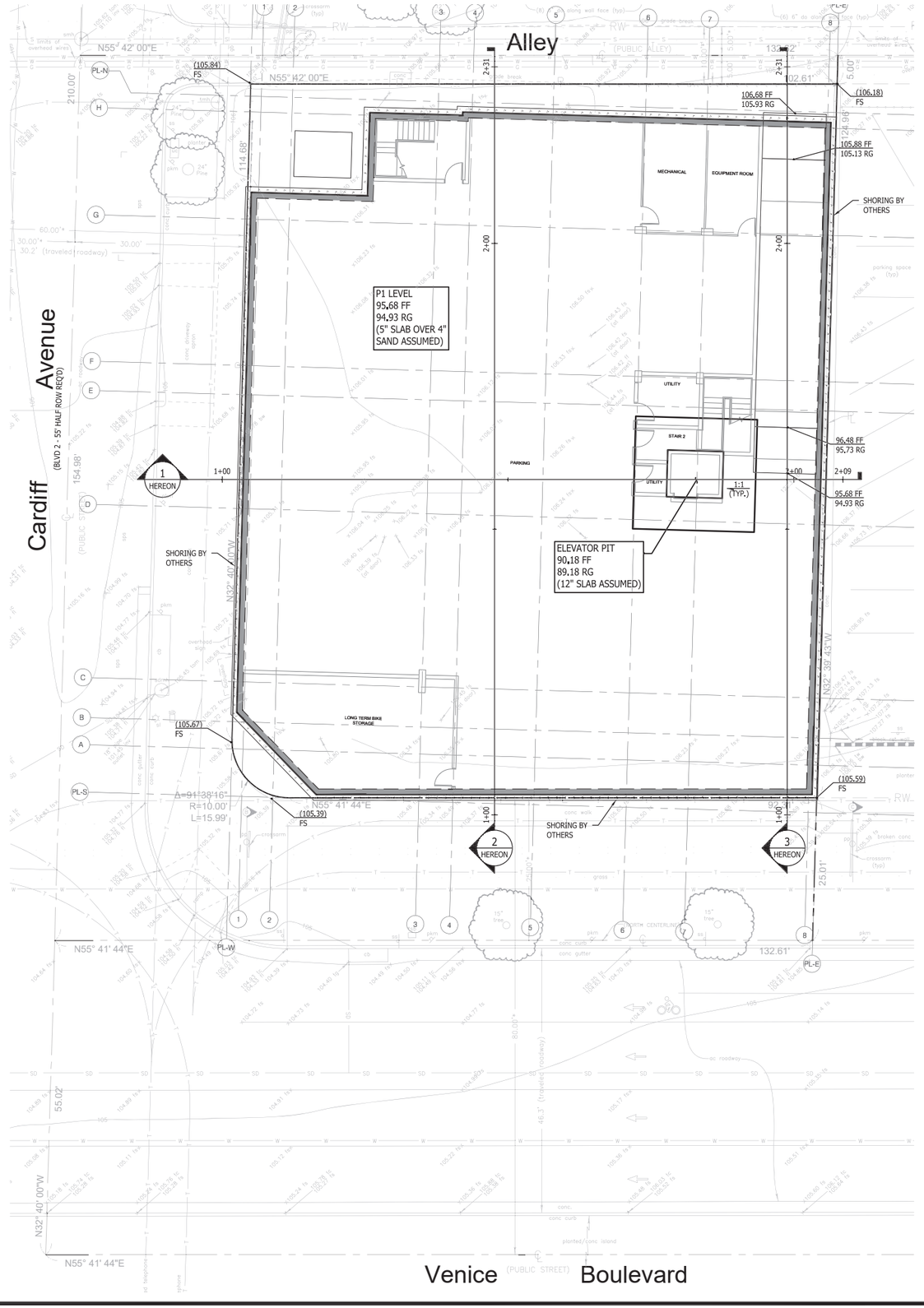
## ESTIMATED EARTHWORK QUANTITIES

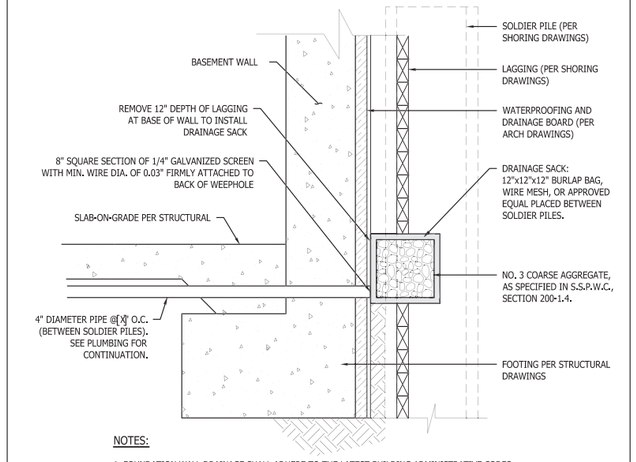
| | |
|---|---|
| CUT: | 4,865 CUBIC YARDS |
| EXPANSION (25%): | 1,216 CUBIC YARDS |
| NET (EXPORT): | 6,081 CUBIC YARDS |

NOTES:
1. QUANTITIES SHOWN ON HERE ARE FOR PLAN CHECK PURPOSES ONLY. CONTRACTOR TO GENERATE OWN QUANTITIES FOR BIDDING PURPOSES.

LEGEND:

- BASEMENT BUILDING WALL PER STRUCTURAL
- SHORING BY OTHERS
- FD(S) — FOUNDATION DRAINAGE FOR SHORED CONDITION PER DETAIL 1, HEREON. SEE PLUMBING DRAWINGS FOR CONNECTION TO BASEMENT SUMP PUMP.




NOTES:

1. FOUNDATION WALL DRAINAGE SHALL ADHERE TO THE LATEST BUILDING ADMINISTRATIVE CODES.

X | FOUNDATION DRAINAGE FOR SHORED CONDITION | N.T.S.


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

REGISTERED PROFESSIONAL ENGINEER
DAN DOV KRAFT
No. 76041
CIVIL
STATE OF CALIFORNIA

DK ENGINEER, CORP
6420 WILSHIRE BLVD. #1000
LOS ANGELES, CA 90048
310.926.0248
consultant


KEY PLAN:


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


| # | DATE | ISSUE DESCRIPTION |
|---|---|---|
| 01 | 14/02/2023 | FEASIBILITY STUDY |

PLAN CHECK

PROJECT TITLE:
JADE VENICE

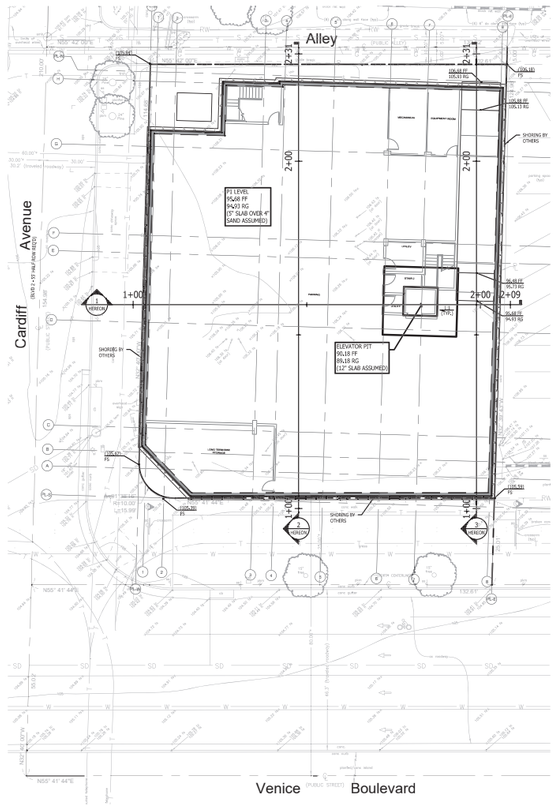
9431 VENICE BLVD.
LOS ANGELES, CA 90232

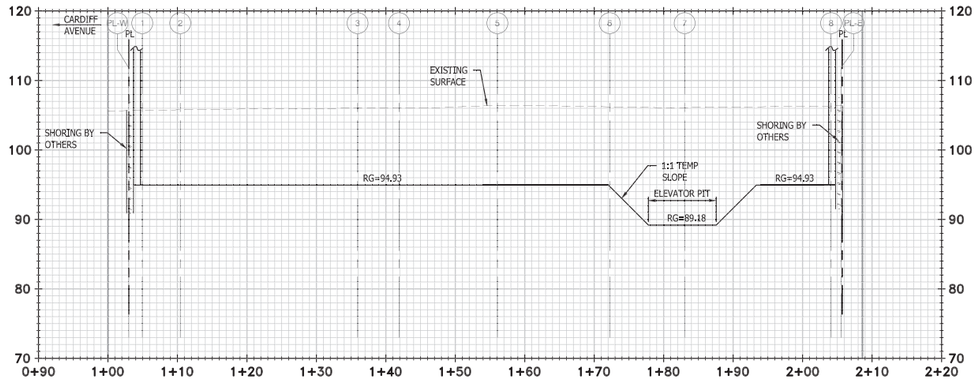
PIC/PM: XX
DRAWN BY: STAFF
JOB NO: 21-12

DRAWING TITLE:
ROUGH GRADING PLAN

SCALE: 1"=10'

SHEET:
C1.20



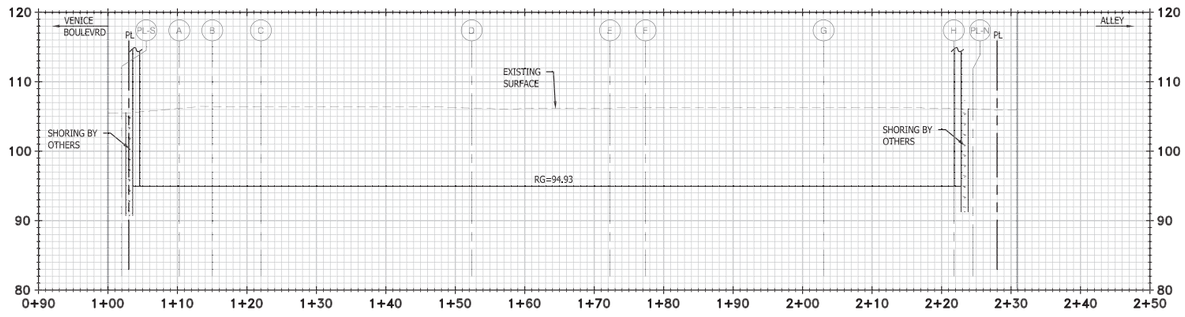




**SECTION 1**
HORIZONTAL SCALE: 1"=10'
VERTICAL SCALE: 1"=10'

LEGEND:

BASEMENT BUILDING WALL PER STRUCTURAL

SHORING BY OTHERS

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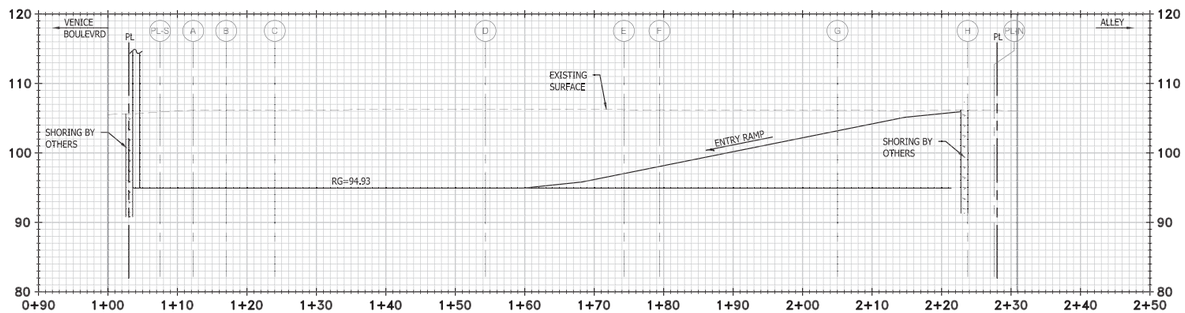


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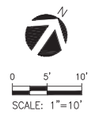



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| # | DATE | ISSUE DESCRIPTION |
|---|---|---|
| 01 | 11/02/2023 | FEASIBILITY STUDY |

PLAN CHECK

PROJECT TITLE:

JADE VENICE

9431 VENICE BLVD.
LOS ANGELES, CA 90232

| | |
|---|---|
| PIC/PM: | XX |
| DRAWN BY: | STAFF |
| JOB NO: | 21-12 |

DRAWING TITLE:

ROUGH GRADING SECTIONS

SHEET:

C1.21

**APPENDIX D: ENVIRONMENTAL SITE ASSESSMENT**

GEM Group Inc.,
Phase I Environmental Site Assessment Report,
9431 Venice Boulevard, Culver City, CA 90232,
November 23, 2021.

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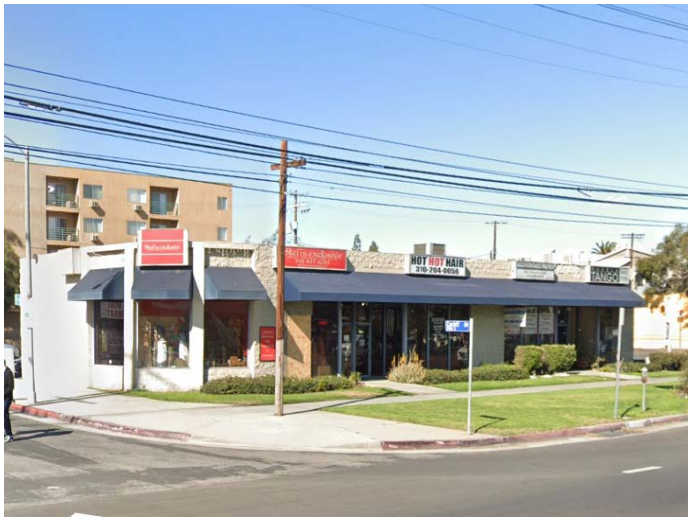
https://www.mygemgroup.com

# PHASE I
# ENVIRONMENTAL
# SITE ASSESSMENT REPORT

## 9431 Venice Boulevard
## Culver City, CA 90232

**Report Date: November 23, 2021**




**Prepared for**

***Venice & Cardiff, LLC***

**Prepared by**

***GEM Group, Inc.***

***An Environmental Consulting Firm***

November 23, 2021

Mr. Daniel Taban
**Venice & Cardiff LLC**
1124 Sierra Alta Way
Los Angeles, CA 90069

**Subject:** Phase I Environmental Site Assessment
**Location:** 9431 Venice Blvd., Culver City, CA 90232
**Project No.:** 21-14105

Dear Mr. Taban,

Attached is an electronic copy of the Phase I Environmental Site Assessment (ESA) report completed by **GEM Group, Inc.** for the subject property referenced above. As you will note in the report, our conclusions regarding the environmental condition of the site are summarized both in the ***Executive Summary***, and ***Section 4.0, Findings and Recommendations***.

Please don't hesitate to contact us should you have any questions regarding the results presented in the Phase I ESA report, or if we can be of additional assistance. We look forward to working with you again in the future.

Respectfully yours,

Michael Erving
Junior Geologist

I declare that, to the best of my professional knowledge and belief, I meet the definition of Environmental Professional as defined in 40 CFR Part 312. I have the specific qualifications based on education, training, and experience to assess a property of the nature, history, and setting of the subject property.

Jen Moser, P.G.
Environmental Professional

# PHASE I
# ENVIRONMENTAL
# SITE ASSESSMENT REPORT

## 9431 Venice Boulevard
## Culver City, CA 90232

## Project No. 21-14105

**Prepared by**

***GEM Group, Inc.***

***https://www.mygemgroup.com***

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# *EXECUTIVE SUMMARY*

This report presents results of the Phase I Environmental Site Assessment (ESA) conducted by GEM Group, Inc at 9431 Venice Boulevard, Culver City, CA 90232 (see **Figures 1 and 2**). The Phase I ESA, Project No. 21-14105, was conducted in accordance with GEM's Standard Terms and Conditions. The findings and conclusions of this Phase I ESA are based on the information collected and available during the timeframe of this project.

GEM has performed this Phase I ESA of the subject property in conformance with the scope and limitations of the *Environmental Protection Agency, Standards and Practices for All Appropriate Inquiries, 40 CFR Part 312* and the standard practice set forth in the *American Society for Testing and Materials (ASTM) Designation: E1527-13, "Standard Practice for Environmental Site Assessments: Phase I Environmental Site Assessment Process*." Any exceptions to, or deletions from, these practices are described in Section 1.2 of this report.

The subject property is developed with a 1-story commercial building on a 0.29-acre lot. The remaining portion of the subject property is landscaping, asphalt-paved parking, and concrete walkways. The building is occupied by Tinkering Camp (9431 West Venice Boulevard), Praveen Gupta MD, FACOG (9435 West Venice Boulevard), Hot Hot Hair (9439 West Venice Boulevard), and Stefis Exclusive Indian Boutique and Gifts (9443 West Venice Boulevard). The units are occupied by an arts and crafts children's camp, medical women's clinic, hair salon, and an Indian boutique. The general area is occupied by residential and commercial strictures.

Historical sources show the subject property developed with a retail building from at least 1919 until 1976 when the building was demolished, and the existing building constructed.

The former onsite building was occupied by retail stores (window, fishing rods, signs, grocery), dress making, pest control, furniture refinishing, paper company, apartments, thrift shop, and offices (real estate) until permitted demolition in 1976. Historical addresses included 9429, 9433, 9441, 6721, 6725, 6727, & 6729 Venice Boulevard and 3780, 7101, & 7107 Cardiff Avenue.

Permits identified construction of the existing building in 1977. Operations for the existing building have included hardware supply, photo developing, printing, music & boutique, and medical operations. Historical addresses associated with the existing building include 9433 & 9441 Venice Boulevard and 3780 Cardiff Avenue.

The site reconnaissance did not identify tenants or operations that use and store hazardous materials and/or waste. There was regular vehicle staining observed on asphalt surfaces at the exterior parking lot. There were no drains or other underground conduits in proximity of staining. There were no obvious signs of major environmental concerns during the site reconnaissance.

Public agency records identified the subject property with inactive hazardous materials operations associated with hardware store operations. Inspections did not note violations or hazardous materials/waste use associated with printing operations identified from at least 1997 through 2003.

There are no records from various regulatory agencies that identify the potential for adverse environmental impact from the subject and adjoining properties. There are no listed offsite listings with the potential for adverse environmental impact on the subject property.

There are no *recognized environmental conditions* (*RECs)* identified at the subject property. A *REC* refers to 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.

Given the findings and conclusions of this Phase I ESA, GEM recommends no further investigation at this time.

# *1.0 INTRODUCTION*

The purpose of this Phase I Environmental Site Assessment (ESA) is to assess (1) the likelihood of contamination at the subject property as a result of either past or present land-use practices; and (2) the potential for future environmental contamination which may occur as a result of current conditions or operations and maintenance activities at either the subject property or properties adjoining the subject property, thereby identifying real or potential environmental or economic impact to the subject property. In this way, the client may satisfy a requirement to qualify for the innocent landowner defense to the Comprehensive Environmental Response, Compensation and Liability Act (CERCLA) liability by completing "all appropriate inquiry into the previous ownership and uses of the property consistent with good commercial and customary practice."

## *1.1* SCOPE OF WORK

To meet the objectives stated above, GEM has performed this Phase I ESA of the subject property in conformance with the scope and limitations of the *Environmental Protection Agency, Standards and Practices for All Appropriate Inquiries, 40 CFR Part 312* and the standard practice set forth in the *American Society for Testing and Materials (ASTM) Designation: E1527-13, "Standard Practice for Environmental Site Assessments: Phase I Environmental Site Assessment Process*." Any exceptions to or deletions from these practices are described in Section 1.2.

The scope of work for the Phase 1 ESA includes the following tasks:

1. Perform a reconnaissance of the subject property for significant surficial signs of chemical release, improper storage of hazardous materials, and surface indications of the presence of underground storage tanks (USTs) or water wells.

2. Provide off site research into the past land use of the subject property.

3. Review locally available aerial photographs for obvious surficial features indicative of past land use. Review available USGS topographic maps, fire insurance maps, and local telephone directories.

4. Review Federal, State and Local Agency files (available during the time frame of this project) for fuel leak and chemical release lists indicating soil and groundwater contamination cases within a ¼ mile radius to the site, as made available through the above-mentioned agency files.

Based on ASTM E1527, Federal, State, and other regulatory agency guidelines, the following presumptions were in force during site reconnaissance and/or evaluation of the subject property for specific hazardous substances:

- Use of asbestos in many products was banned in 1993; however, several categories of building products were not subject to the ban. Thus, existing and even new buildings may lawfully contain asbestos containing building material (ACBM).

- Use of lead-based paint (LBP) for residential use was prohibited in 1978 in concentrations greater than 0.06 percent lead by weight. It should be noted that the use of LBP in commercial and industrial buildings has not been prohibited.
- Fluorescent light ballasts will be considered PCB-free and will not be noted in the report regardless of their date of manufacture, unless GEM is instructed to do otherwise in writing by the client.
- Electrical transformers installed after 1979 must contain less than 50 parts per million of PCB (this is the requirement for the classification, “PCB non-contaminated”).

GEM also conducted a "drive-by" survey of the adjoining properties to note the operations which may pose an imminent or potential environmental threat to the subject property.

## *1.2* EXCEPTIONS AND/OR DELETIONS

There are no known exceptions or deletions.

## *1.3* NON-SCOPE ITEMS

Evaluation of non-scope items is not required or relevant for compliance with the all appropriate inquiries (AAI) Rule or E1527. Inclusion of any non-scope item in a Phase I report is entirely within the discretion of the user based on its own risk tolerance.

Non-scope items include, but not limited to, ACBM, biological agents, indoor air quality unrelated to releases of hazardous substances or petroleum products into the environment, mold, radon, LBP, and lead in drinking water.

## *1.4* USER RELIANCE

This report was prepared for the sole use and benefit of **Venice & Cardiff, LLC** (client), and is based, in part, upon documents, writings, and information owned and possessed by our client. Neither this report, nor any of the information contained herein, shall be used or relied upon for any purpose by any person or entity other than our client.

# 2.0 SITE DESCRIPTION AND RECONNAISSANCE

The subject property is developed with a 1-story commercial building on a 0.29-acre lot. The remaining portion of the subject property is landscaping, asphalt-paved parking, and concrete walkways. The building is occupied by Tinkering Camp (9431 West Venice Boulevard), Praveen Gupta MD, FACOG (9435 West Venice Boulevard), Hot Hot Hair (9439 West Venice Boulevard), and Stefis Exclusive Indian Boutique and Gifts (9443 West Venice Boulevard). The units are occupied by an arts and crafts children's camp, medical, hair salon, and an Indian boutique.

## 2.1 SITE FACTS

| **Address Provided by Client:** | **9431 Venice Boulevard, Culver City, CA 90232** |
|---|---|
| Other Identified/Historical Addresses: | 9435, 9439, & 9443 West Venice Boulevard |
| Historical Addresses | 9429, 9433, 9441, 6721, 6725, 6727, and 6729 Venice Boulevard and 3780, 7101, & 7107 Cardiff Avenue |
| Assessor's Parcel Number: | 4313-019-047 |
| Total Sq. Ft of Parcel (approximate): | 12,799 (0.29-acres) |
| Total Number of Existing Structures: | 1 |
| Total Sq. Ft. of Buildings (approximate): | 5,251 |
| Date Oldest Building was Built: | 1977 |
| Total Number of Floors: | 1 |
| Basement: | None |
| Floor Type: | Concrete Slab |
| Improvements: | Parking lot, concrete walkways, and landscape |
| Current Occupants/Use: | |
| 9431 West Venice Boulevard | Tinkering Camp (arts and crafts children's camp) |
| 9435 West Venice Boulevard | Praveen Gupta MD, FACOG |
| 9439 West Venice Boulevard | Hot Hot Hair (hair salon) |
| 9443 West Venice Boulevard | Stefis Exclusive Indian Boutique and Gifts |
| Total Number of Units Visually Inspected: | All (exterior view) |
| Areas/Units that were inaccessible: | All (interior not inspected) |
| Were enough (units/offices/buildings/acres) visually inspected to ensure that the site reconnaissance was homogenous? | Yes |
| Potable Water: | Public System |
| Sewage: | Public System |
| Power: | Electric |

## 2.2 SITE PHOTOGRAPHS

A number of photographs were taken to document the current condition and use of the subject property. The photographs with descriptions can be found in **Appendix A.**

## *2.3* GEOLOGIC AND HYDROGEOLOGIC CONDITIONS

GEM reviewed pertinent, reasonably ascertainable information on the soil types and groundwater conditions in the vicinity of the subject property. The research does not include the investigation of seismological concerns (i.e., fault lines) that may affect the area of the subject property. Although the existence of faults in an area may be of concern to property owners and residents in that area, it is not considered to be an environmental concern, and so is not usually a component of a Phase I ESA.

The elevation of the subject property is approximately 106 feet above mean sea level. The general area is underlain by Pliocene to Holocene age sediments of gravel, sand, silt, and clay. The subject property is in the Coastal Plain of the Los Angeles Groundwater Basin, Santa Monica Subbasin. Groundwater is primarily used for municipal and irrigational purposes.

Closure letters for offsite properties from 2009 through 2016 indicated that depth to groundwater was encountered at approximately 27 to 30 feet below ground surface (bgs) with a flow direction towards the southeast, southwest, and northwest. These sites are located within 0.8 miles from the subject property (GEM Note: no reliable sites shown closer on Geotracker website).

It should be noted that these information is taken from reports for investigations conducted at other properties in the general vicinity and may not be representative of conditions at the subject property. It should be noted that the flow direction and depth of groundwater may be influenced by rainfall, tidal activity (shore properties), and local groundwater pumping operations. It should also be noted that shallower, unreported, perched groundwater zones may occur in the immediate site vicinity.

## *2.4* SITE RECONNAISSANCE

A visual site reconnaissance of the subject property was conducted on September 2, 2021 to identify observable signs of environmental impairments, including on-site operations and maintenance activities which may lead to possible environmental impairment.

As a part of the site reconnaissance the subject property was visually inspected for obvious indications of the following:

| DESCRIPTION | COMMENT |
|---|---|
| Aboveground Storage Tanks (AST) | None |
| Back-up Power Generators (diesel, battery, natural gas) | None |
| Chemical/Hazardous Materials Storage Area | None |
| Creeks/ Canals | None |
| Debris or Debris Stockpile | None |
| Dispenser Islands, Concrete Pads, and/or Cradles (Fuel) | None |
| Dry Cleaner (drop-off, onsite) | None |
| Electrical Transformers (pole or ground) | None |
| Evidence of Soil Borings | None |
| Evidence of Soil Excavation | None |
| Fill Materials | None |
| Drains (trench drains, proximity to HazMat/ waste) | None |

| DESCRIPTION | COMMENT |
|---|---|
| Floor Staining or Corrosion (inside) | None |
| Forklift (type) | None |
| Grease Drum | None |
| Grease Trap | None |
| Health and Safety Issues (e.g. molds, standing water) | None |
| Heating/Cooling Systems | None |
| Hydraulic Hoists/Elevator (No./Type) | None |
| Industrial Wastewater | None |
| Loading Dock (drain) | None |
| Odors | None |
| Oil Burners/Furnace | None |
| Oil-Water Separator/Clarifier | None |
| Patches (concrete, asphalt) | None |
| Petroleum Containers (No./size/type) | None |
| Pipes of Unknown Uses | None |
| Pits, Ponds, or Lagoons | None |
| Pools of Liquid | None |
| Railroad, spurs | None |
| Septic Systems | None |
| Stained Soil or Pavement | Yes, see Section 2.4.1. |
| Stockpiled Soil | None |
| Storm Drains/ Catch Basins | None |
| Stressed Vegetation | None |
| Sump | None |
| Underground Storage Tanks | None |
| Unidentified/Abandoned Containers | None |
| Well, Type? | None |

The compliance review is not intended as a comprehensive compliance audit. Rather, the compliance review is only intended to aid GEM in determining the likelihood that the subject property may have been impacted by releases of hazardous substances.

### *2.4.1* ONSITE CONDITIONS

The subject property was occupied by one building with four units. The building was occupied by

- Tinkering Camp (9431 West Venice Boulevard) operates as an arts and crafts children's camp.
- Praveen Gupta MD, FACOG (9435 West Venice Boulevard) operates as a women's health clinic.
- Hot Hot Hair (9439 West Venice Boulevard) operates as a hair salon.
- Stefis Exclusive Indian Boutique and Gifts (9443 West Venice Boulevard) operates as a boutique retail store.

The site reconnaissance did not identify tenants or operations that use and store hazardous materials and/or waste. There was regular vehicle staining observed on asphalt surfaces at the exterior parking lot. There were no drains or other underground conduits in proximity of staining. There were no obvious signs of major environmental concerns during the site reconnaissance.

### 2.4.2 OTHER ENVIRONMENTAL CONDITIONS

There is a potential presence of ACBM and LBP in the building material. However, this Phase I ESA is not intended to constitute or substitute for a comprehensive, quantitative ACBM and LBP survey and sampling.

If demolition, renovation, or re-roofing of the building is planned, as asbestos survey is required by local authorities and/or National Emissions Standards for Hazardous Air Pollutants (NESHAP) guidelines. NESHAP requires the removal of potentially friable ACBMs prior to building demolition or renovation that may disturb ACBM.

If demolition is planned, the removal of LBP isn't required if it is bonded to the building materials. However, if the LBP is flaking, peeling, or blistering, it should be removed prior to demolition. In either case, applicable Occupational Safety and Health Administration requirements must be followed. Any debris or soil containing LBP (lead) must be disposed of appropriately.

There are no other environmental conditions other than those previously discussed.

## 2.5 VISUAL OBSERVATIONS, ADJOINING SITES

During the site reconnaissance, the GEM field assessor performed a "drive-by" survey of the adjoining properties to note operations that may pose an imminent or potential environmental threat to the subject property.

The general area is occupied by residential and commercial properties.

Adjoining and adjacent properties are:

| | |
|---|---|
| Northeast | Parking Lot, Indian Sweets & Spices (9409 West Venice Boulevard) |
| Southwest | Cardiff Avenue, Star Mini Marty (9601 West Venice Boulevard), Tiffany's Laundry (9607 West Venice Boulevard) |
| Northwest | Residential |
| Southeast | West Venice Boulevard, Fresenius Kidney Care Culver City (9432 West Venice Boulevard) |

# 3.0 REVIEW OF HISTORICAL INFORMATION AND REGULATORY AGENCY RECORDS

## 3.1 ARCHIVED AGENCY RECORDS SEARCH

GEM submitted requests to review or obtain records from Agencies who have jurisdiction over the subject property. Records, if available, may either provide information about the environmental conditions on the subject property, or establish that no environmentally relevant records are on file for the subject property. A list of regulatory references/sources is provided in **Section 5.0**. Copies of records are included in **Appendix B.**

### 3.1.1 STATE WATER QUALITY CONTROL BOARD

The State Water Quality Control Board website does not list the subject property with ongoing site assessment or remediation.

### 3.1.2 DEPARTMENT OF TOXIC SUBSTANCES CONTROL

The Department of Toxic Substances Control website does not list the subject property with ongoing site assessment or remediation.

### 3.1.3 DEPARTMENT OF CONSERVATION, DIVISION OF OIL, GAS, & GEOTHERMAL RESOURCES

The Department of Conservation, Division of Oil, Gas & Geothermal Resources website does not identify the presence of oil or gas wells on the subject property. The closest listed active well is approximately 0.75 miles south of the subject property. The subject property is located approximately 0.15 miles north from the Inglewood Oil-Gas Field.

### 3.1.4 DEPARTMENT OF TRANSPORTATION, NATIONAL PIPELINE MAPPING SYSTEM

The Department of Transportation, National Pipeline Mapping System website does not identify the presence of hazardous materials pipelines on the subject and adjacent properties.

### 3.1.5 SOUTH COAST AIR QUALITY MANAGEMENT DISTRICT

The South Coast Air Quality Management District (SCAQMD) does not have permits on file for the subject property.

### 3.1.6 LOS ANGELES REGIONAL WATER QUALITY CONTROL BOARD

The Los Angeles Regional Water Quality Control Board (LARWQCB) does not have records on file for the subject property.

### *3.1.7* LOS ANGELES COUNTY ASSESSOR'S OFFICE

The Assessor's Parcel Number (APN) for the subject property is 4313-019-047.

### *3.1.8* LOS ANGELES COUNTY BUILDING DEPARTMENT

The Los Angeles County Building Department does not have records on file for the subject property.

### *3.1.9* LOS ANGELES COUNTY FIRE DEPARTMENT

The Los Angeles County Fire Department provided records for 9439 West Venice Boulevard, Friendly Printing. Inspections from 1999 and 2003 did not note violations or hazardous materials/waste use.

### *3.1.10* LOS ANGELES COUNTY DEPARTMENT OF PUBLIC WORKS

The Los Angeles County Department of Public Works does not have records for the subject property.

### *3.1.11* CITY CLERK OF CULVER CITY

The City of Culver City does not have records on file for the subject property.

### *3.1.12* CITY OF LOS ANGELES FIRE DEPARTMENT

The City of Los Angeles Fire Department indicated 9431 West Venice Boulevard, Apartment Hardware and Supply, was an inactive hazardous materials facility. A follow up request indicated there were no records on file, and the following response:

"Unfortunately, the requested facility yielded no search results. If this is an inactive hazardous materials site, please be advised that our department only keeps records pertaining to the storage of hazardous materials for up to five years. If the site in question has been inactive for longer than those 5 years, it's possible all related files have been expunged."

### *3.1.13* CITY OF LOS ANGELES BUILDING DEPARTMENT

Historical building permits on file for the subject property are dated from 1926 through 2017.

**9429 West Venice Boulevard**

- 1976 –
  - demolition of retail facility
  - permit for retail facility

**9431 West Venice Boulevard**

- 1926 & 1929 – new building
- 1977 & 1979 – sign permits
- 1978 – new retail facility
- 1979 – alteration of retail facility

- 1980 – certificate of occupancy, referenced 9431-9443 Venice Boulevard
- 2017 – seismic gas shut off valve

**9433 West Venice Boulevard**

- 1935 – building repair for office

**9435 West Venice Boulevard**

- 1979 – alteration of retail facility, noted use of photo developing and medical facility

**9439 West Venice Boulevard**

- 1928 –
    - building permit
    - addition for feed store
- 1944 – reroofing, included 9441 Venice Boulevard

**9443 West Venice Boulevard**

- 1939 – building repair for store
- 1965 –
    - sign permit
    - alteration for office
- 1977 – Sign permit
- 1979 – alteration of retail facility, included 9441 Venice Boulevard

**3780 South Cardiff Avenue**

- 1965 – alteration of retail facility
- 1977 – new miscellaneous building/structure

## *3.2* REVIEW OF REGULATORY AGENCY DATABASES

GEM has also reviewed a vendor-supplied, computer-generated federal, state, and regional one-mile regulatory database search in an effort to determine whether the subject property is listed on an agency environmental database and to identify possible regulatory-listed sites of concern within a one-mile radius of the subject property. In general, these documents list known or suspected hazardous-waste generators, release sites, landfills, unauthorized disposal sites, sites with registered underground storage tanks, and sites currently under investigation for known or suspected environmental violations or releases.

GEM assesses the potential environmental impact of petroleum hydrocarbon sites within 0.125 miles (660 feet) of the subject property and dry cleaners (PCE sites) with active investigation and remediation within 0.25 miles (1,320 feet) of the subject property.

The Federal and State listings are summarized in the table below:

| Government Records | Description | ASTM Search Distance (miles) | Total Listing |
|---|---|---|---|
| **Federal** | | | |
| National Priority List (NPL) | U.S. Environmental Protection Agency's (EPA) list of national priorities among known or threatened releases of hazardous substances, pollutants, or contaminants throughout the U.S. and its territories. The NPL is intended primarily to guide the EPA in determining which sites warrant further investigation under the Superfund Program. | 1.0 | 0 |
| Delisted NPL | Facilities that have been removed from the NPL. | 0.5 | 0 |
| Comprehensive Environmental Response, Compensation, and Liability Information System (CERCLIS) | EPA's list containing information on the assessment and remediation of current hazardous waste sites pursuant to the CERCLA of 1980. | 0.5 | 0 |
| CERCLIS No Further Action Remedial Action Planned (NFRAP) | Facilities that have been removed and archived from EPA's inventory of CERCLA sites. | 0.5 | 0 |
| Resource Conservation and Recovery Act (RCRA) Corrective Action (CORRACTS) | EPA's database of RCRA facilities associated with treatment, storage, and disposal (TSD) of hazardous waste that are undergoing "corrective action." A "corrective action" order is issued when there has been a release of hazardous waste or constituents into the environment from a RCRA facility. | 1.0 | 0 |
| RCRA non-CORRACTS TSD | EPA's database of facilities which report storage, transportation, treatment, or disposal of hazardous waste. Unlike the RCRA CORRACTS/TSD database, the RCRA Non-CORRACTS/TSD database does not include RCRA facilities where corrective action is required. | 0.5 | 0 |
| RCRA Generators | EPA's database of facilities that generate hazardous waste as part of their normal business practices. Generators are listed as either large (LQG), small (SQG), or conditionally exempt (CESQG). | property and adjoining properties | 0 |

| Government Records | Description | ASTM Search Distance (miles) | Total Listing |
|---|---|---|---|
| Institutional control (IC)/engineering control (EC) | IC includes 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. EC includes caps, building foundations, liners, and treatment methods to create pathway elimination for regulated substances to enter environmental media or effect human health. | property only | 0 |
| Emergency Response Notification System (ERNS) | EPA's database of facilities with reported releases of petroleum and hazardous substances to the air, soil and/or water. | property only | 0 |
| **State and Tribal** | | | |
| Equivalent NPL | Confirmed release sites where DTSC is involved in remediation, either in a lead or oversight capacity. | 1.0 | 0 |
| Equivalent CERCLIS | Federal Superfund Sites identified by the EPA where the DTSC is actively involved, either in a lead or support capacity, in the investigation and/or remediation currently in progress. | 0.5 | 0 |
| Landfill and/or solid waste disposal sites | Database of solid waste facilities; may include the facility name, class, operation type, area, estimated operational life, and owner. | 0.5 | 0 |
| Leaking underground storage tank (LUST) | List of USTs which have been reported as having had a release. | 0.5 | 14 (closed) |
| Registered storage tanks | Database of registered storage tanks | property and adjoining properties | 0 |
| IC/EC | Equivalent to the Federal IC / EC database list | property only | 0 |
| Voluntary cleanup sites | Facilities included as Voluntary Cleanup Program (VCP) | 0.5 | 3 |
| Brownfield sites | Properties addressed by Cooperative Agreement Recipients or Targeted Brownfields Assessments. | 0.5 | 0 |
| Spills, Leaks, Investigation & Cleanup (SLIC) | Sites that impact, or have the potential to impact, water quality in California, with emphasis on groundwater. SLIC Program deals with site investigation and corrective action involving sites not overseen by the UST Program and the Well Investigation Program. | 0.5 | 3 (1 open) |

Supplemental and proprietary historic databases were also reviewed. These databases identified the following listings within 0.25 miles of the subject property:

| Source List | Description | Search Distance (miles) | Total Listing |
|---|---|---|---|
| Air Permits with Emissions (Air, Air-Dist) | facilities with permits for air emission; air permitted facilities as reported by various Air Quality and Air Pollution Control Districts in California | 0.25 | 37 |
| Facility Registry System (FRS) | sites subject to environmental concern | 0.0625 | 4 |
| DCF2, DryCleaners, Cleaners | drycleaners reported by the DTSC | 0.25 | 7 |
| Historical listings | listings from historical databases that are no longer updated/used. Listings may have been closed or transferred to active databases | 0.0625-0.25 | 61 |
| Historical Auto Repair | records dating back to the 1800's that have shown up in historic resources and based on their classification, may have used hazardous materials or petroleum products. | 0.25 | 2 |
| Historical Convenience | | 0.0625 | 1 |
| Historical Cleaners | | 0.25 | 3 |
| Historical Manufacturing | | 0.0625 | 2 |
| Historical Service Station | | 0.25 | 4 |
| Historical Printer | may have used/stored hazardous materials or fuel | 0.0625 | 3 (1 subject property) |
| Spill-SSO | database contains private lateral sewage discharges from RWQCB | 0.25 | 1 |

The subject property, 9439 West Venice Boulevard, Friendly Printing, was a historical printer facility in 1997. There are no ongoing investigations or violations listed at this time.

The adjoining east property, 9401 West Venice Boulevard, (PIP Printing & Westside Print Center), was

- Historical printer, publisher, commercial, and retail facility in 1997 and 2010.
- Disposed of photochemicals/photoprocessing waste from 2000 through 2004 (noted as transfer station).
- Nonhazardous waste generator facility under the US EPA and Los Angeles County Fire Department.
- There are no ongoing investigations or violations listed at this time.

The adjacent southwest property, 9601 West Venice Boulevard, is located 0.03 miles across South Cardiff Avenue from the subject property (Star Mini Mart). This site was a historical convenience store in 1997. There are no ongoing investigations or violations listed at this time.

The adjacent southwest property, 9603 West Venice Boulevard, is located 0.03 miles across South Cardiff Avenue from the subject property (Issa Foreign Auto Parts). This site was a historical automobile parts &

supplies manufacturing facility in 1997 and 2013. There are no ongoing investigations or violations listed at this time.

The adjacent southwest property, 9607 West Venice Boulevard, is located 0.04 miles across Cardiff Avenue from the subject property (Tiffany's Coin Laundry). This site is an identified self-service coin operated laundry facility from 2006 through 2016. Listing also associated coin operated laundries and drycleaners facility, however, there were no other references to onsite dry-cleaning operations. There are no ongoing investigations or violations listed at this time.

The adjacent northeast property, 3809 Bagley Avenue, is located 0.04 miles across Bagley Avenue from the subject property (Johnny's Tailor & Dry Cleaners). This site was a historical cleaner's facility in 1997. There are no ongoing investigations or violations listed at this time.

The SLIC-Open site is located 0.47 miles from the subject property. This site was reviewed to be down-gradient from the subject property with contamination plumes limited to the respective site. Based on the distance, down-gradient location from the subject property, and the available information, the potential for the presence of adverse environmental condition on the subject property from the site appears low at this time.

The LUST-Closed and SLIC-Closed case sites are located between 0.1 and 0.5 miles from the subject property. Based on the closed case status, the potential for the presence of adverse environmental condition on the subject property from these sites appear low at this time.

The listed State and tribal voluntary cleanup sites are located between 0.34 and 0.57 miles from the subject property. These sites are either identified as no further action/remedial action or inactive status associated with former use under the Department of Defense with no relevant information. Based on available information at this time, the potential for adverse environmental impact on the subject property appears low.

The remaining Hist-Service Stations are greater than the distance used for assessing sites that may have a potential environmental impact on the subject property.

The remaining DryCleaners, Cleaners, and Hist-Cleaner listings are located 0.05 and 0.23 miles from the subject property. Uncorrected violations are associated with documentation. There are no listed ongoing investigations at this time.

The county and methane landfill sites are located between 0.71 and 0.99 miles from the subject property. These sites are either closed disposal facilities or permitted disposal facility. There are no ongoing investigations or violations listed at this time. There are no ongoing investigations or violations listed at this time.

There are no offsite listings within the distance used for assessing sites that appear to have an adverse environmental impact on the subject property at this time.

A copy of the complete database search document and a detailed description of the databases that were searched are included in **Appendix C**.

## 3.3 REVIEW OF HISTORICAL AERIAL PHOTOGRAPHS

GEM reviewed readily available and reasonably ascertainable aerial photographs of the area of the subject property (https://www.historicaerials.com/ and Google Earth).

Aerial photographs for the years of 1948, 1952, 1953, 1964, 1972, 1980, 1985, 1989, 1994, 2000, 2002, 2003, 2004, 2005, 2006, 2007, 2008, 2009, 2010, 2011, 2012, 2013, 2014, 2015, 2016, 2017, 2018, 2019, 2020, and 2021 were reviewed.

Aerial photographs, starting from 1948, showed the subject property developed with at least two structures through 1964. The general area was developed with commercial and residential structures.

The 1972 aerial photograph shows the subject property with what appears to be storage on the western portion of the site. The previous eastern structure remained. The general area was similar to the previous years.

The existing commercial building has been onsite since at least 1980 according to aerial photographs. The general area was developed with commercial and residential structures.

## 3.4 REVIEW OF HISTORICAL USGS TOPOGRAPHIC MAPS

GEM reviewed readily available and reasonably ascertainable USGS topographic maps of the area of the subject property (https://www.historicaerials.com/).

USGS topographic maps for the years of 1894, 1896, 1898, 1900, 1902, 1904, 1906, 1908, 1910, 1913, 1915, 1921, 1924, 1925, 1926, 1931, 1932, 1934, 1952, 1955, 1959, 1963, 1968, 1975, 1981, 1994, 1999, 2012, 2015, and 2018 were reviewed.

The 1894 through 1915 USGS topographic maps showed the general area with sparse road and building development. Railroad tracks were shown in the northern outer vicinity.

The 1921 through 1934 USGS topographic maps showed the general area with full road and building development. Railroad tracks were depicted throughout the outer eastern and northern vicinity.

The 1952 through 1999 USGS topographic maps were mostly similar to the previous years. The eastern railroad track area was now shown as an underground cable line, with the northern railroad track remaining.

The 2012 through 2018 USGS topographic maps showed the general area with full road and building development. There were no underground cable lines or railroad tracks depicted.

## 3.5 REVIEW OF HISTORICAL FIRE INSURANCE MAPS

Fire insurance maps are the most detailed historical records of the urban landscape. From 1790 to 1961, nearly every U.S. town and city with populations of 2,000 or more had been surveyed. Shown on these maps, sometimes in great detail, is virtually every building, man-made structure, and business standing at the time the survey was made.

Fire insurance maps for the years 1919, 1924, 1929, and 1950 were also reviewed.

The 1919 fire insurance map showed the subject property developed with a 2-story structure identified as store, apartments, and offices with addresses 6725, 6727, and 6729 Venice Boulevard and 7107 Cardiff Avenue. A Pacific Electric Railroad Depot was shown adjoining south along Venice Boulevard. The general area was shown with sparse presence of dwelling structures.

The 1924 fire insurance map showed the subject property with the previous 2-story structure. 6725 Venice Boulevard was shown as "feed" and 6727 and 6729 Venice Boulevard/7101 & 7107 Cardiff Avenue was shown with a wallpaper, paints & oil unit. An additional office structure was shown onsite at 6721 Venice Boulevard. The adjoining south Pacific Electric Railroad Depot was no longer present. The general area was mostly developed with dwelling and office structures.

The 1929 fire insurance map showed the two previous structures. The "feed" unit was addressed as 9439 and 9441 Venice Boulevard. The wallpaper, paints & oil unit was addressed as 9443 Venice Boulevard and 3780 Cardiff Avenue. An additional garage structure was shown. The previous office structure was addressed as 9429 and 9431 Venice Boulevard. The general area was mostly developed with dwelling and office structures.

The 1950 fire insurance map showed the subject property with redevelopments. A 2-unit store was shown at 9429 and 9431 Venice Boulevard. An office and previous garage structure were shown at 9433 Venice Boulevard. A three-unit structure was shown with a grocery store at 9439 Venice Boulevard, wholesale at 9441 and 9443 Venice Boulevard, and a store at 3780 Cardiff Avenue and 9443 ½ Venice Boulevard. A Same Paints structure was adjoining east at 9427 Venice Boulevard. The general area was shown with mostly dwellings and stores.

A copy of the report is included in **Appendix C**.

## 3.6 REVIEW OF HISTORICAL CITY DIRECTORIES

One of the least known, yet most complete and comprehensive historical sources are historical city or street directories. GEM reviews historical city or street directories (also known as criss-cross or reverse indexed directories) for information on the past occupants of and activities on the subject property and adjoining properties. If they were reasonably ascertainable, they were reviewed to determine current or past occupants of the subject property.

Historical city or street directories were available for 1931, 1949, 1959-1960, 1963, 1971, 1975, 1980, 1985, 1990, 1995-1996, 1999-2000, and 2004-2005. The listings are provided below:

**9431 Venice Boulevard (subject property)**

- 1931 – Grunland RE real estate
- 1949 – Loia's Dressmaking Shop
- 1959-1960 – Whipple Ted Signs, Custom Built Fishing Rods (9431 ½)
- 1963 – Dutton Termite & Pest Control Exterminator

- 1971 – 1985 – Not Listed
- 1990 – Apartment Hardware & Supply, Manoff Andy
- 1995 – 2005 – Not Listed

**9435 Venice Boulevard (subject property)**

- 1931 – 1980 – Not Listed
- 1985 – Loyds Colorcraft
- 1990 – Colorcraft
- 1995 – 2000 – Not Listed
- 2004-2005 – Gupta Praveen MD, MD Manager

**9439 Venice Boulevard (subject property)**

- 1931 – Vacant
- 1949 – Smart & Final Company wholesale grocery store
- 1959-1960 – Matsukas Bros Paper Company
- 1963 – 1975 – Not Listed
- 1980 – 2005 – Friendly Printing

**9443 Venice Boulevard (subject property)**

- 1931 – Culver City Builders Supply Company
- 1949 – Not Listed
- 1959 – 1963 – Salvation Army Thrift Shop
- 1971 – 1980 – Not Listed
- 1985 – Bhuta Mahesh MD
- 1990 – Bhuta Mahesh MD, Park Properties
- 1995 – 2000 – Not Listed
- 2004-2005 – India Music and Boutique

**9429 Venice Boulevard (historical subject property)**

- 1931 – Vacant
- 1949 – Sweeney Lorraine drsmkr
- 1959-1960 – Not Listed
- 1963 – Elmer’s Venetian Blind & Window Shade Company
- 1971 – A1 Furniture Refinishing
- 1975 – 2005 – Not Listed

**9433 Venice Boulevard (historical subject property)**

- 1931 – Not Listed
- 1949 – Brown Laura S real estate
- 1959 – 1985 – Not Listed
- 1990 – 1996 – DSP International
- 1999-2000 – California Breastcare Centers
- 2004-2005 – Not Listed

**9441 Venice Boulevard (historical subject property)**

- 1931 – Apartments
- 1949 – Shanks Grace Mrs., Fredrickson NW (9441 ½)
- 1959 – 1963 – Apartments
- 1971 – Hofmeister JA, Whittington Walter, Yost Ernest
- 1975 – 2005 – Not Listed

**3780 Cardiff Avenue (historical subject property)**

- 1931 – Not Listed
- 1949 – Longas Elis drsmkr
- 1959-1960 – Mrs. Loretta Campbell
- 1963 – 2005 – Not Listed

A copy of the report is included in **Appendix C**.

## *3.7* PRIOR OR CURRENT AGRICULTURAL LAND USE

It does not appear that the subject and adjoining properties were used for agriculture since at least 1919.

## *3.8* QUESTIONNAIRE AND/OR INTERVIEW

The site contact was interviewed during the site reconnaissance. Information provided are discussed Section 2.0.

## *3.9* ADDITIONAL ENVIRONMENTAL DOCUMENTS

No additional environmental document was provided for review.

## *3.10* HISTORICAL SITE USE

The chronological historical site use summary below is based on reviewed aerial photographs, maps, regulatory agency files, interviews, and additional environmental documents:

- 1919 – store, apartments, and office units (6725, 6727, and 6729 Venice Boulevard and 7107 Cardiff Avenue)
- 1924 – feed store (6725 Venice Boulevard), wallpaper, paints & oil (6727 and 6729 Venice Boulevard/7101 & 7107 Cardiff Avenue), office structure (6721 Venice Boulevard)
- 1976 – demolition of retail facility (9429 Venice Boulevard)
- 1977 – construction of existing building

**9431 Venice Boulevard (subject property)**

- 1929 – office
- 1931 – Grunland RE real estate
- 1949 – Loia’s Dressmaking Shop

- 1950 – store
- 1959-1960 – Whipple Ted Signs, Custom Built Fishing Rods (9431 ½)
- 1963 – Dutton Termite & Pest Control Exterminator
- 1990 – Apartment Hardware & Supply, Manoff Andy
- Current – Tinkering Camp

**9435 Venice Boulevard (subject property)**

- 1979 – photo developing/medical facility
- 1985 – 1990 – Colorcraft
- 2004 – current – Gupta Praveen MD

**9439 Venice Boulevard (subject property)**

- 1928 – 1929 – feed store
- 1931 – Vacant
- 1949 – 1950 – grocery store
- 1959-1960 – Matsukas Bros Paper Company
- 1980 – 2005 – Friendly Printing
- Current -Hot Hot Hair

**9443 Venice Boulevard (subject property)**

- 1929 – wallpaper, paints & oil unit
- 1931 – Culver City Builders Supply Company
- 1950 – wholesale/store
- 1959 – 1963 – Salvation Army Thrift Shop
- 1979 – retail
- 1985 – 1990 – Bhuta Mahesh MD
- 2004 – current – India Music and Boutique

**9429 Venice Boulevard (historical subject property)**

- 1929 – office
- 1949 – Sweeney Lorraine drsmkr
- 1950 – store
- 1963 – Elmer’s Venetian Blind & Window Shade Company
- 1971 – A1 Furniture Refinishing

**9433 Venice Boulevard (historical subject property)**

- 1935 – 1950 – office
- 1990 – 1996 – DSP International
- 1999-2000 – California Breastcare Centers

**9441 Venice Boulevard (historical subject property)**

- 1929 – feed store

- 1931 – 1949 – Apartments
- 1949 – Shanks Grace Mrs., Fredrickson NW (9441 ½)
- 1950 – wholesale unit
- 1959 – 1963 – Apartments
- 1971 – Hofmeister JA, Whittington Walter, Yost Ernest
- 1979 – retail facility

**3780 Cardiff Avenue (historical subject property)**

- 1929 – wallpaper, paints & oil unit
- 1949 – Longas Elis drsmkr
- 1950 – store
- 1959-1960 – Mrs. Loretta Campbell
- 1977 – permit for new structure

## *3.11* VAPOR INTRUSION GUIDELINES

The U.S. Environmental Protection Agency's *Technical Guide for Assessing and Mitigating the Vapor Intrusion Pathway from Subsurface Vapor Sources to Indoor Air* (OSWER Publication 9200.2-154, June 2015) recommends that 100 feet laterally and vertically is a reasonable initial criterion when considering vapor migration fundamentals. The buffer zone of approximately 100 feet has generally been used in determining which buildings to include in vapor intrusion investigations when significant surface covers are not present, under the assumption that preferential vapor migration routes are absent.

Vapor encroachment condition (VEC) is the presence or likely presence of volatile and toxic vapors in the vadose zone of the subject property caused by the release of vapors from contaminated soil and/or groundwater either on or near the subject property.

Vapor intrusion is the general term given to migration of hazardous vapors from any subsurface vapor source, such as contaminated soil or groundwater, through the soil and into an overlying building or structure. These vapors can enter buildings through cracks in basements and foundations, as well as through conduits and other openings in the building envelope. Vapors can also enter structures that are not intended for human occupancy (e.g., sewers, drain lines, access vaults, storage sheds, pump houses) through cracks and other openings.

All types of buildings, regardless of foundation type (e.g., basement, crawl space, slab-on-grade), have openings that render them potentially vulnerable to vapor intrusion. Buildings subject to vapor intrusion include, but are not limited to, residential buildings (e.g., detached single-family homes, trailer or 'mobile' homes, multi-unit apartments and condominiums), commercial workplaces (e.g., office buildings, retail establishments), educational and recreational buildings (e.g., schools and gyms), and industrial facilities (e.g., manufacturing plants).

Based on available information, a VEC does not exist at the subject property.

## *3.12* IDENTIFICATION OF HISTORICAL DATA GAPS

Data gaps may result from the lack of or inability to obtain information required by ASTM E1527 despite good faith efforts by the environmental professional to gather such information. Data gaps are only significant if "other information and/or professional experience raise reasonable concerns involving the data gap."

Data gaps may include, but are not limited to, site reconnaissance, interviews, review of standard historical sources, etc. ASTM E1527 requires that all obvious uses of the property shall be identified from the present, back to the property's first developed use, or back to 1940, whichever is earlier.

During the course of this Phase I ESA, GEM did not identify significant data gaps within the reviewed historic documents for the subject property that could affect the conclusions of this report.

# 4.0 FINDINGS AND RECOMMENDATIONS

## 4.1 FINDINGS

The subject property is developed with a 1-story commercial building on a 0.29-acre lot. The remaining portion of the subject property is landscaping, asphalt-paved parking, and concrete walkways. The building is occupied by Tinkering Camp (9431 West Venice Boulevard), Praveen Gupta MD, FACOG (9435 West Venice Boulevard), Hot Hot Hair (9439 West Venice Boulevard), and Stefis Exclusive Indian Boutique and Gifts (9443 West Venice Boulevard). The units are occupied by an arts and crafts children's camp, medical women's clinic, hair salon, and an Indian boutique. The general area is occupied by residential and commercial strictures.

Historical sources show the subject property developed with a retail building from at least 1919 until 1976 when the building was demolished, and the existing building constructed.

The former onsite building was occupied by retail stores (window, fishing rods, signs, grocery), dress making, pest control, furniture refinishing, paper company, apartments, thrift shop, and offices (real estate) until permitted demolition in 1976. Historical addresses included 9429, 9433, 9441, 6721, 6725, 6727, & 6729 Venice Boulevard and 3780, 7101, & 7107 Cardiff Avenue.

Permits identified construction of the existing building in 1977. Operations for the existing building have included hardware supply, photo developing, printing, music & boutique, and medical operations. Historical addresses associated with the existing building include 9433 & 9441 Venice Boulevard and 3780 Cardiff Avenue.

The site reconnaissance did not identify tenants or operations that use and store hazardous materials and/or waste. There was regular vehicle staining observed on asphalt surfaces at the exterior parking lot. There were no drains or other underground conduits in proximity of staining. There were no obvious signs of major environmental concerns during the site reconnaissance.

Public agency records identified the subject property with inactive hazardous materials operations associated with hardware store operations. Inspections did not note violations or hazardous materials/waste use associated with printing operations identified from at least 1997 through 2003.

There are no records from various regulatory agencies that identify the potential for adverse environmental impact from the subject and adjoining properties. There are no listed offsite listings with the potential for adverse environmental impact on the subject property.

### 4.1.1 RECOGNIZED ENVIRONMENTAL CONDITION

A *REC* refers to 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.

There are no *RECs* identified at the subject property at this time.

### 4.1.2 HISTORICAL REC

*Historical REC* refers to a past release of any hazardous substances or petroleum products that has occurred in connection with the property and has been addressed to the satisfaction of the applicable regulatory authority or meeting unrestricted use criteria established by a regulatory authority, without subjecting the property to any required controls (for example, property use restrictions, activity and use limitations, institutional controls, or engineering controls).

There are no *historical RECs* identified at the subject property at this time.

### 4.1.3 CONTROLLED REC

*Controlled REC* is 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 (for example, as evidenced by the issuance of a no further action 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 (for example, property use restrictions, activity and use limitations, institutional controls, or engineering controls).

There are no *controlled RECs* identified at the subject property at this time.

### 4.1.4 DE MINIMIS CONDITIONS

A *de minimis condition* generally does not present a threat to human health or the environment and that generally would not be the subject of an enforcement action if brought to the attention of appropriate governmental agencies. Conditions determined to be *de minimis conditions* are not *RECs* nor *controlled RECs*.

The former use of the subject property is a *de minimis condition*.

### 4.1.5 BUSINESS ENVIRONMENTAL RISK

*BER* is a risk which can have a material environmental or environmentally-driven impact on the business associated with the current or planned use of commercial real estate, and is not an issue required to be investigated under this practice. A *BER* may include one or more of the non-scope issues contained in subsection 1.3.

There is the potential presence of ACBM and LBP in the original building material. However, this Phase I ESA is not intended to constitute or substitute for a comprehensive, quantitative ACBM and LBP survey and sampling.

## 4.2 RECOMMENDATIONS

Given the findings and conclusions of this Phase I ESA, GEM recommends no further investigation at this time.

# 5.0 REGULATORY AGENCIES

| Federal and/or State Agencies | |
|---|---|
| State Water Quality Control Board | http://geotracker.waterboards.ca.gov/ |
| Department of Toxic Substances Control | http://www.envirostor.dtsc.ca.gov/ |
| Department of Conservation, Division of Oil, Gas, & Geothermal Resources | https://maps.conservation.ca.gov/doggr/wellfinder/#close |
| Department of Transportation, National Pipeline Mapping System | https://pvnpms.phmsa.dot.gov/PublicViewer/ |
| Los Angeles Regional Water Quality Control Board | Rb4-publicrecords@waterboards.ca.gov |
| South Coast Air Quality Management District | http://www.aqmd.gov/nav/online-services/public-records |

| County Agencies | |
|---|---|
| Assessor's Office | https://portal.assessor.lacounty.gov/ |
| Fire Department | https://lacountyfire.govqa.us/WEBAPP/ |
| Building Department | https://epicla.lacounty.gov/SelfService/#/search |
| Department of Public Works | http://www.ladpw.org/epd/cleanla/openfilereview.aspx |

| City Agencies | |
|---|---|
| Fire Department | https://www.lafd.org/fire-prevention/cupa/public-records |
| Building Department | https://www.ladbs.org/services/check-status/online-building-records |

| Environmental Records Search | |
|---|---|
| Aerial Photographs | https://www.historicaerials.com/viewer and Google Earth |
| City Directories | https://www.reccheck.com/store/default.asp |
| Fire Insurance Maps | https://www.reccheck.com/store/default.asp |
| Regulatory Agency Databases | https://www.reccheck.com/store/default.asp |
| Topographic Maps | https://www.historicaerials.com/viewer |

# 6.0 LIMITATIONS

To achieve the study objectives stated in this report, we were required to base GEM conclusions and recommendations on the best information available during the period the Phase I ESA was conducted and within the limits prescribed by GEM client in the contract/authorization agreement and standard terms and conditions.

GEM's professional services were performed using that degree of care and skill ordinarily exercised by environmental consultants practicing in this or similar fields. Resumes are included in **Appendix D**. The findings were mainly based upon examination of historic records, maps, aerial photographs, and governmental agencies lists. The hazardous waste site lists represented in this report represent only a search of the specific government records as listed above. It should be noted that governmental agencies often do not list all sites with environmental contamination; the lists could be inaccurate and/or incomplete. Recommendations are based on the historic land use of the subject property, as well as features noted during the site reconnaissance and examined records. The absence of potential gross contamination sources, historic or present, does not necessarily imply that the subject property is free of any contamination. This report only represents a "due diligence" effort as to the integrity of the subject property. No warranty or guarantee, expressed or implied, is made as to the professional conclusions or recommendations contained in this report. The limitations contained within this report supersede all other contracts or scopes of work, implied or otherwise, except those stated or acknowledged herewith.

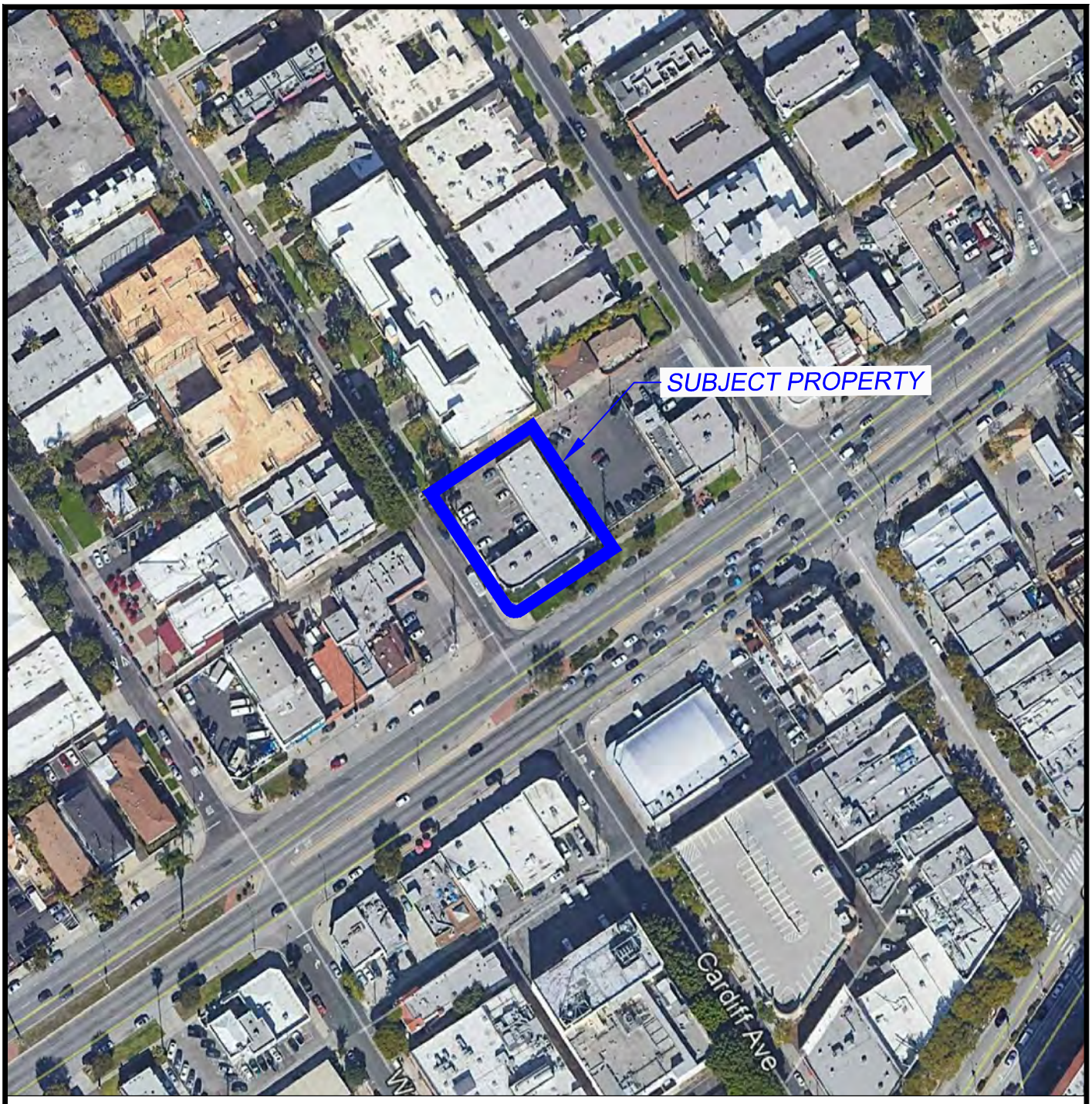
This report is not a legal opinion. It does not necessarily comply with requirements defined in any environmental law such as the "innocent landowner defense" or "due diligence inquiry." Only legal counsel retained by the client is competent to determine the legal implications of any information, conclusions, or recommendations in this report. The compliance status is not intended for use as a guide to compliance for the present owner. Its intended use is to identify environmental impairments to the subject property and is not to be used as a guide to the legal compliance to any regulations of any kind.

The findings, conclusions, recommendations, and professional opinions contained in this report have been prepared by the staff of GEM, in accordance with generally accepted professional practices. All cost estimates if provided, are purely estimates, and may not represent the actual costs. The costs provided are for budgetary purposes only.

This report does not address, in any way, septic systems, leach fields, septic tanks, or related health hazards.

Analytical results for samples, if collected, should not be construed as conclusive and binding in any way. All sampling conducted is only for the purposes of general screening and does not imply that all materials, locations, or hazardous materials have been identified nor was the sampling intended to identify every instance of the materials sampled. No interpretation of the sample results is made or implied. GEM relays only the information supplied by the laboratory conducting the analysis.

# FIGURES




N

SCALE

0 150 300 FEET

GEM GROUP, INC.
We help clean the environment!
https://www.mygemgroup.com

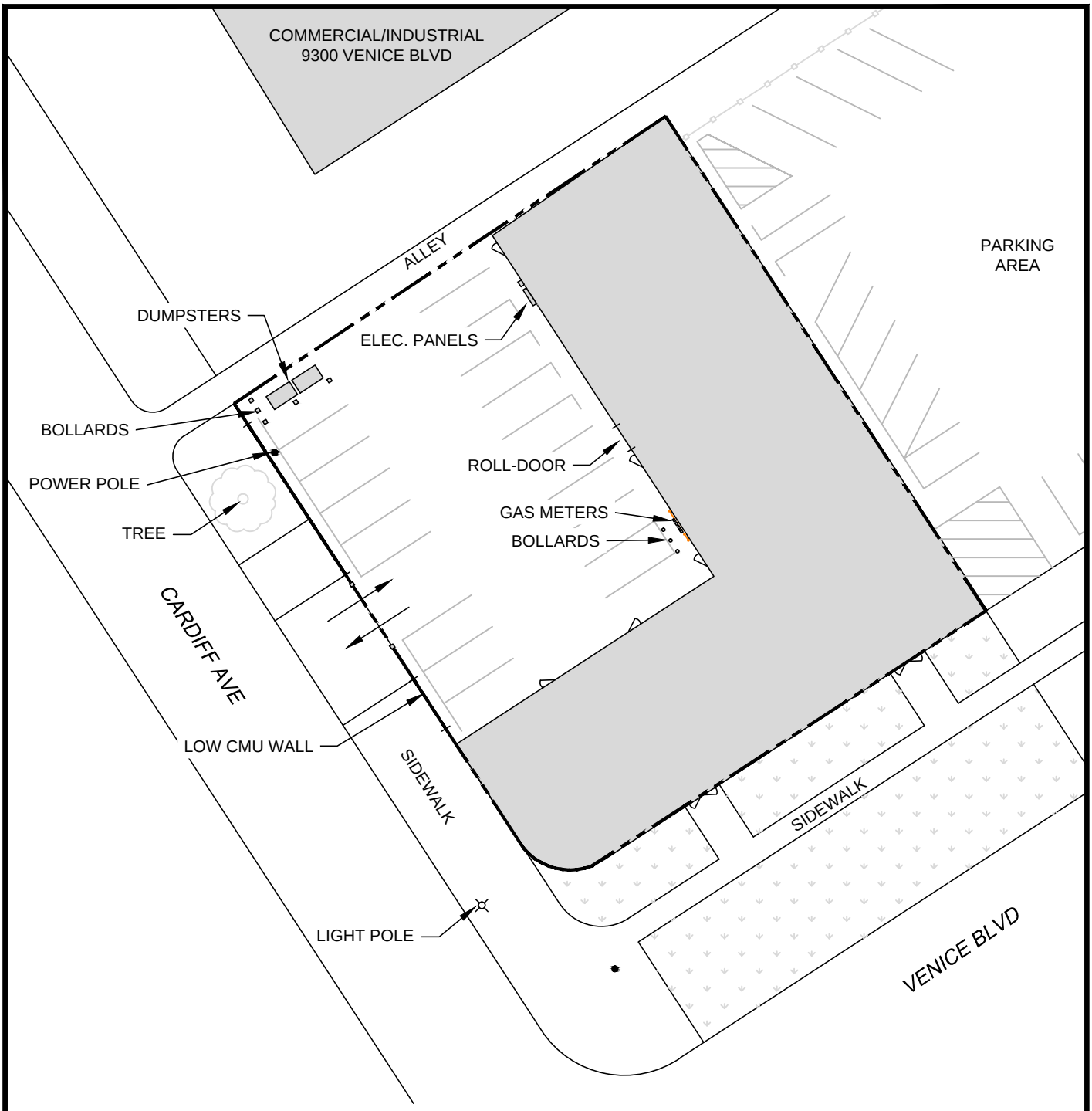
Project Number: 21-14105

Project Address: 9431 Venice Blvd
Culver City, CA 90232

Figure 1

Site Location Map

C:\Users\Bill\Documents\Moser\Phase I ESAs\Phase I ESAs\9431 Venice Blvd Culver City\9431 Venice Blvd Culver City – SLM.dwg, Fig 1 Site Location Map, 8/31/2021 2:00:49 PM




C:\Users\Bill\Documents\Moser\Phase I ESAs\Phase I ESAs\9431 Venice Blvd Culver City\9431 Venice Blvd Culver City – SP.dwg, Fig 2 Site Plan – VERT, 8/31/2021 8:00:47 PM

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Project Number: 21-14105

Project Address: 9431 Venice Blvd
Culver City, CA 90232

Figure 2

Site Plan

# APPENDIX A
# PHOTOGRAPHS

**Photo-1**
**Overview of Subject Property**
**(Facing West)**

**Photo-2**
**Subject Property Exterior**
**(Facing North)**

**Photo-3**
**Overview of Subject Property**
**(Facing North)**

**Photo-4**
**Subject Property Exterior**
**(Facing North)**

**Photo-5**
**Subject Property Exterior**
**(Facing Northeast)**

**Photo-6**
**Subject Property Exterior**

**Photo-7**
**View Along Alley**
**(Facing Northeast)**

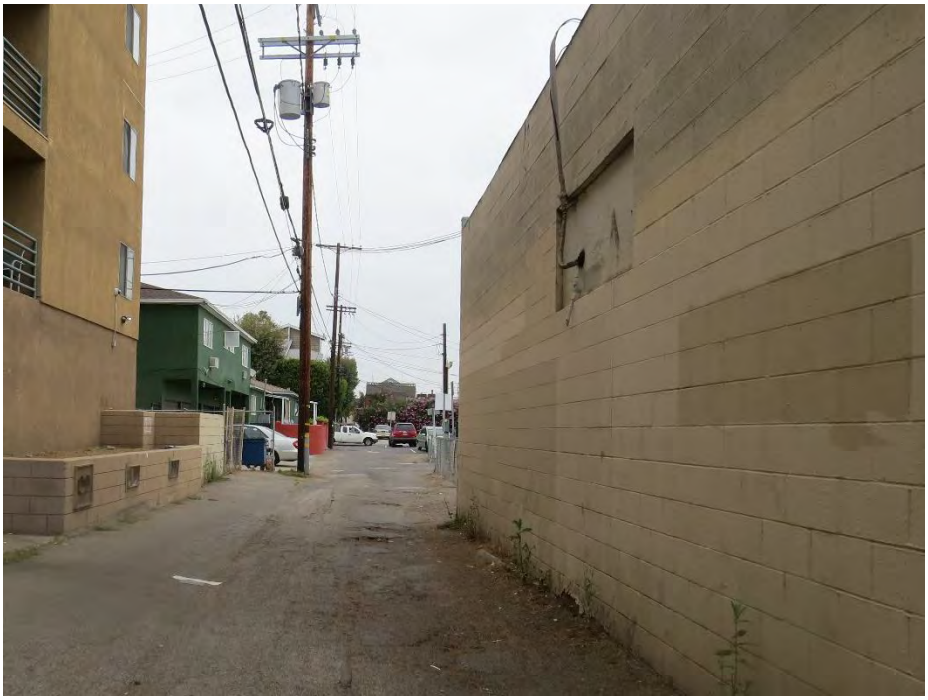
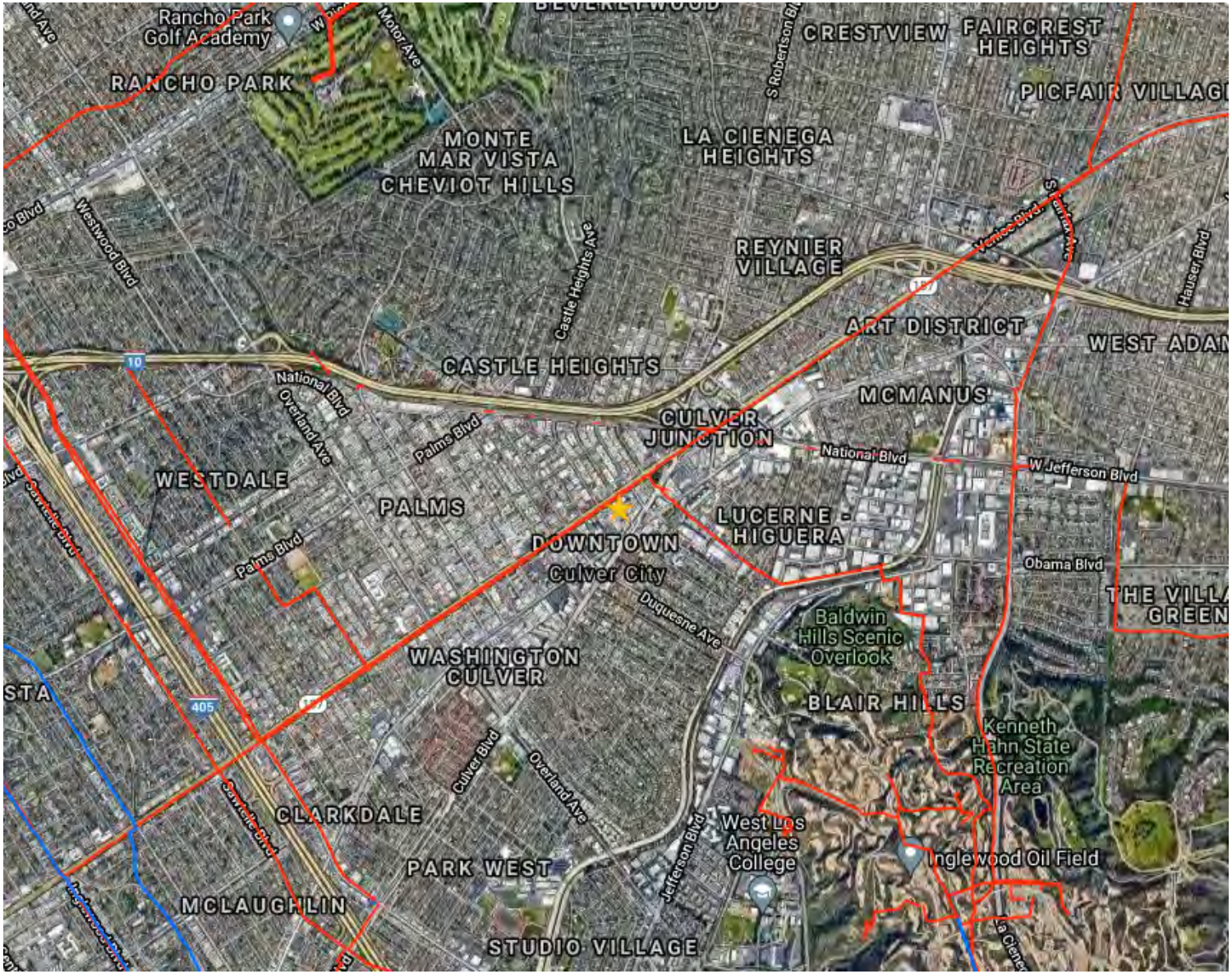


**Photo-8**
**View Along Venice Blvd**
**(Facing Southwest)**

# APPENDIX B
# AGENCY RECORDS

Pipeline and Hazardous Materials Safety Administration

# NATIONAL PIPELINE MAPPING SYSTEM




## Legend

- LNG Plants
- Gas Transmission Pipelines
- Hazardous Liquid Pipelines

500 m
1000 ft

Pipelines depicted on this map represent gas transmission and hazardous liquid lines only. Gas gathering and gas distribution systems are not represented.

This map should never be used as a substitute for contacting a one-call center prior to excavation activities. Please call 811 before any digging occurs.

Questions regarding this map or its contents can be directed to npms@dot.gov.

Projection: Geographic

Datum: NAD83

Map produced by the Public Viewer application at www.npms.phmsa.dot.gov

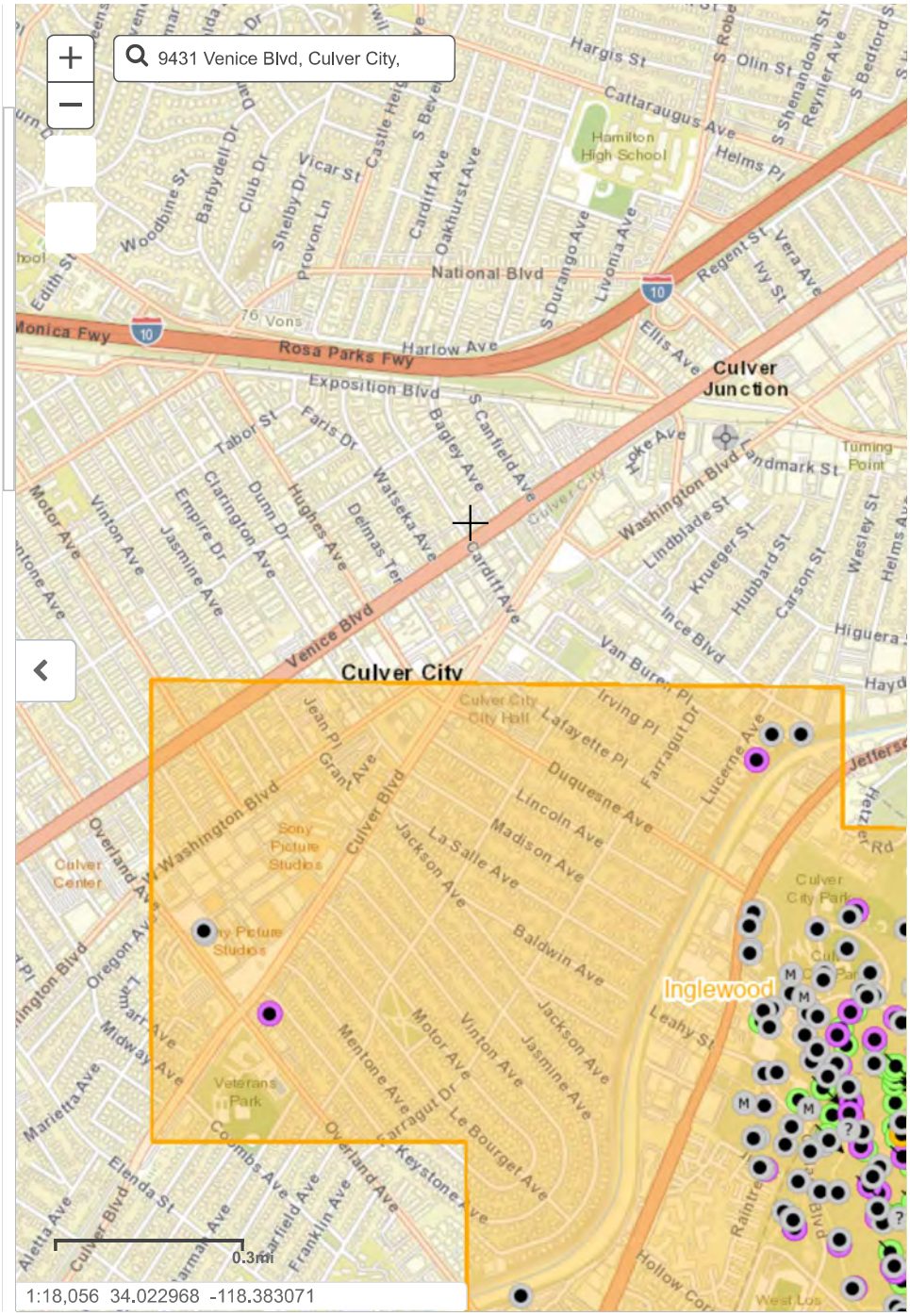
Date Printed: Sep 02, 2021

811 Know what's below. Call before you dig.

# Well Finder
CalGEM GIS

More Info | Help | ©

- Well
  - Well
    - Active Gas: Dry Gas; Liquid Gas
    - Active Oil and Gas
    - Active Gas Storage
    - Active Injectors: Air Injector; Gas Disposal; Pressure Maintenance; Steam Flood; Water Disposal; Water Flood
    - Active Cyclic Steam
    - Active Water Source
    - Active Observation
    - Active well of Unknown type
    - Active Multipurpose
    - Active Dry Hole
    - Active Core Hole
    - Canceled Gas: Dry Gas; Liquid Gas
    - Canceled Oil and Gas
    - Canceled Gas Storage
    - Canceled Injectors: Air Injector; Gas Disposal; Pressure Maintenance; Steam Flood; Water Disposal; Water Flood
    - Canceled Cyclic Steam
    - Canceled Water Source
    - Canceled Observation
    - Canceled well of Unknown type
    - Canceled Multipurpose
    - Canceled Dry Hole
    - Canceled Core Hole
    - Idle Gas: Dry Gas; Liquid Gas
    - Idle Oil and Gas
    - Idle Gas Storage



## GEM Group

**From:** PublicRecordsRequests@aqmd.gov
**Sent:** Tuesday, June 22, 2021 10:18 AM
**To:** GEM Group
**Subject:** SCAQMD Public Records Request Submittal Acknowledgement

Ben Keeney
Gem Group

,

RE: Request for Records
Request: Good morning,
In order to perform an environmental site assessment, I request all available documents such as permits, violations, or inspections (between January 1 1950 and today) for the property at:
9425, 9431, 9439, and 9443 Venice Blvd Culver City, CA 90232 Also known as
3780 and 3800 Cardiff Ave, Culver City, CA 90232 Thank you for your help with this project.
(Gem Group project 13137 public records request sent 06/22/2021)

Your request for records has been received by the Public Records Unit and will be assigned for processing. A Control Number will be issued for your request and should be referenced in all future communications and correspondence.

Should you have any questions or need additional information, please do not hesitate to contact me at (909) 396-3700, Tuesday through Friday, between the hours of 8:00 a.m. 4:30 p.m.

Sincerely,

COLLEEN PAINE

For Colleen Paine
Public Records Coordinator

114880

## GEM Group

**From:** LTrapp@aqmd.gov
**Sent:** Friday, June 25, 2021 10:17 AM
**To:** GEM Group
**Cc:** ob_pr_support_docs@aqmd.gov
**Subject:** SCAQMD Public Records Request# 1406847, -- Completion Letter

South Coast Air Quality Management District

Ben Keeney

Gem Group

967 Kendall Suite A-324

San Bernardino, Ca 92407

**Ref:** Request for Records; Control No. **1406847**, Received 6/22/2021

**RE:** P/O'S, NOV'S & I/R'S FOR 9425, 9431, 9439 & 9443 VENICE BLVD, AKA 3780 & 3800 CARDIFF AVE, CULVER CITY, CA FROM 1950-6/22/2021.

After a thorough search of this agency's records:

NO REQUESTED RECORDS WERE FOUND FOR THE ABOVE REFERENCED FACILITY OR FACILITY SITE.

Should you have any questions or need additional information, please do not hesitate to contact me at (909) 396-3700, Tuesday through Friday, between the hours of **8:00 a.m.** and **4:30 p.m.**

Sincerely,

Lora Trapp

For Colleen Paine

Public Records Coordinator

Information Management

SOUTH COAST AQMD

# PUBLIC RECORDS REQUEST FORM

## Request Information (For Office Use Only)

Date Stored

Time Stored

Public Record Request Nbr

Public Record Request Tracking Nbr
114880

## Attention Requestor

**Please fill out this form completely. You may include an attachment to the form, if necessary.**

## Requestor Information

Requestor Name
Ben Keeney

Requestor Address

Requestor Company
GEM Group

Requestor City

Requestor Email *
GEM@MYGEMGROUP.COM

Requestor State

Requestor Phone
(909)527-0408

Requestor Zip Code

## Type of Requested Record(s).

REQUESTED RECORDS. **Please be as specific as possible in describing the records you are seeking.** The more specific you are, the easier it will be to determine if such records exist in District files. Please contact the Public Records Unit if you need assistance in identifying District records.

**Note: Permits to Operate, Equipment Lists, Notices of Violation, Notices to Comply, and Emissions Summaries are available through SCAQMD's FIND page at http://www3.aqmd.gov/webappl/fim/prog/search.aspx (you need to copy and paste this link into your browser).**

Please Enter a description of the records you are requesting here: *

Good morning,
In order to perform an environmental site assessment, I request all available documents such as permits, violations, or inspections (between January 1 1950 and today) for the property at:
9425, 9431, 9439, and 9443 Venice Blvd Culver City, CA 90232
Also known as
3780 and 3800 Cardiff Ave, Culver City, CA 90232
Thank you for your help with this project.
(Gem Group project 13137 public records request sent 06/22/2021)

## Time Period of Documents Requested

Start Date *
1/1/1950

End Date *
6/22/2021

## Requested Facility or Site Information (if applicable)

Note: You may only include one Facility or Site per Form.

Facility ID (if known)

Address
9425, 9431, 9439, and 9443 Venice Blvd

Facility Name (if known)

City
Culver City

Zip Code
90232

## Requested Application or Permit List. (if applicable)

**Please click the Add Button to the right to enter a Application/Permit Number**

**Authorization Letter Attachment (0)**

Authorization Letter

Note: Please use the above button for attaching an Authorization Letter from the facility to release confidential information for your public records request.

**Supplemental Attachments (0)**

Supplemental Documents

Note: Please use the above button for attaching additional documents that will help define your public records request.

**INSTRUCTIONS FOR REQUESTING RECORDS**

(California Public Records Act, Govt. Code Sections 6250-6276.48)

1. In order to expedite your request, please fill out the form completely. Requests may also be submitted by phone at (909) 396-3700, by facsimile to (909) 396-3330, or by email to PublicRecordsRequests@aqmd.gov.

2. Requests must be for records prepared, owned, used, or retained by the District (Gov. Code Sec. 6252(e)). Requests should be for clearly identifiable records. The District is not required to create a new record in response to a request. The District will assist the requestor in making a request that describes reasonably identifiable records (Gov. Code Sec. 6253.1). Documents will not be provided if disclosure would infringe upon a copyright, trade secret, or is otherwise exempt in accordance with state law.

3. A search for facility records can only be conducted by one or all of the following:

-- a) Facility Name, Address, or Identification Number

-- b) Facility Application Number, or Permit to Operate Number; or

-- c) Facility Notice of Violation/Notice to Comply Number.

4. You will be notified within ten (10) days whether your request seeks copies of disclosable public records prepared, owned, used, or retained by this agency. In some cases, the District may need an additional 14 days to respond. If so, you will be notified in writing. You will also be provided an estimated date of when the records will be made available.

5. Communications regarding your request, and any records, will be provided by email, unless specified otherwise.

6. If the search for records finds the records voluminous, you will be notified of the approximate number of pages and/or length of time it will take to process your request.

7. If the records you requested have been marked confidential by the source of the record, you will be notified and given the option of continuing with the District's Trade Secret process.

8. If your request is to review records, rather than receive copies, the District will notify you once the records are gathered, and arrangements will be made for your review.

9. The charge for the direct cost of duplication is as follows: Paper Copies, $0.15/page each over 10 pages (first 10 pages are free); Copied CD's or flash drives, no charge; and Copied Audio Tapes, $5.00 each. After a preliminary estimate, advance payment may be required.

10. If the request is for information in an electronic format, the requestor shall bear the cost of producing a copy of the record, including the cost to construct the record and the cost of programming and computer services necessary to produce a copy of the record, when either of the following applies: (1) the District would be required to produce a copy of an electronic record and the record is one that is produced only at otherwise regularly scheduled intervals, or (2) the request would require data compilation, extraction, or programming to produce the record. (Gov. Code Sec. 6253.9(b)). The transfer of gathered electronic records onto CD, DVD or flash drive typically costs $10.00 each. An invoice will accompany your records when completed.

Note: For further information, please refer to the District's Guidelines for Implementing the California Public Records Act. The Guidelines are available in the lobby of the District Headquarters or on the District's web site at www.aqmd.gov.

Note: If you have questions pertaining to the submittal of a Public Records Act request, you may contact the Public Records Unit, (909) 396-3700, Tuesday through Friday, 7:00 a.m. to 5:30 p.m. Our Fax number is (909) 396-3330. Our email address is PublicRecordsRequests@aqmd.gov.

Summary

# AIN: 4313-019-047

**Situs Address:**
9431 VENICE BLVD
LOS ANGELES CA 90034-5109

**Use Type:**
Commercial
**Parcel Type:**
Regular Fee Parcel
**Tax Rate Area:**
00067

**Parcel Status:** ACTIVE
**Create Date:**
**Delete Date:**
**Tax Status:** CURRENT
**Year Defaulted:**
**Exemption:** None

**Building (0101) & Land Overview**

| | | | | | |
|---|---|---|---|---|---|
| **Use Code:** | 1100 | **# of Units:** | 0 | **Year Built:** | 1979 |
| **Design Type:** | 1101 | **Beds/Baths:** | 0/0 | **Effective Year:** | 1979 |
| **Quality Class:** | C65C | **Building SqFt:** | 5,251 | **Land SqFt:** | 12,799 |

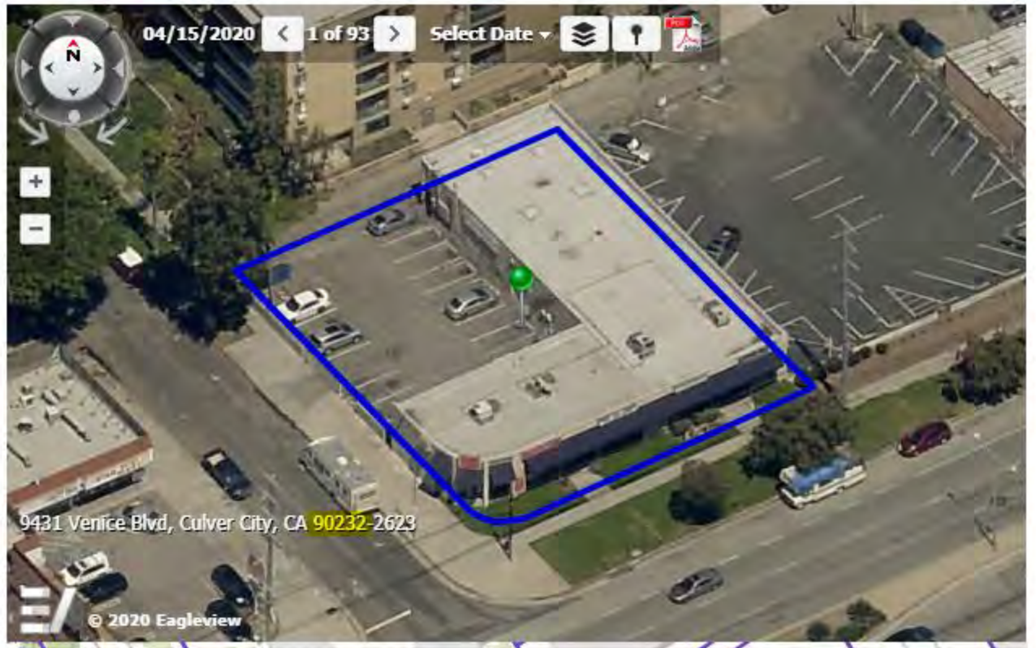
Parcel Map / Map Index

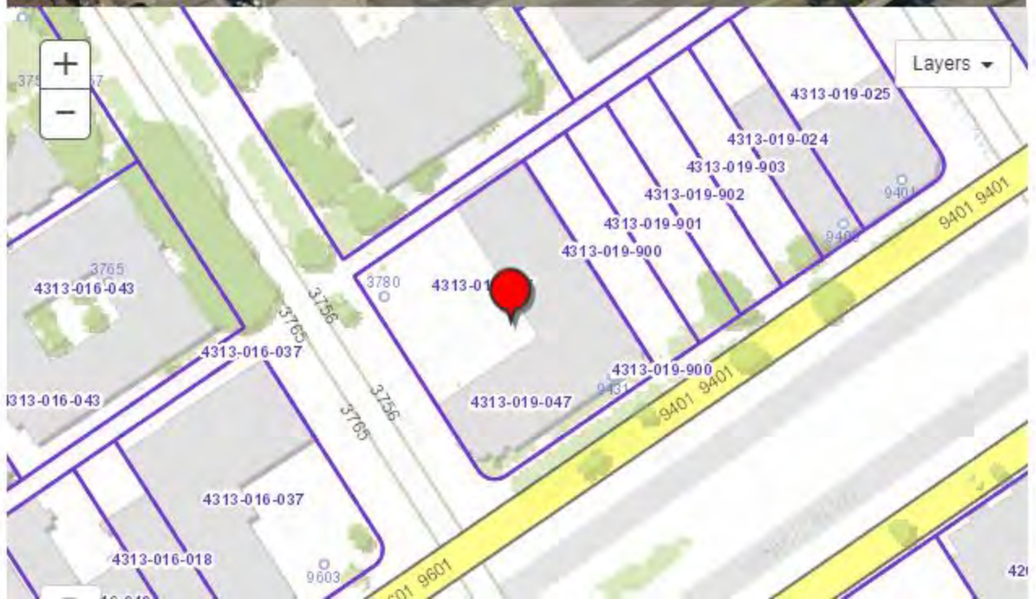
| | 2021 Roll Preparation | 2020 Current Roll | RC | Year | 2005 Base Value |
|---|---|---|---|---|---|
| Land | $ 1,931,641 | $ 1,911,835 | T | 2005 | $ 1,500,000 |
| Improvements | $ 450,710 | $ 446,089 | T | 2005 | $ 350,000 |
| Total | $ 2,382,351 | $ 2,357,924 | | | $ 1,850,000 |

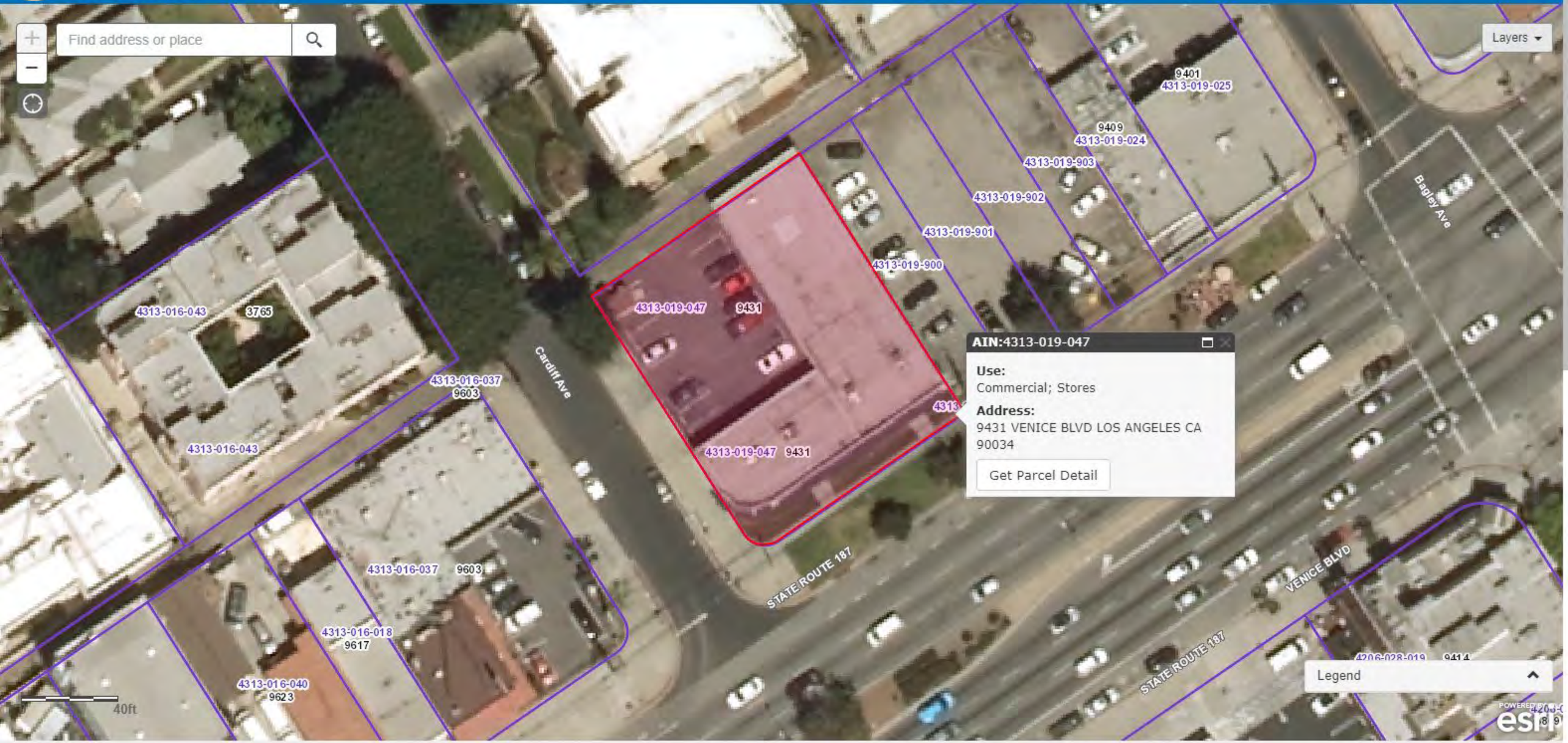
**Assessor's Responsible Division**
**District:** West District Office
**Region:** 25
**Cluster:** 25691 CULVER CITY

West District Office
6120 Bristol Parkway
Culver City, CA 90230

Phone: (310) 665-5300
Toll Free: 1 (888) 807-2111
M-F 7:30 am to 5:00 pm



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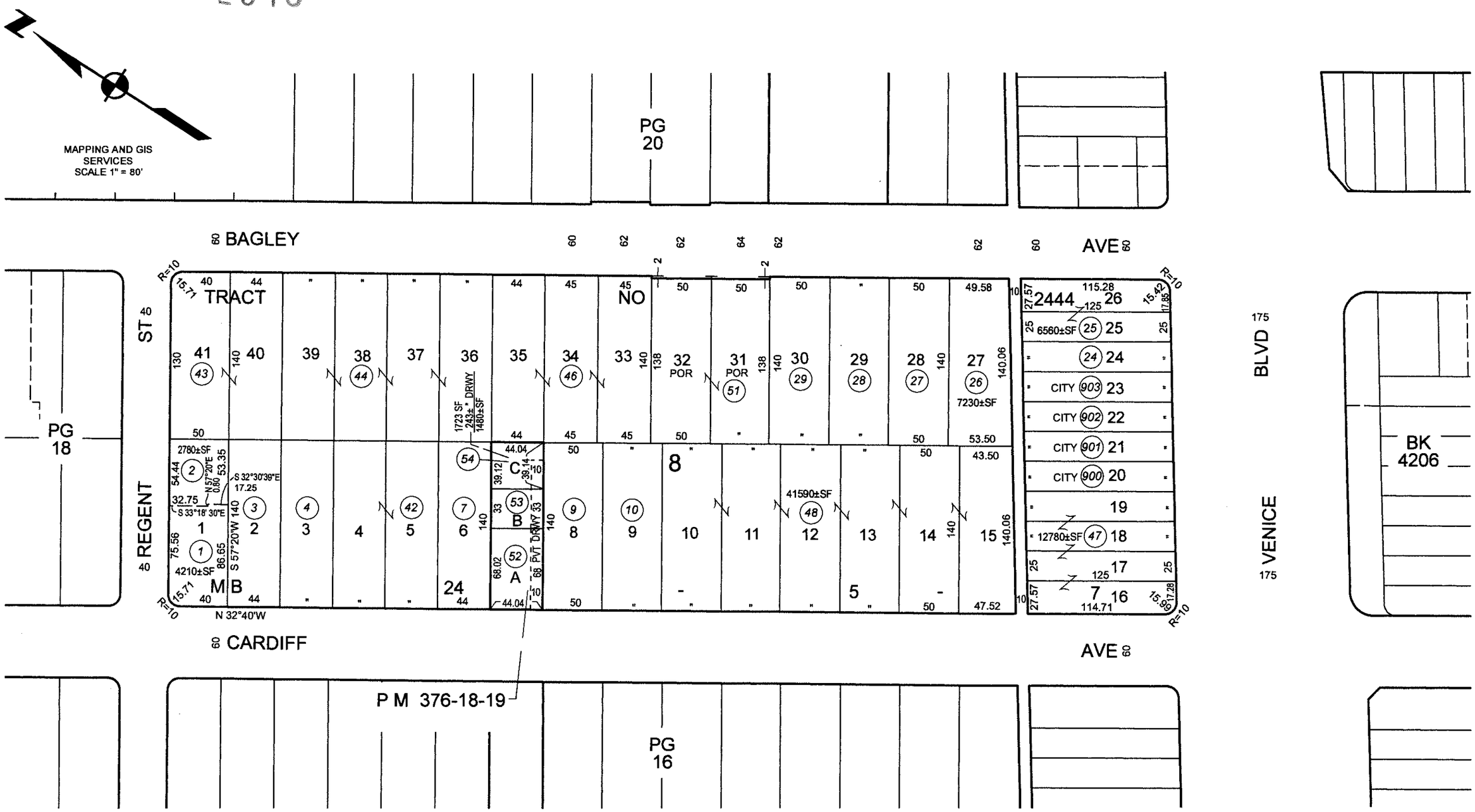
| 4313 | 19 SHEET | P. A. 695-26 | TRA 67 | REVISED 681028418 721111224 | 721205403 740316808 810331432 | 860918814-87 870126805-87 93071602003002-09 | 2010121402006001-09 2012060408-25 2013032002-25 | 2013090408001001-09 2016021712-25 | SEARCH NO | | OFFICE OF THE ASSESSOR COUNTY OF LOS ANGELES COPYRIGHT © 2002 |
|---|---|---|---|---|---|---|---|---|---|---|---|

2016




Date Printed: 2/17/2016 2:33:39 PM
Date Saved: 2/17/2016 2:33:38 PM

# Search Online Building Records

Home

Print

Help

Contact Us

Please choose from the following to limit your search

Address(es):

Display Fields

☐ All Fields ☐ Frac ☐ Unit ☐ Zip Code

Continue

☑ All

| | Beg Nbr | End Nbr | Dir | Str Name | Str Type |
|---|---|---|---|---|---|
| ☑ | 3780 | | S | CARDIFF | AVE |
| ☑ | 9431 | | W | VENICE | BLVD |

Continue

EPIC LA

Los Angeles County ⋄ Electronic Permitting & Inspections

Good Afternoon, Guest

Home | Apply | Transportation | Building Permit Help | Customer Survey | Map | Report | Search | Help | Calendar 0

## Public Information

Search All for 4313-019-047 Exact Phrase ☑ Search Reset

No results were found

# Search Online Building Records

Home

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Help

Contact Us

## Result of Document Search by Assessor Number

**Assessor Number:** BOOK NUMBER: 4313 PAGE NUMBER: 019 PARCEL NUMBER: 047

1. To print a summary overview, check mark the column for the desired record, then click here for printer friendly format.
2. To obtain the summary of the document, click on any of the result records below, (i.e. Document Type, ... Doc number).
3. To view the digital document, click on the digital icon ( ) If image is not available, please come visit us at our Records Counter Office.

Sort By: Doc Type / Ascending
Then By: Sub Type / Ascending
Then By: Doc Date / Ascending
Then By: Doc Number / Ascending
Sort

Pre-selected addresses:

All

| All | Document Type | Sub Type | Doc Date | User Doc Number | Digital Image |
|---|---|---|---|---|---|
| ☐ | BUILDING PERMIT | ALTERATION | 11/10/1965 | 1965LA09013 | |
| ☐ | BUILDING PERMIT | ALTERATION | 5/17/1979 | 1979WL24182 | |
| ☐ | BUILDING PERMIT | BLDG-ALTER/REPAIR | 9/15/2017 | 17016-20000-26985 | |
| ☐ | BUILDING PERMIT | NEW CONSTRUCTION | 2/11/1977 | 1977WL11682 | |
| ☐ | BUILDING PERMIT | NEW CONSTRUCTION | 10/30/1978 | 1978WL21113 | |
| ☐ | BUILDING PERMIT | SIGN | 3/7/1977 | 1977LA40901 | |
| ☐ | BUILDING PERMIT | SIGN | 10/10/1979 | 1979LA91183 | |
| ☐ | BUILDING PERMIT | SIGN | 10/10/1979 | 1979LA91184 | |
| ☐ | BUILDING PERMIT | SIGN | 10/10/1979 | 1979LA91185 | |
| ☐ | BUILDING PERMIT | SIGN | 10/10/1979 | 1979LA91186 | |
| ☐ | CERTIFICATE OF OCCUPANCY | | 5/5/1980 | | |
| ☐ | COMMISSION | BAAB BOARD FILE | 12/31/1977 | BF 772145 | |
| ☐ | COMMISSION | BAAB BOARD FILE | 12/31/1980 | BF 800116 | |

Page 1 of 1

Search Records by:
- Address
- Legal Description
- Assessor Number
- Document Number
- Advance and Address Range

Internet Explorer 10

Browser Compatibility. IE 10 and above.

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Print

June 29, 2021

## Document Report

**Documents**

**Document Number(s)**
1965LA09013

**Record Description**
**Record ID:** 20124612
**Doc Type:** BUILDING PERMIT
**Sub Type:** ALTERATION
**Doc Date:** 11/10/1965
**Status:** None
**Doc Version:** None
**AKA Address:** None
**Project Name:** None
**Disaster ID:** None
**Subject:** None
**Product Name:** None
**Manufacturer's Name:** None
**Expired Date:** None
**Receipt Number:** None
**Case Number:** None
**Scan Number:** None
**Dwelling Units:** None
**Comments:** THIS DOCUMENT SHOWS THE FOLLOWING INFORMATION: VALUE OR GRADING CU YDS = 112.

**Property Address(es)**
3780 S CARDIFF AVE

**Legal Description(s)**
**Tract:**
**Block:** **Lot:** **Arb:**
**Modifier:** **Map Reference:**

**PIN(s)**
120B165 752

**Assessor Number(s)**
4313-019-047

**District Offices(s)**
WL

**Film RBF**
Type: HIST P1743; 001; 1271

**Primary Use**
RETAIL

********

***Note: If you have any questions, please visit one of our Records Counter Section open Monday thru Fridays from 7:30 AM to 4:30 PM, EXCEPT on Wednesdays which opens from 9:00 AM to 4:30 PM.***

***Locations: Metro - 201 N. Figueroa St., 1st Floor Rm. 110, Los Angeles CA 90012***
***Van Nuys - 6262 Van Nuys Blvd, 2nd Floor Van Nuys CA 91401***

Print

June 29, 2021

## Document Report

**Documents**

**Document Number(s)**
1979WL24182

**Record Description**
**Record ID:** 21148604
**Doc Type:** BUILDING PERMIT
**Sub Type:** ALTERATION
**Doc Date:** 05/17/1979
**Status:** None
**Doc Version:** None
**AKA Address:** None
**Project Name:** None
**Disaster ID:** None
**Subject:** None
**Product Name:** None
**Manufacturer's Name:** None
**Expired Date:** None
**Receipt Number:** None
**Case Number:** None
**Scan Number:** None
**Dwelling Units:** None
**Comments:** THIS DOCUMENT SHOWS THE FOLLOWING INFORMATION: TYPE CONST 1 = 5; O CCUPNCY 1 = G1; INSP GROUP = I; STORIES = 1; VALUE OR GRADING CUYDS = 201.

**Property Address(es)**
9431 W VENICE BLVD

**Legal Description(s)**
**Tract:**
**Block:** **Lot:** **Arb:**
**Modifier:** **Map Reference:**

**Contact**

**Company:** WL161 201 0

**PIN(s)**
120B165 726

**Assessor Number(s)**
4313-019-047

**Census Tracts(s)**
270100

**District Office(s)**
WL

June 29, 2021

Document Report

**Film RBF**
Type: HIST P2138; 001; 1959

**Primary Use**
RETAIL

********

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Print

June 29, 2021

## Document Report

**Documents**

**Document Number(s)**
1926LA07364

**Record Description**
**Record ID:** 8525746
**Doc Type:** BUILDING PERMIT
**Sub Type:** BLDG-NEW
**Doc Date:** 03/10/1926
**Status:** None
**Doc Version:** None
**AKA Address:** None
**Project Name:** None
**Disaster ID:** None
**Subject:** None
**Product Name:** None
**Manufacturer's Name:** None
**Expired Date:** None
**Receipt Number:** None
**Case Number:** None
**Scan Number:** None
**Dwelling Units:** None
**Comments:** This document shows the following information: Type Const 1 = D; S tories = 1.

**Property Address(es)**
9431 W VENICE BLVD

**Legal Description(s)**
**Tract:**
**Block:** **Lot:** **Arb:**
**Modifier:** **Map Reference:**

**PIN(s)**
120B165 726

**Assessor Number(s)**
4313-019-047

**District Offices(s)**
LA

**Film RBF**
Type: HIST P1158; 001; 2694

********

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Print

June 29, 2021

## Document Report

**Documents**

**Document Number(s)**
1929LA02907

**Record Description**
**Record ID:** 8525744
**Doc Type:** BUILDING PERMIT
**Sub Type:** BLDG-NEW
**Doc Date:** 02/01/1929
**Status:** None
**Doc Version:** None
**AKA Address:** None
**Project Name:** None
**Disaster ID:** None
**Subject:** None
**Product Name:** None
**Manufacturer's Name:** None
**Expired Date:** None
**Receipt Number:** None
**Case Number:** None
**Scan Number:** None
**Dwelling Units:** None
**Comments:** This document shows the following information: Type Const 1 = D; S tories = 1.

**Property Address(es)**
9431 W VENICE BLVD

**Legal Description(s)**
**Tract:**
**Block:** **Lot:** **Arb:**
**Modifier:** **Map Reference:**

**PIN(s)**
120B165 726

**Assessor Number(s)**
4313-019-047

**District Offices(s)**
LA

**Film RBF**
Type: HIST P1195; 001; 0179

********

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Print

June 29, 2021

## Document Report

**Documents**

**Document Number(s)**
1977WL11682

**Record Description**
**Record ID:** 21057159
**Doc Type:** BUILDING PERMIT
**Sub Type:** NEW CONSTRUCTION
**Doc Date:** 02/11/1977
**Status:** None
**Doc Version:** None
**AKA Address:** None
**Project Name:** None
**Disaster ID:** None
**Subject:** None
**Product Name:** None
**Manufacturer's Name:** None
**Expired Date:** None
**Receipt Number:** None
**Case Number:** None
**Scan Number:** None
**Dwelling Units:** None
**Comments:** THIS DOCUMENT SHOWS THE FOLLOWING INFORMATION: TYPE CONST 1 = 4; O CCUPNCY 1 = G1; INSP GROUP = I; STORIES = 1; VALUE OR GRADING CUYDS = 4000.

**Property Address(es)**
3780 S CARDIFF AVE

**Legal Description(s)**
**Tract:**
**Block:** **Lot:** **Arb:**
**Modifier:** **Map Reference:**

**Contact**

**Company:** WL231 4000 0

**PIN(s)**
120B165 752

**Assessor Number(s)**
4313-019-047

**Census Tracts(s)**
270100

**District Office(s)**
WL

June 29, 2021

Document Report

**Film RBF**
Type: HIST P2128; 001; 2004

**Primary Use**
MISCELLANEOUS BUILDING/STRUCTURE

********

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Print

June 29, 2021

## Document Report

**Documents**

**Document Number(s)**
1978WL21113

**Record Description**
**Record ID:** 21105055
**Doc Type:** BUILDING PERMIT
**Sub Type:** NEW CONSTRUCTION
**Doc Date:** 10/30/1978
**Status:** None
**Doc Version:** None
**AKA Address:** None
**Project Name:** None
**Disaster ID:** None
**Subject:** None
**Product Name:** None
**Manufacturer's Name:** None
**Expired Date:** None
**Receipt Number:** None
**Case Number:** None
**Scan Number:** None
**Dwelling Units:** None
**Comments:** THIS DOCUMENT SHOWS THE FOLLOWING INFORMATION: TYPE CONST 1 = 3B; OCCUPNCY 1 = G1; INSP GROUP = I; STORIES = 1; VALUE OR GRADING CUYDS = 1840 00.

**Property Address(es)**
9431 W VENICE BLVD

**Legal Description(s)**
**Tract:**
**Block:** **Lot:** **Arb:**
**Modifier:** **Map Reference:**

**Contact**

**Company:** WL161 184000 0

**PIN(s)**
120B165 726

**Assessor Number(s)**
4313-019-047

**Census Tracts(s)**
270100

**District Office(s)**
WL

June 29, 2021

Document Report

**Film RBF**
Type: HIST P2135; 002; 0878

**Primary Use**
RETAIL

********

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Print

June 29, 2021

## Document Report

**Documents**

**Document Number(s)**
1977LA40901

**Record Description**
**Record ID:** 21020050
**Doc Type:** BUILDING PERMIT
**Sub Type:** SIGN
**Doc Date:** 03/07/1977
**Status:** None
**Doc Version:** None
**AKA Address:** None
**Project Name:** None
**Disaster ID:** None
**Subject:** None
**Product Name:** None
**Manufacturer's Name:** None
**Expired Date:** None
**Receipt Number:** None
**Case Number:** None
**Scan Number:** None
**Dwelling Units:** None
**Comments:** THIS DOCUMENT SHOWS THE FOLLOWING INFORMATION: INSP GROUP = E; VAL UE OR GRADING CUYDS = 1000.

**Property Address(es)**
9431 W VENICE BLVD

**Legal Description(s)**
**Tract:**
**Block:** **Lot:** **Arb:**
**Modifier:** **Map Reference:**

**Contact**

**Company:** WL190 1000 0

**PIN(s)**
120B165 726

**Assessor Number(s)**
4313-019-047

**Census Tracts(s)**
270100

**District Offices(s)**
WL

June 29, 2021

Document Report

**Film RBF**
Type: HIST P1837; 002; 1779

**Primary Use**
SIGN

********

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***Locations: Metro - 201 N. Figueroa St., 1st Floor Rm. 110, Los Angeles CA 90012***
***Van Nuys - 6262 Van Nuys Blvd, 2nd Floor Van Nuys CA 91401***

Print

June 29, 2021

## Document Report

**Documents**

**Document Number(s)**
1979LA91184

**Record Description**
**Record ID:** 21121078
**Doc Type:** BUILDING PERMIT
**Sub Type:** SIGN
**Doc Date:** 10/10/1979
**Status:** None
**Doc Version:** None
**AKA Address:** None
**Project Name:** None
**Disaster ID:** None
**Subject:** None
**Product Name:** None
**Manufacturer's Name:** None
**Expired Date:** None
**Receipt Number:** None
**Case Number:** None
**Scan Number:** None
**Dwelling Units:** None
**Comments:** THIS DOCUMENT SHOWS THE FOLLOWING INFORMATION: INSP GROUP = E; VAL UE OR GRADING CUYDS = 1400.

**Property Address(es)**
9431 W VENICE BLVD

**Legal Description(s)**
**Tract:**
**Block:** **Lot:** **Arb:**
**Modifier:** **Map Reference:**

**Contact**

**Company:** WL190 1400 0

**PIN(s)**
120B165 726

**Assessor Number(s)**
4313-019-047

**Census Tracts(s)**
270100

**District Offices(s)**
WL

June 29, 2021

Document Report

**Film RBF**
Type: HIST 00000; 000; 0000

**Primary Use**
SIGN

********

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***Locations: Metro - 201 N. Figueroa St., 1st Floor Rm. 110, Los Angeles CA 90012***
***Van Nuys - 6262 Van Nuys Blvd, 2nd Floor Van Nuys CA 91401***

Print

June 29, 2021

## Document Report

**Documents**

**Document Number(s)**

**Record Description**
**Record ID:** 5436920
**Doc Type:** CERTIFICATE OF OCCUPANCY
**Sub Type:** None
**Doc Date:** 05/05/1980
**Status:** None
**Doc Version:** None
**AKA Address:** None
**Project Name:** None
**Disaster ID:** None
**Subject:** None
**Product Name:** None
**Manufacturer's Name:** None
**Expired Date:** None
**Receipt Number:** None
**Case Number:** None
**Scan Number:** None
**Dwelling Units:** None
**Comments:** 79WLA21113 & 79WLA24182. ADDRESS ALSO INCLUDES 9431-9443 VENICE BL
.

**Property Address(es)**
9431 W VENICE BLVD

**Legal Description(s)**
**Tract:**
**Block:** **Lot:** **Arb:**
**Modifier:** **Map Reference:**

**PIN(s)**
120B165 726

**Assessor Number(s)**
4313-019-047

**Film RBF**
Type: HIST O0019; 001; 0298

********

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***Locations: Metro - 201 N. Figueroa St., 1st Floor Rm. 110, Los Angeles CA 90012***
***Van Nuys - 6262 Van Nuys Blvd, 2nd Floor Van Nuys CA 91401***

# 9431 W Venice Blvd

Permit #: **17016 - 20000 - 26985**

Plan Check #: X17VN19090 Printed: 09/15/17 11:28 AM

Event Code:

Bldg-Alter/Repair
Commercial
Express Permit
No Plan Check

City of Los Angeles - Department of Building and Safety

## APPLICATION FOR BUILDING PERMIT AND CERTIFICATE OF OCCUPANCY

Issued on: 09/15/2017
Last Status: Issued
Status Date: 09/15/2017

| 1. TRACT | BLOCK | LOT(s) | ARB | COUNTY MAP REF # | PARCEL ID # (PIN #) | 2. ASSESSOR PARCEL # |
|---|---|---|---|---|---|---|
| TR 2444 | 8 | 19 | | M B 24-5/7 | 120B165 726 | 4313 - 019 - 047 |

**3. PARCEL INFORMATION**

Area Planning Commission - West Los Angeles
LADBS Branch Office - WLA
Bldg. Line - 10
Council District - 5
Certified Neighborhood Council - Palms
Community Plan Area - Palms - Mar Vista - Del Rey
Census Tract - 2701.00
District Map - 120B165
Energy Zone - 8
Fire District - 2
Hillside Grading Area - YES
Near Source Zone Distance - 1
Thomas Brothers Map Grid - 672-G1

ZONES(S): C2-1

**4. DOCUMENTS**

| | |
|---|---|
| ZI - ZI-2452 Transit Priority Area in the Cit | ORD - ORD-183497 |
| ZA - ZA-1979-374 | ORD - ORD-63572 |
| SPA - Exposition Corridor Transit Neighborho | CPC - CPC-2013-621-ZC-GPA-SP |
| ORD - ORD-129279 | AFF - AFF-46283 |

**5. CHECKLIST ITEMS**

Std. Work Descr - Seismic Gas Shut Off Valve

**6. PROPERTY OWNER, TENANT, APPLICANT INFORMATION**

Owner(s):
KORNBERG, HOWARD AND IRIS TRS KORNBERG FAMILY TRUST
509 MAPLE DR, BEVERLY HILLS CA 90210 --

Tenant:

Applicant: (Relationship: )

**For Cashier's Use Only** **W/O #: 71626985**

| 7. EXISTING USE | PROPOSED USE |
|---|---|
| (16) Retail | |

**8. DESCRIPTION OF WORK**

Re-roof with Class A or B material weighing less than 6 pounds per sq. ft. over existing solid sheathing 55 squares. For residential roof replacement > 50% of the total roof area, apply Cool Roof Product labeled and certified by Cool Roofing Rating Council (CRRC). Cool Roof may be required for non-residential buildings per Title 24, Part 6, Section 149(b).

**9. # Bldgs on Site & Use:**

**10. APPLICATION PROCESSING INFORMATION**

BLDG. PC By: DAS PC By:
OK for Cashier: Blanca Morales Coord. OK:
Signature: Date: 09/15/2017

**11. PROJECT VALUATION** Final Fee Period

Permit Valuation: $15,000 PC Valuation:

Sewer Cap ID: Total Bond(s) Due:

**12. ATTACHMENTS**

For inspection requests, call toll-free **(888) LA4BUILD (524-2845)**. Outside LA County, call (213) 482-0000 or request inspections via **www.ladbs.org.** To speak to a Call Center agent, call **311**. Outside LA County, call (213) 473-3231.

* P 1 7 0 1 6 2 0 0 0 0 2 6 9 8 5 F N *

VN SELV 202128094 9/15/2017 11:27:13 AM

| | |
|---|---|
| BUILDING PERMIT COMM | $227.50 |
| EI COMMERCIAL | $4.20 |
| DEV SERV CENTER SURCH | $7.76 |
| SYSTEMS DEVT FEE | $15.52 |
| CITY PLANNING SURCH | $15.27 |
| MISCELLANEOUS | $10.00 |
| PLANNING GEN PLAN MAINT SURCH | $12.73 |
| CA BLDG STD COMMISSION SURCHARGE | $1.00 |
| BUILDING PLAN CHECK | $27.00 |
| Sub Total: | $320.98 |

Permit #: 170162000026985
Building Card #: 2017VN49957
Receipt #: 0202451241

**13. STRUCTURE INVENTORY** (Note: Numeric measurement data in the format "number / number" implies "change in numeric value / total resulting numeric value")

**17016 - 20000 - 26985**

**14. APPLICATION COMMENTS:**

** Approved Seismic Gas Shut-Off Valve may be required. **

In the event that any box (i.e. 1-16) is filled to capacity, it is possible that additional information has been captured electronically and could not be printed due to space restrictions. Nevertheless the information printed exceeds that required by section 19825 of the Health and Safety Code of the State of California.

**15. BUILDING RELOCATED FROM:**

| 16. CONTRACTOR, ARCHITECT & ENGINEER NAME | ADDRESS | | CLASS | LICENSE # | PHONE # |
|---|---|---|---|---|---|
| (C) FANNIN RICHARD ROOFING | 2723 BITTERNUT CIR, | SIMI VALLEY, CA 93065 | C39 | 524444 | (805) 526-8045 |

**PERMIT EXPIRATION/REFUNDS:** This permit expires two years after the date of the permit issuance. This permit will also expire if no construction work is performed for a continuous period of 180 days (Sec. 98.0602 LAMC). Claims for refund of fees paid must be filed within one year from the date of expiration for permits granted by LADBS (Sec. 22.12 & 22.13 LAMC). The permittee may be entitled to reimbursement of permit fees if the Department fails to conduct an inspection within 60 days of receiving a request for final inspection (HS 17951).

**17. LICENSED CONTRACTOR'S DECLARATION**

I hereby affirm under penalty of perjury 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. The following applies to B contractors only: I understand the limitations of Section 7057 of the Business and Professional Code related to my ability to take prime contracts or subcontracts involving specialty trades.

License Class: **C39** License No.: **524444** Contractor: **FANNIN RICHARD ROOFING**

**18. WORKERS' COMPENSATION DECLARATION**

I hereby affirm, under penalty of perjury, one of the following declarations:

(_) I have and will maintain a certificate of consent to self insure for workers' compensation, as provided for by Section 3700 of the Labor Code, for the performance of the work for which this permit is issued.

(X) I have and will maintain workers' compensation insurance, as required by Section 3700 of the Labor Code, for the performance of the work for which this permit is issued. My workers' compensation insurance carrier and policy number are:

Carrier: **STATE COMP. INS. FUND** Policy Number: **9052875**

(_) 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, and agree that if I should become subject to the workers' compensation provisions of Section 3700 of the Labor Code, I shall forthwith comply with those provisions.

WARNING: FAILURE TO SECURE WORKERS' COMPENSATION COVERAGE IS UNLAWFUL, AND SHALL SUBJECT AN EMPLOYER TO CRIMINAL PENALTIES AND CIVIL FINES UP TO ONE HUNDRED THOUSAND DOLLARS ($100,000), IN ADDITION TO THE COST OF COMPENSATION, DAMAGES AS PROVIDED FOR IN SECTION 3706 OF THE LABOR CODE, INTEREST, AND ATTORNEY'S FEES.

**19. ASBESTOS REMOVAL DECLARATION / LEAD HAZARD WARNING**

I certify that notification of asbestos removal is either not applicable or has been submitted to the AQMD or EPA as per section 19827.5 of the Health and Safety Code. Information is available at (909) 396-2336 and the notification form at www.aqmd.gov. Lead safe construction practices are required when doing repairs that disturb paint in pre-1978 buildings due to the presence of lead per section 6716 and 6717 of the Labor Code. Information is available at Health Services for LA County at (800) 524-5323 or the State of California at (800) 597-5323 or www.dhs.ca.gov/childlead.

**20. CONSTRUCTION LENDING AGENCY DECLARATION**

I hereby affirm under penalty of perjury that there is a construction lending agency for the performance of the work for which this permit is issued (Sec. 3097, Civil Code).

Lender's Name (If Any): _____ Lender's Address : _____

**21. FINAL DECLARATION**

I certify that I have read this application **INCLUDING THE ABOVE DECLARATIONS** and state that the above information **INCLUDING THE ABOVE DECLARATIONS** 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 and that it does not approve or authorize the work specified herein, and it does not authorize or permit any violation or failure to comply with any applicable law. Furthermore, neither the City of Los Angeles nor any board, department officer, or employee thereof, make any warranty, nor shall he responsible for the performance or results of any work described herein, nor the condition of the property nor the soil upon which such work is performed. I further affirm under penalty of perjury, that the proposed work will not destroy or unreasonably interfere with any access or utility easement belonging to others and located on my property, but in the event such work does destroy or unreasonably interfere with such easement, a substitute easement(s) satisfactory to the holder(s) of the easement will be provided (Sec. 91.0106.4.3.4 LAMC).

**By signing below, I certify that:**

(1) I accept all the declarations above namely the Licensed Contractor's Declaration, Workers' Compensation Declaration, Asbestos Removal Declaration / Lead Hazard Warning, Construction Lending Agency Declaration, and Final Declaration; and

(2) This permit is being obtained with the consent of the legal owner of the property.

Print Name: **RICHARD FANNIN** Sign: _____ Date: **09/15/2017** [X] Contractor [ ] Authorized Agent

Print

June 29, 2021

## Document Report

**Documents**

**Document Number(s)**
1965LA09013

**Record Description**
**Record ID:** 20124612
**Doc Type:** BUILDING PERMIT
**Sub Type:** ALTERATION
**Doc Date:** 11/10/1965
**Status:** None
**Doc Version:** None
**AKA Address:** None
**Project Name:** None
**Disaster ID:** None
**Subject:** None
**Product Name:** None
**Manufacturer's Name:** None
**Expired Date:** None
**Receipt Number:** None
**Case Number:** None
**Scan Number:** None
**Dwelling Units:** None
**Comments:** THIS DOCUMENT SHOWS THE FOLLOWING INFORMATION: VALUE OR GRADING CU YDS = 112.

**Property Address(es)**
3780 S CARDIFF AVE

**Legal Description(s)**
**Tract:**
**Block:** **Lot:** **Arb:**
**Modifier:** **Map Reference:**

**PIN(s)**
120B165 752

**Assessor Number(s)**
4313-019-047

**District Offices(s)**
WL

**Film RBF**
Type: HIST P1743; 001; 1271

**Primary Use**
RETAIL

********

***Note: If you have any questions, please visit one of our Records Counter Section open Monday thru Fridays from 7:30 AM to 4:30 PM, EXCEPT on Wednesdays which opens from 9:00 AM to 4:30 PM.***

***Locations: Metro - 201 N. Figueroa St., 1st Floor Rm. 110, Los Angeles CA 90012***
***Van Nuys - 6262 Van Nuys Blvd, 2nd Floor Van Nuys CA 91401***

Print

June 29, 2021

## Document Report

**Documents**

**Document Number(s)**
1979WL24182

**Record Description**
**Record ID:** 21148604
**Doc Type:** BUILDING PERMIT
**Sub Type:** ALTERATION
**Doc Date:** 05/17/1979
**Status:** None
**Doc Version:** None
**AKA Address:** None
**Project Name:** None
**Disaster ID:** None
**Subject:** None
**Product Name:** None
**Manufacturer's Name:** None
**Expired Date:** None
**Receipt Number:** None
**Case Number:** None
**Scan Number:** None
**Dwelling Units:** None
**Comments:** THIS DOCUMENT SHOWS THE FOLLOWING INFORMATION: TYPE CONST 1 = 5; O CCUPNCY 1 = G1; INSP GROUP = I; STORIES = 1; VALUE OR GRADING CUYDS = 201.

**Property Address(es)**
9431 W VENICE BLVD

**Legal Description(s)**
**Tract:**
**Block:** **Lot:** **Arb:**
**Modifier:** **Map Reference:**

**Contact**

**Company:** WL161 201 0

**PIN(s)**
120B165 726

**Assessor Number(s)**
4313-019-047

**Census Tracts(s)**
270100

**District Office(s)**
WL

June 29, 2021

Document Report

**Film RBF**
Type: HIST P2138; 001; 1959

**Primary Use**
RETAIL

********

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***Van Nuys - 6262 Van Nuys Blvd, 2nd Floor Van Nuys CA 91401***

Print

June 29, 2021

## Document Report

**Documents**

**Document Number(s)**
1926LA07364

**Record Description**
**Record ID:** 8525746
**Doc Type:** BUILDING PERMIT
**Sub Type:** BLDG-NEW
**Doc Date:** 03/10/1926
**Status:** None
**Doc Version:** None
**AKA Address:** None
**Project Name:** None
**Disaster ID:** None
**Subject:** None
**Product Name:** None
**Manufacturer's Name:** None
**Expired Date:** None
**Receipt Number:** None
**Case Number:** None
**Scan Number:** None
**Dwelling Units:** None
**Comments:** This document shows the following information: Type Const 1 = D; S tories = 1.

**Property Address(es)**
9431 W VENICE BLVD

**Legal Description(s)**
**Tract:**
**Block:** **Lot:** **Arb:**
**Modifier:** **Map Reference:**

**PIN(s)**
120B165 726

**Assessor Number(s)**
4313-019-047

**District Offices(s)**
LA

**Film RBF**
Type: HIST P1158; 001; 2694

********

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***Van Nuys - 6262 Van Nuys Blvd, 2nd Floor Van Nuys CA 91401***

Print

June 29, 2021

## Document Report

**Documents**

**Document Number(s)**
1929LA02907

**Record Description**
**Record ID:** 8525744
**Doc Type:** BUILDING PERMIT
**Sub Type:** BLDG-NEW
**Doc Date:** 02/01/1929
**Status:** None
**Doc Version:** None
**AKA Address:** None
**Project Name:** None
**Disaster ID:** None
**Subject:** None
**Product Name:** None
**Manufacturer's Name:** None
**Expired Date:** None
**Receipt Number:** None
**Case Number:** None
**Scan Number:** None
**Dwelling Units:** None
**Comments:** This document shows the following information: Type Const 1 = D; S tories = 1.

**Property Address(es)**
9431 W VENICE BLVD

**Legal Description(s)**
**Tract:**
**Block:** **Lot:** **Arb:**
**Modifier:** **Map Reference:**

**PIN(s)**
120B165 726

**Assessor Number(s)**
4313-019-047

**District Offices(s)**
LA

**Film RBF**
Type: HIST P1195; 001; 0179

********

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***Van Nuys - 6262 Van Nuys Blvd, 2nd Floor Van Nuys CA 91401***

Print

June 29, 2021

## Document Report

**Documents**

**Document Number(s)**
1977WL11682

**Record Description**
**Record ID:** 21057159
**Doc Type:** BUILDING PERMIT
**Sub Type:** NEW CONSTRUCTION
**Doc Date:** 02/11/1977
**Status:** None
**Doc Version:** None
**AKA Address:** None
**Project Name:** None
**Disaster ID:** None
**Subject:** None
**Product Name:** None
**Manufacturer's Name:** None
**Expired Date:** None
**Receipt Number:** None
**Case Number:** None
**Scan Number:** None
**Dwelling Units:** None
**Comments:** THIS DOCUMENT SHOWS THE FOLLOWING INFORMATION: TYPE CONST 1 = 4; O CCUPNCY 1 = G1; INSP GROUP = I; STORIES = 1; VALUE OR GRADING CUYDS = 4000.

**Property Address(es)**
3780 S CARDIFF AVE

**Legal Description(s)**
**Tract:**
**Block:** **Lot:** **Arb:**
**Modifier:** **Map Reference:**

**Contact**

**Company:** WL231 4000 0

**PIN(s)**
120B165 752

**Assessor Number(s)**
4313-019-047

**Census Tracts(s)**
270100

**District Office(s)**
WL

June 29, 2021

Document Report

**Film RBF**
Type: HIST P2128; 001; 2004

**Primary Use**
MISCELLANEOUS BUILDING/STRUCTURE

********

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***Van Nuys - 6262 Van Nuys Blvd, 2nd Floor Van Nuys CA 91401***

Print

June 29, 2021

## Document Report

**Documents**

**Document Number(s)**
1978WL21113

**Record Description**
**Record ID:** 21105055
**Doc Type:** BUILDING PERMIT
**Sub Type:** NEW CONSTRUCTION
**Doc Date:** 10/30/1978
**Status:** None
**Doc Version:** None
**AKA Address:** None
**Project Name:** None
**Disaster ID:** None
**Subject:** None
**Product Name:** None
**Manufacturer's Name:** None
**Expired Date:** None
**Receipt Number:** None
**Case Number:** None
**Scan Number:** None
**Dwelling Units:** None
**Comments:** THIS DOCUMENT SHOWS THE FOLLOWING INFORMATION: TYPE CONST 1 = 3B; OCCUPNCY 1 = G1; INSP GROUP = I; STORIES = 1; VALUE OR GRADING CUYDS = 1840 00.

**Property Address(es)**
9431 W VENICE BLVD

**Legal Description(s)**
**Tract:**
**Block:** **Lot:** **Arb:**
**Modifier:** **Map Reference:**

**Contact**

**Company:** WL161 184000 0

**PIN(s)**
120B165 726

**Assessor Number(s)**
4313-019-047

**Census Tracts(s)**
270100

**District Office(s)**
WL

June 29, 2021

Document Report

**Film RBF**
Type: HIST P2135; 002; 0878

**Primary Use**
RETAIL

********

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***Van Nuys - 6262 Van Nuys Blvd, 2nd Floor Van Nuys CA 91401***

Print

June 29, 2021

## Document Report

**Documents**

**Document Number(s)**
1977LA40901

**Record Description**
**Record ID:** 21020050
**Doc Type:** BUILDING PERMIT
**Sub Type:** SIGN
**Doc Date:** 03/07/1977
**Status:** None
**Doc Version:** None
**AKA Address:** None
**Project Name:** None
**Disaster ID:** None
**Subject:** None
**Product Name:** None
**Manufacturer's Name:** None
**Expired Date:** None
**Receipt Number:** None
**Case Number:** None
**Scan Number:** None
**Dwelling Units:** None
**Comments:** THIS DOCUMENT SHOWS THE FOLLOWING INFORMATION: INSP GROUP = E; VAL UE OR GRADING CUYDS = 1000.

**Property Address(es)**
9431 W VENICE BLVD

**Legal Description(s)**
**Tract:**
**Block:** **Lot:** **Arb:**
**Modifier:** **Map Reference:**

**Contact**

**Company:** WL190 1000 0

**PIN(s)**
120B165 726

**Assessor Number(s)**
4313-019-047

**Census Tracts(s)**
270100

**District Offices(s)**
WL

June 29, 2021

Document Report

**Film RBF**
Type: HIST P1837; 002; 1779

**Primary Use**
SIGN

Print

June 29, 2021

## Document Report

**Documents**

**Document Number(s)**
1979LA91184

**Record Description**
**Record ID:** 21121078
**Doc Type:** BUILDING PERMIT
**Sub Type:** SIGN
**Doc Date:** 10/10/1979
**Status:** None
**Doc Version:** None
**AKA Address:** None
**Project Name:** None
**Disaster ID:** None
**Subject:** None
**Product Name:** None
**Manufacturer's Name:** None
**Expired Date:** None
**Receipt Number:** None
**Case Number:** None
**Scan Number:** None
**Dwelling Units:** None
**Comments:** THIS DOCUMENT SHOWS THE FOLLOWING INFORMATION: INSP GROUP = E; VAL UE OR GRADING CUYDS = 1400.

**Property Address(es)**
9431 W VENICE BLVD

**Legal Description(s)**
**Tract:**
**Block:** **Lot:** **Arb:**
**Modifier:** **Map Reference:**

**Contact**

**Company:** WL190 1400 0

**PIN(s)**
120B165 726

**Assessor Number(s)**
4313-019-047

**Census Tracts(s)**
270100

**District Offices(s)**
WL

June 29, 2021

Document Report

**Film RBF**
Type: HIST 00000; 000; 0000

**Primary Use**
SIGN

********

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June 29, 2021

## Document Report

**Documents**

**Document Number(s)**

**Record Description**
**Record ID:** 5436920
**Doc Type:** CERTIFICATE OF OCCUPANCY
**Sub Type:** None
**Doc Date:** 05/05/1980
**Status:** None
**Doc Version:** None
**AKA Address:** None
**Project Name:** None
**Disaster ID:** None
**Subject:** None
**Product Name:** None
**Manufacturer's Name:** None
**Expired Date:** None
**Receipt Number:** None
**Case Number:** None
**Scan Number:** None
**Dwelling Units:** None
**Comments:** 79WLA21113 & 79WLA24182. ADDRESS ALSO INCLUDES 9431-9443 VENICE BL
.

**Property Address(es)**
9431 W VENICE BLVD

**Legal Description(s)**
**Tract:**
**Block:** **Lot:** **Arb:**
**Modifier:** **Map Reference:**

**PIN(s)**
120B165 726

**Assessor Number(s)**
4313-019-047

**Film RBF**
Type: HIST O0019; 001; 0298

********

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***Van Nuys - 6262 Van Nuys Blvd, 2nd Floor Van Nuys CA 91401***

# 9431 W Venice Blvd

Permit #: **17016 - 20000 - 26985**

Plan Check #: X17VN19090 Printed: 09/15/17 11:28 AM

Event Code:

Bldg-Alter/Repair
Commercial
Express Permit
No Plan Check

City of Los Angeles - Department of Building and Safety

## APPLICATION FOR BUILDING PERMIT AND CERTIFICATE OF OCCUPANCY

Issued on: 09/15/2017
Last Status: Issued
Status Date: 09/15/2017

| 1. TRACT | BLOCK | LOT(s) | ARB | COUNTY MAP REF # | PARCEL ID # (PIN #) | 2. ASSESSOR PARCEL # |
|---|---|---|---|---|---|---|
| TR 2444 | 8 | 19 | | M B 24-5/7 | 120B165 726 | 4313 - 019 - 047 |

**3. PARCEL INFORMATION**

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LADBS Branch Office - WLA
Bldg. Line - 10
Council District - 5
Certified Neighborhood Council - Palms
Community Plan Area - Palms - Mar Vista - Del Rey
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Fire District - 2
Hillside Grading Area - YES
Near Source Zone Distance - 1
Thomas Brothers Map Grid - 672-G1

ZONES(S): C2-1

**4. DOCUMENTS**

| | |
|---|---|
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| ZA - ZA-1979-374 | ORD - ORD-63572 |
| SPA - Exposition Corridor Transit Neighborho | CPC - CPC-2013-621-ZC-GPA-SP |
| ORD - ORD-129279 | AFF - AFF-46283 |

**5. CHECKLIST ITEMS**

Std. Work Descr - Seismic Gas Shut Off Valve

**6. PROPERTY OWNER, TENANT, APPLICANT INFORMATION**

Owner(s):
KORNBERG, HOWARD AND IRIS TRS KORNBERG FAMILY TRUST
509 MAPLE DR, BEVERLY HILLS CA 90210 --

Tenant:

Applicant: (Relationship: )

**For Cashier's Use Only** **W/O #: 71626985**

| 7. EXISTING USE | PROPOSED USE |
|---|---|
| (16) Retail | |

**8. DESCRIPTION OF WORK**

Re-roof with Class A or B material weighing less than 6 pounds per sq. ft. over existing solid sheathing 55 squares. For residential roof replacement > 50% of the total roof area, apply Cool Roof Product labeled and certified by Cool Roofing Rating Council (CRRC). Cool Roof may be required for non-residential buildings per Title 24, Part 6, Section 149(b).

**9. # Bldgs on Site & Use:**

**10. APPLICATION PROCESSING INFORMATION**

BLDG. PC By: DAS PC By:
OK for Cashier: Blanca Morales Coord. OK:
Signature: Date: 09/15/2017

**11. PROJECT VALUATION** Final Fee Period

Permit Valuation: $15,000 PC Valuation:

Sewer Cap ID: Total Bond(s) Due:

**12. ATTACHMENTS**

For inspection requests, call toll-free **(888) LA4BUILD (524-2845)**. Outside LA County, call (213) 482-0000 or request inspections via **www.ladbs.org.** To speak to a Call Center agent, call **311**. Outside LA County, call (213) 473-3231.

* P 1 7 0 1 6 2 0 0 0 0 2 6 9 8 5 F N *

VN SELV 202128094 9/15/2017 11:27:13 AM

| | |
|---|---|
| BUILDING PERMIT COMM | $227.50 |
| EI COMMERCIAL | $4.20 |
| DEV SERV CENTER SURCH | $7.76 |
| SYSTEMS DEVT FEE | $15.52 |
| CITY PLANNING SURCH | $15.27 |
| MISCELLANEOUS | $10.00 |
| PLANNING GEN PLAN MAINT SURCH | $12.73 |
| CA BLDG STD COMMISSION SURCHARGE | $1.00 |
| BUILDING PLAN CHECK | $27.00 |
| Sub Total: | $320.98 |

Permit #: 170162000026985
Building Card #: 2017VN49957
Receipt #: 0202451241

**13. STRUCTURE INVENTORY** (Note: Numeric measurement data in the format "number / number" implies "change in numeric value / total resulting numeric value")

**17016 - 20000 - 26985**

**14. APPLICATION COMMENTS:**

** Approved Seismic Gas Shut-Off Valve may be required. **

In the event that any box (i.e. 1-16) is filled to capacity, it is possible that additional information has been captured electronically and could not be printed due to space restrictions. Nevertheless the information printed exceeds that required by section 19825 of the Health and Safety Code of the State of California.

**15. BUILDING RELOCATED FROM:**

| 16. CONTRACTOR, ARCHITECT & ENGINEER NAME | ADDRESS | | CLASS | LICENSE # | PHONE # |
|---|---|---|---|---|---|
| (C) FANNIN RICHARD ROOFING | 2723 BITTERNUT CIR, | SIMI VALLEY, CA 93065 | C39 | 524444 | (805) 526-8045 |

**PERMIT EXPIRATION/REFUNDS:** This permit expires two years after the date of the permit issuance. This permit will also expire if no construction work is performed for a continuous period of 180 days (Sec. 98.0602 LAMC). Claims for refund of fees paid must be filed within one year from the date of expiration for permits granted by LADBS (Sec. 22.12 & 22.13 LAMC). The permittee may be entitled to reimbursement of permit fees if the Department fails to conduct an inspection within 60 days of receiving a request for final inspection (HS 17951).

**17. LICENSED CONTRACTOR'S DECLARATION**

I hereby affirm under penalty of perjury 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. The following applies to B contractors only: I understand the limitations of Section 7057 of the Business and Professional Code related to my ability to take prime contracts or subcontracts involving specialty trades.

License Class: **C39** License No.: **524444** Contractor: **FANNIN RICHARD ROOFING**

**18. WORKERS' COMPENSATION DECLARATION**

I hereby affirm, under penalty of perjury, one of the following declarations:

(_) I have and will maintain a certificate of consent to self insure for workers' compensation, as provided for by Section 3700 of the Labor Code, for the performance of the work for which this permit is issued.

(X) I have and will maintain workers' compensation insurance, as required by Section 3700 of the Labor Code, for the performance of the work for which this permit is issued. My workers' compensation insurance carrier and policy number are:

Carrier: **STATE COMP. INS. FUND** Policy Number: **9052875**

(_) 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, and agree that if I should become subject to the workers' compensation provisions of Section 3700 of the Labor Code, I shall forthwith comply with those provisions.

WARNING: FAILURE TO SECURE WORKERS' COMPENSATION COVERAGE IS UNLAWFUL, AND SHALL SUBJECT AN EMPLOYER TO CRIMINAL PENALTIES AND CIVIL FINES UP TO ONE HUNDRED THOUSAND DOLLARS ($100,000), IN ADDITION TO THE COST OF COMPENSATION, DAMAGES AS PROVIDED FOR IN SECTION 3706 OF THE LABOR CODE, INTEREST, AND ATTORNEY'S FEES.

**19. ASBESTOS REMOVAL DECLARATION / LEAD HAZARD WARNING**

I certify that notification of asbestos removal is either not applicable or has been submitted to the AQMD or EPA as per section 19827.5 of the Health and Safety Code. Information is available at (909) 396-2336 and the notification form at www.aqmd.gov. Lead safe construction practices are required when doing repairs that disturb paint in pre-1978 buildings due to the presence of lead per section 6716 and 6717 of the Labor Code. Information is available at Health Services for LA County at (800) 524-5323 or the State of California at (800) 597-5323 or www.dhs.ca.gov/childlead.

**20. CONSTRUCTION LENDING AGENCY DECLARATION**

I hereby affirm under penalty of perjury that there is a construction lending agency for the performance of the work for which this permit is issued (Sec. 3097, Civil Code).

Lender's Name (If Any): _____ Lender's Address : _____

**21. FINAL DECLARATION**

I certify that I have read this application **INCLUDING THE ABOVE DECLARATIONS** and state that the above information **INCLUDING THE ABOVE DECLARATIONS** 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 and that it does not approve or authorize the work specified herein, and it does not authorize or permit any violation or failure to comply with any applicable law. Furthermore, neither the City of Los Angeles nor any board, department officer, or employee thereof, make any warranty, nor shall he responsible for the performance or results of any work described herein, nor the condition of the property nor the soil upon which such work is performed. I further affirm under penalty of perjury, that the proposed work will not destroy or unreasonably interfere with any access or utility easement belonging to others and located on my property, but in the event such work does destroy or unreasonably interfere with such easement, a substitute easement(s) satisfactory to the holder(s) of the easement will be provided (Sec. 91.0106.4.3.4 LAMC).

**By signing below, I certify that:**

(1) I accept all the declarations above namely the Licensed Contractor's Declaration, Workers' Compensation Declaration, Asbestos Removal Declaration / Lead Hazard Warning, Construction Lending Agency Declaration, and Final Declaration; and

(2) This permit is being obtained with the consent of the legal owner of the property.

Print Name: **RICHARD FANNIN** Sign: _____ Date: **09/15/2017** [X] Contractor [ ] Authorized Agent

## GEM Group

**From:** Simon, Cheryl <cheryl.simon@culvercity.org>
**Sent:** Monday, June 28, 2021 1:53 PM
**To:** GEM Group
**Subject:** Public Records Request

**Follow Up Flag:** Follow up
**Flag Status:** Flagged

Good afternoon,
These addresses are not in Culver City.

**From:** GEM Group <gem@mygemgroup.com>
**Sent:** Tuesday, June 22, 2021 10:26 AM
**To:** Clerk, City <city.clerk@culvercity.org>
**Subject:** Public records request (GEM Group project 13137)

Good morning,

In order to perform an environmental site assessment, I request all available documents such as permits, violations, or inspections (between January 1 1950 and today) for the property at:
9425, 9431, 9439, and 9443 Venice Blvd Culver City, CA 90232
Also known as
3780 and 3800 Cardiff Ave, Culver City, CA 90232

City departments that may hold responsive records include the fire department, building department, and public works.

Thank you for your help with this project.

Regards,

Ben Keeney
Geologist Assistant
**GEM Group, Inc.**
Mobile (909) 527-0408
Fax (877) 857-2212
https://www.mygemgroup.com/
(Gem Group project 13137 public records request sent 06/22/2021)

*The City of Culver City keeps a copy of all E-mails sent and received for a minimum of 2 years. All retained E-mails will be treated as a Public Record per the California Public Records Act, and may be subject to disclosure pursuant to the terms, and subject to the exemptions, of that Act.*

## GEM Group

**To:** city.clerk@culvercity.org
**Subject:** Public records request (GEM Group project 13137)

Good morning,

In order to perform an environmental site assessment, I request all available documents such as permits, violations, or inspections (between January 1 1950 and today) for the property at:
9425, 9431, 9439, and 9443 Venice Blvd Culver City, CA 90232
Also known as
3780 and 3800 Cardiff Ave, Culver City, CA 90232

City departments that may hold responsive records include the fire department, building department, and public works.

Thank you for your help with this project.

Regards,

Ben Keeney
Geologist Assistant
**GEM Group, Inc.**
Mobile (909) 527-0408
Fax (877) 857-2212
https://www.mygemgroup.com/
(Gem Group project 13137 public records request sent 06/22/2021)

## GEM Group

**From:** Domanski, Andrew <Andrew.Domanski@culvercity.org>
**Sent:** Tuesday, June 22, 2021 12:16 PM
**To:** GEM Group
**Cc:** Clerk, City; Gonzalez, Gabe; McCormick, Matthew; Department, Fire
**Subject:** Public Records Request - Ben Keeney (GEM Group) - Public Records Request

Good afternoon,

Unfortunately the addresses you are researching are located within the City of Los Angeles, not Culver City. You will need to reach out to their records department to get the information you are seeking. Good luck with everything and let us know if you need anything else.

**Regards,**

**Andrew Domanski, Community Service Officer**
**Community Risk Reduction**
**Culver City Fire Department**
**(310) 253-5927**

*The City of Culver City keeps a copy of all E-mails sent and received for a minimum of 2 years. All retained E-mails will be treated as a Public Record per the California Public Records Act, and may be subject to disclosure pursuant to the terms, and subject to the exemptions, of that Act.*

## GEM Group

**From:** DPH-phicor <phicor@ph.lacounty.gov>
**Sent:** Tuesday, June 22, 2021 10:54 AM
**To:** GEM Group
**Subject:** Automatic reply: Public records request (GEM Group project 13137)

Hello,
Thank you for contacting County of Los Angeles Department of Public Health, Custodian of Records. This is an automatic confirmation that your email has been received. Please note: Our office hours are Monday through Friday from 8:00am to 5:00pm, with all major holidays observed. If your request has been received after 5:00pm or over the weekend, your request is considered received on the following business day. Should you have any questions, feel free to contact us for further information.

Thank You

Public Health Investigation
Los Angeles County Department of Public Health
5555 Ferguson Drive, Suite 120-04
Commerce, CA 90022
**Please note new tel. #.**
(323) 914-7806 Office
(323) 728-0217 Fax
http://www.publichealth.lacounty.gov/
http://www.publichealth.lacounty.gov/phi/
**DPH Public Health Investigation Administration would appreciate your feedback. Please take a moment to let us know how we are doing by completing our customer service and satisfaction survey:**
**https://www.surveymonkey.com/r/SCLNMWD**

Important: This e-mail message is intended for the exclusive use of the recipient(s) named above. It may contain information that is protected, privileged, or confidential, and it should not be disseminated, distributed, or copied to persons not authorized to receive such information. If you are not the intended recipient, any dissemination, distribution, or copying is strictly prohibited. If you think you have received this e-mail message in error, please notify the sender immediately.

## GEM Group

**To:** phicor@ph.lacounty.gov
**Subject:** Public records request (GEM Group project 13137)
**Attachments:** phicor request form.pdf

Good morning,

Please see the attached records request form. In order to perform an environmental site assessment, I request all available documents such as permits, violations, or inspections (between January 1 1950 and today) for the property at:

9431 Venice Blvd Culver City, CA 90232 (situs address for parcel 4313-019-047)

(all known addresses for this parcel are: 9425, 9431, 9439, and 9443 Venice Blvd Culver City, CA 90232
Also known as: 3780 and 3800 Cardiff Ave, Culver City, CA 90232)

Thank you for your help with this project.

Regards,

Ben Keeney
Geologist Assistant
**GEM Group, Inc.**
Mobile (909) 527-0408
Fax (877) 857-2212
https://www.mygemgroup.com/
(Gem Group project 13137 public records request sent 06/22/2021)

**BARBARA FERRER, Ph.D., M.P.H., M.Ed.**
Director

**MUNTU DAVIS, M.D., M.P.H.**
Health Officer

**JEFFREY D. GUNZENHAUSER, M.D., M.P.H.**
Director, Disease Control Bureau

**SEIRA KURIAN, M.D., M.P.H.**
Deputy Medical Director and Director, Division of Medical and Dental Affairs

**MARILYN SMITH, M.P.H.**
Director, Public Health Investigation Administration
5555 Ferguson Drive, Suite 120-04
Commerce, CA 90022
TEL (323) 914-7801 ● FAX (323) 728-0217

**www.publichealth.lacounty.gov**

**BOARD OF SUPERVISORS**

**Hilda L. Solis**
First District

**Mark Ridley-Thomas**
Second District

**Sheila Kuehl**
Third District

**Janice Hahn**
Fourth District

**Kathryn Barger**
Fifth District

July 2, 2021

GEM GROUP

**SUBJECT: Request- 9431 Venice Blvd, Culver City, CA 90232; APN: 4313-019-047 and 3780 and 3800 Cardiff Avenue, Culver City, CA**

I, the undersigned, being the Custodian of Records, certify that a thorough search of our files, carried out under my direction and control, revealed no records as named in your request for records.

It is to be understood that this does not mean that records do not exist under another spelling, another name, or under another classification, but that with the information furnished our office, and to the best of our knowledge, no such records exist in our files.

Sincerely,

*Yvonne Curtis*

Yvonne Curtis, Deputy Health Officer
Public Health Investigation

COR ID No. 212454

Request - NO Records

**PUBLIC HEALTH INVESTIGATION**
**CUSTODIAN OF RECORDS**
**REQUEST FOR PUBLIC RECORDS**

**TEL (323) 914-7806** **FAX (323) 728-0217**

**Complete the Custodian of Records Request for Public Records Form in blue or black ink, or type.**

**If you have any questions about completing the form call (323) 914-7806.**

**Submit your request to Public Health Investigation, Custodian of Records Office to Fax Number (323) 728-0217, Email to phicor@ph.lacounty.gov, or mail to:**

**Public Health Investigation**
**5555 Ferguson Drive Suite 120-04**
**Commerce, CA 90022**

***Required Information**

| **REQUESTOR INFORMATION** | | |
|---|---|---|
| *Name* * | | Ben Keeney |
| *Address* * | | 967 Kendall Drive, Suite A-324 |
| *City* * | | San Bernardino |
| *State* * | | CA |
| *Zip* * | | 92407 |
| *Telephone No.* * | | 909-527-0408 |
| *Fax No.* | | |
| *Website/Email* | | gem@mygemgroup.com |

| **CONTACT PERSON INFORMATION** ***(If different from Requestor)*** | | |
|---|---|---|
| *Name* | | |
| *Telephone No.* | | |

| **DELIVERY OF RECORDS** ***(If different from Requestor)*** | | |
|---|---|---|
| *Address* | | |
| *City* | | |
| *Zip* | | |

**RECORD INFORMATION Type of Record * *(Choose only one per request)***

| **ENVIRONMENTAL HEALTH DISTRICT SURVEILLANCE** | | **ENVIRONMENTAL HEALTH PROTECTION** | | **ALL OTHERS** | | | |
|---|---|---|---|---|---|---|---|
| *Apartment, Condo, Home Inspections* | | *Beaches* | | *Animal Bite Report* | | | |
| *Apartment, Condo, Home and Institution Lead Inspections* | | *Landfills* | | *Medical Marijuana ID* | | | |
| *Food Borne Outbreak* | | *Public Swimming Pools* | | | | | |
| *Food Poisoning* | | *Recycled Water* | | | | | |
| *Food Vehicles* | | *Residential Pools* | | | | | |
| *Motels and Hotel Inspection* | | *Septic Tanks* | ✔ | | | | |
| *Retail Food Inspection* | | *Sewage* | | | | | |
| *Schools and Day Care Inspection* | | *Water Wells* | ✔ | | | | |
| *Street Vendor* | | | | | | | |

| *Other Type of Record:* | | see below |
|---|---|---|

| **REQUEST INFORMATION** ***(Provide as much information possible)*** | | |
|---|---|---|
| *Incident Date/Time* | | |
| *Incident/Food Borne Illness/Outbreak Summary No.* | | |
| *Type of Disease* | | |
| *Inspector Name (If known)* | | |
| *Incident Location* | | |
| *Owner Name* | | |
| *Victim/Patient/Complainant Name* | | |
| *Date of Birth* | | |
| *Medical Record No.* | | |
| *Location of Records* | | |

In order to perform an environmental site assessment, we request available documents such as permits, violations, or inspections (between January 1 1950 and today) for the property at:
9431 Venice Blvd Culver City, CA 90232

You are now signed in ×

# Request #21-5045

**CLOSED**

7 of 18 filtered by: Keyword search: 9431

As of July 2, 2021, 11:23am
Request Visibility: Unpublished

## Details

Public records request to sanitation
Good morning,
In order to perform an environmental site assessment, I request all available documents such as permits, violations, or inspections (between January 1 1950 and today) for the property at:
9425, 9431, 9439, and 9443 Venice Blvd, Los Angeles, CA 90232
Also known as
3780 and 3800 Cardiff Ave, Los Angeles, CA 90232
Thank you for your help with this project.
(Gem Group project 13137 public records request sent 06/22/2021)

*Received*
**June 22, 2021** via web

*Departments*
**Public Works: Bureau of Sanitation**

*Requester*
**Ben Keeney**
gem@mygemgroup.com
967 Kendall Drive, Suite A-324, San Bernardino, CA 92407
9095270408
GEM Group

## Documents

*Public (pending)*

(none)

*Requester*

**9425 venice 2.pdf**

**9425 venice 1.pdf**

## Staff

*Point of Contact*

**Jessica Anguiano**

## Timeline

**Document(s) Released to Requester** Public

9425 venice 1.pdf

9425 venice 2.pdf

*July 2, 2021, 11:23am*

**External Message** Requester + Staff

**REQUEST FOR DOCUMENTS - UNDER THE PUBLIC RECORDS ACT**

In reply to your request of July 2, 2021, for records concerning Request # 21-5045.

The LA Sanitation has documents/information that is responsive to your request.

*July 2, 2021, 11:23am by Rosemary Cubero, Environmental Compliance Inspector (Staff)*

**Request Closed** Public

LASAN has fulfilled the request.

*July 2, 2021, 10:44am*

**Department Assignment** Public

Public Works: Bureau of Sanitation

*June 22, 2021, 12:36pm*

**Request Opened** Public

Request received via web

*June 22, 2021, 12:36pm*

## GEM Group

**From:** questions@pw.lacounty.gov
**Sent:** Wednesday, June 23, 2021 8:02 AM
**To:** GEM Group
**Subject:** Confirmed question submitted (Reference #201585)

**Follow Up Flag:** Follow up
**Flag Status:** Flagged

Thank you for contacting us. We will respond by 06/28/2021 (within 2 business days).

Please do not reply to this automated confirmation.

Public Works Headquarters building is open Monday through Thursday except for holidays.
If you need to report an emergency, please click here to access our 24-hour Emergency Hotline and examples of emergencies

---

Your question:

**Good afternoon, <BR><BR>In order to perform an environmental site assessment, I request all available documents such as permits, violations, or inspections (between January 1 1950 and today) for the property at: <BR>9425, 9431, 9439, and 9443 Venice Blvd, Culver City, CA 90232 <BR>(Also known as 3780 and 3800 Cardiff Ave, Culver City, CA 90232)<BR><BR>Thank you for your help with this project. <BR><BR>Regards, <BR><BR>Ben Keeney<BR>**

For future reference to the question, you may click on the link below
https://pw.lacounty.gov/general/faq/index.cfm?action=status&faqID=JiM9PzVSXV9ZCg%3D%3D

## GEM Group

**To:** info@dpw.lacounty.gov
**Subject:** Public records request (GEM Group project 13137)
**Attachments:** LA County DPW property PRR form.doc

Good afternoon,

In order to perform an environmental site assessment, I request all available documents such as permits, violations, or inspections (between January 1 1950 and today) for the property at:
9425, 9431, 9439, and 9443 Venice Blvd, Culver City, CA 90232
(Also known as 3780 and 3800 Cardiff Ave, Culver City, CA 90232)

Thank you for your help with this project.

Regards,

Ben Keeney
Geologist Assistant
**GEM Group, Inc.**
Mobile (909) 527-0408
Fax (877) 857-2212
https://www.mygemgroup.com/
(Gem Group project 13137 public records request sent 06/22/2021)

## GEM Group

**From:** questions@pw.lacounty.gov
**Sent:** Tuesday, June 29, 2021 8:44 AM
**To:** GEM Group
**Subject:** Answer to your question submitted on 06/23/2021 (Reference #201585)

**Follow Up Flag:** Follow up
**Flag Status:** Flagged

Question:
**Good afternoon,**

**In order to perform an environmental site assessment, I request all available documents such as permits, violations, or inspections (between January 1 1950 and today) for the property at:**
**9425, 9431, 9439, and 9443 Venice Blvd, Culver City, CA 90232**
**(Also known as 3780 and 3800 Cardiff Ave, Culver City, CA 90232)**

**Thank you for your help with this project.**

**Regards,**

**Ben Keeney**

Answer:
**Thank you for contacting the Los Angeles County Public Works. We provide services to the unincorporated areas of L.A. County.**

**The location stated in your inquiry falls under the jurisdiction of the City of L.A. Links to the City's main website and their Public Works site are available below.**

**You may also contact the City's call center via telephone by dialing 3-1-1.**

**Links**

**City of Los Angeles**
**http://www.lacity.org**

**City of LA Dept of Public Works**
**http://dpw.lacity.org**

**City of LA Bureau of Street Services**
**http://bss.lacity.org**

Follow us @LACoPublicWorks

---

Additional Information:

*This e-mail originated at:* ***https://pw.lacounty.gov/General/FAQ/index.cfm?Theme=default&ShowTemplate=***
*Email:* *gem@mygemgroup.com*

Note: Information is accurate at the time of response and is subject to change without notice.

*(Please do not click reply to respond to this email. Follow the instructions provided in the response)*

Clean LA for Residents
Clean LA for Business
Clean LA for Government
Clean LA is for ALL
Los Angeles County

Organic Waste Management
Reduce, Reuse, Recycle, Rethink
Trash Collection / Illegal Dumping
Household Hazardous Waste / Electronic Waste
Used Motor Oil Recycling
Industrial Waste
Underground Storage Tanks
Solid Waste
Stormwater
Water Conservation
Youth Education

# Online File Review

## Industrial Waste / Underground Storage Tanks / Stormwater

Back

You searched the following address:

Street Number: 3800 Street Name: Cardiff

**Our office does not have any records (related to industrial waste/underground storage tanks/stormwater) for the requested site address.**

Please double check the spelling of the street name or search a different address. Both street number and street name must be exact and spelled correctly as they appear for the facility on file. Do not include street direction prefix (i.e. N, S, E, W, etc...) or suffix (i.e. ST, AVE, RD, BLVD, etc...) unless they appear in the street name (i.e. AVENUE K, AVENIDA CESAR CHAVEZ, 10TH ST EAST, CROSSROADS PKWY N, etc...). Do not include any extra spaces after the street number or after the street name.

Back

Public Works
LOS ANGELES COUNTY

BSD Home BPV Application | Download Permit Data | View Disclaimer

9431 VENICE BLVD , LOS ANGELES CA 9003-45109 Search Enter address, intersection(street @ street), parcel number/apn/ain

Parcel Info | Permits | Documents | Report a Violation

Open | Final | Cancelled | Expired

No data for this location

CITY OF LOS ANGELES
DEPARTMENT OF PUBLIC WORKS
BUREAU OF SANITATION

MAdison 4-5211
Ext. ~~1758~~ 1253

MAIL TO:

IND. WASTE ENGR.
SEWER MAINT. DIV.
ROOM 948, CITY HALL
LOS ANGELES, CALIF. 90012

RECEIVED JAN 17 1967

APPLICATION FOR INDUSTRIAL WASTE PERMIT
See Reverse Side for Fee Schedule
(Submit in Duplicate)

W-30578

W-

E-Z Way Furniture Stripping Co.

1. Firm Name: EZ Way Furniture Stripping Co 2. Type of Business Furniture Stripping (44)

3. Installation Address: 9425 Venice Blvd L.A. (90231) Culver City 870-5140
9425 Venice Blvd Culver City 90231
Number & St. Zone 90231 Phone

SAME

4. Mailing Address: 9425 Venice Blvd Culver City Cal (90231)
Number & St. City Zone State

5. Processes discharging liquid wastes: Stripping Operation
(FURNITURE RECONDITIONING) (46)

6. Chemical and physical characteristics of above waste discharge:
Caustic - Bleach - Water

7. Name of Applicant or Representative of Firm: B.W. Graham Title President
Printed GRAHM

X Signature: B W Graham Date 1/12/67

OVER DO NOT WRITE BELOW THIS LINE -- FOR OFFICE USE ONLY OVER

( ) New ( ) Revision or Addition (X) Change of Ownership

8. Discharge will be to (1) Sewer ( ) S.D. ( ) Watercourse ( ) Other
Size and Location: 10-inc V.C.P Sewer in alley n/c Venice Bl ( ) Garb. Grinder

9. Flow Characteristics: Max Flow ____ gpm: Total Flow: 250 gpd. (1)

10. Required Treatment: Clarification (02)

11. Required Treatment Facility: EXISTING One - 1-compartment tank 3.5'x2.7'x2.2' BI - with a stripper tank (19)

12. Additional Information: Previously permit #W-29800 Can. 12/66. One - 1-compartment tank 8' long 3'-10" wide and 1' deep stripper tank, which discharges to an above ground 156 gallon metal clarifier. ~~used~~

Make Model
Seating Capacity
Meals Served
Garbage Gallons
Grease Trap ( ) Yes (-) No

13. Class (3) District (6) Submitted by Inspector J.M. Warkman

14. Recommended by: [signature] Date: 1/13/66
Sr. Industrial Waste Insp.

15. Applicant (Line 7) ____ Date: ____

16. Approved: ____ Date: ____
Industrial Waste Engineer

17. APPLICANT: A permit is issued subject to conditions shown hereon and is revocable for non-compliance at any time with the regulating provisions of the Los Angeles Municipal Code or any policy of the Board of Public Works adopted pursuant thereto.

ENTERED JAN 24 1967

W-30578 CANCEL O/B 4/22/69 [initials]

WEST DISTRICT

RECEIVED AUG 2 1966

Cancel c/o 12/13/66 Jane

MAIL TO:

IND. WASTE ENGR.
SEWER MAINT. DIV.
ROOM ~~350~~ 948 CITY HALL
LOS ANGELES, CALIF. 90012

CITY OF LOS ANGELES
DEPARTMENT OF PUBLIC WORKS
BUREAU OF SANITATION

MAdison 4-5211
Ext. 1758

APPLICATION FOR INDUSTRIAL WASTE PERMIT
See Reverse Side for Fee Schedule
(Submit in Duplicate)

W- 29800

1. Firm Name: E-Z WAY Co. 2. Type of Business FURNITURE STRIPPING 44

3. Installation Address: 9425 VENICE BLVD (90231) 870 5140
Number & St. Zone Phone

4. Mailing Address: SAME 9425 VENICE BLVD (90231) CULVER CITY CALIF
Number & St. City Zone State

5. Processes discharging liquid wastes:
STRIPPING VARNISH FROM FURNITURE
FURNITURE RECONDITIONING (46)

6. Chemical and physical characteristics of above waste discharge:
PAINT REMOVER DILUTED W-HOT WATER

7. Name of Applicant or Representative of Firm: MILFERD C BAKER Title CO-OWNER
Printed
Signature: Milferd C Baker Date 7-23-66

OVER DO NOT WRITE BELOW THIS LINE -- FOR OFFICE USE ONLY OVER

(X) New ( ) Revision or Addition ( ) Change of Ownership

8. Discharge will be to (X) Sewer ( ) S.D. ( ) Watercourse ( ) Other
Size and Location: 10 inch V.C.P. sewer in alley M/o Venice (11) Garb. Grinder
Max Total

9. Flow Characteristics: Flow ____ gpm: Flow: 150 gpd. Make ____ Model ____

10. Required Treatment: Clarification (02) Seating Capacity ____

11. Required Treatment Facility: (19) One - 1- Compartment tank 3.5'x 2.7'x 2.2' BE. WITH A STRIPPER TANK Meals Served ____

12. Additional Information: One 8' long 3'10" wide 1' deep tank is used as the stripping tank. This tank discharges to the above ground 156 gallon metal clarifier. In use apprx 2 hrs/day. Garbage Gallons ____ Grease Trap ( ) Yes ( ) No

13. Class (3) X District (6) Submitted by Inspector Milan A. Polacek

14. Recommended by: [signature] Date: 9/1/66
Sr. Industrial Waste Insp.

15. Applicant (Line 7) ____ Date: ____

16. Approved: [signature] Date: ____
Industrial Waste Engineer

17. APPLICANT: A permit is issued subject to conditions shown hereon and is revocable for non-compliance at any time with the regulating provisions of the Los Angeles Municipal Code or any policy of the Board of Public Works adopted pursuant thereto.

WEST DISTRICT

ENTERED SEP 6 1966

| FACILITY ID | FACILITY NAME | SITE ADDRESS | CITY | ZIP | LAST RUN DATE |
|---|---|---|---|---|---|
| FA0033745 | ARDAGH METAL PACKAGING | 936 S BARRACUDA ST | SAN PEDRO | 90731 | 4/19/2021 |
| FA0038898 | OLIVE STREET DEVELOPMENT HOLDINGS | 936 S OLIVE ST | LOS ANGELES | 90015 | 4/19/2021 |
| FA0036718 | OLIVE GARDEN #1113 | 936 WESTWOOD BLVD | LOS ANGELES | 90024 | 4/19/2021 |
| FA0001363 | FLUID LINE TECHNOLOGY | 9362 ETON AVE # A | CHATSWORTH | 91311 | 4/19/2021 |
| FA0019609 | HOLLYWOOD BEAUTY SUPPLY | 937 N MAIN ST | LOS ANGELES | 90012 | 4/19/2021 |
| FA0011749 | MCMAHAN CORPORATE | 937 S ALAMEDA ST | LOS ANGELES | 90021 | 4/19/2021 |
| FA0016733 | AEON MANUFACTURING COMPANY, INC | 937 W 253RD ST | HARBOR CITY | 90710 | 4/19/2021 |
| FA0007773 | LAUSD - LIGGETT STREET SCHOOL | 9373 N MOONBEAM AVE | PANORAMA CITY | 91402 | 4/19/2021 |
| FA0037927 | SPRINT NEXTEL CELL SITE LA09XC159 | 9374 REMICK AVE | PACOIMA | 91331 | 4/19/2021 |
| FA0010147 | LAUSD - VENA AVENUE SCHOOL/VENA MAG | 9377 N VENA AVE | PACOIMA | 91331 | 4/19/2021 |
| FA0015623 | J & J TRUCK REPAIR | 938 S LONG BEACH AVE | LOS ANGELES | 90021 | 4/19/2021 |
| FA0023264 | VERMONT AUTO BODY | 938 S VERMONT AVE | LOS ANGELES | 90006 | 4/19/2021 |
| FA0011095 | FIBERLAB | 939 E 10TH ST | LOS ANGELES | 90021 | 4/19/2021 |
| FA0014821 | GRAPHIC MART | 939 N HILL ST | LOS ANGELES | 90033 | 4/19/2021 |
| FA0006147 | WINDYS USED CARS | 939 W FLORENCE AVE | LOS ANGELES | 90044 | 4/19/2021 |
| FA0018931 | GAGE MARKET | 939 W GAGE AVE | LOS ANGELES | 90044 | 4/19/2021 |
| FA0018932 | SEASONS JEWELRY | 939 W GAGE AVE UN S2 | LOS ANGELES | 90044 | 4/19/2021 |
| FA0031979 | MATERIALS SUPPLIES DISTRIBUTING | 9391 N REMICK AVE | ARLETA | 91331 | 4/19/2021 |
| FA0022820 | M.S. LAMAR INC. | 940 E 61ST ST | LOS ANGELES | 90001 | 4/19/2021 |
| FA0020618 | CSK AUTO | 940 N WESTERN AVE | LOS ANGELES | 90029 | 4/19/2021 |
| FA0037338 | AT&T MOBILITY - LADWP | 9400 CANTERBURY AVE | PACOIMA | 91331 | 4/19/2021 |
| FA0013790 | NORTHRUP GRUMMAN CO | 9401 CORBIN AVE | NORTHRIDGE | 91329 | 4/19/2021 |
| FA0013790 | NORTHRUP GRUMMAN CO | 9401 CORBIN AVE | NORTHRIDGE | 91324 | 4/19/2021 |
| FA0013790 | NORTHRUP GRUMMAN CO | 9401 CORBIN AVE | NORTHRIDGE | 91324 | 4/19/2021 |
| FA0013790 | NORTHRUP GRUMMAN CO | 9401 CORBIN AVE | NORTHRIDGE | 91324 | 4/19/2021 |
| FA0036278 | TOPCO SALES | 9401 DE SOTO AVE | CHATSWORTH | 91311 | 4/19/2021 |
| FA0033462 | EURO AUTO WRECKING | 9401 N GLENOAKS BLVD | SUN VALLEY | 91352 | 4/19/2021 |
| FA0014131 | M & N AUTO | 9401 N GLENOAKS BLVD UN B | SUN VALLEY | 91352 | 4/19/2021 |
| FA0023261 | WESTERN SCREENPRINT | 9401 N OSO AVE | CHATSWORTH | 91311 | 4/19/2021 |
| FA0013856 | CLARKLIFT OF SAN FERNANDO VALLEY | 9401 N WINNETKA AVE | CHATSWORTH | 91311 | 4/19/2021 |
| FA0029536 | POWER LIFT CORPORATION | 9401 N WINNETKA AVE UN J | CHATSWORTH | 91311 | 4/19/2021 |
| FA0010196 | WESTSIDE PRINT CENTER | 9401 W VENICE BLVD | CULVER CITY | 90232 | 4/19/2021 |
| FA0001112 | KEM INDUSTRIES INC | 9402 N LURLINE AVE | CHATSWORTH | 91311 | 4/19/2021 |
| FA0001109 | R JOHNSON LUBRICATION SERVICE | 9404 S SAN PEDRO ST | LOS ANGELES | 90003 | 4/19/2021 |
| FA0014014 | INFINITY SYSTEMS INC | 9409 N OWENSMOUTH AVE | CHATSWORTH | 91311 | 4/19/2021 |
| FA0015653 | AUTO CITY BODY AND REPAIR | 941 S VERMONT AVE | LOS ANGELES | 90006 | 4/19/2021 |
| FA0022320 | ANDREWS POWDER COATING INC | 9410 N DE SOTO AVE | CHATSWORTH | 91311 | 4/19/2021 |
| FA0005645 | SILICON ENERGY CORP | 9410 N DE SOTO AVE SU 7 | CHATSWORTH | 91311 | 4/19/2021 |
| FA0005646 | P C ENTERPRISES | 9410 N DE SOTO AVE SU E | CHATSWORTH | 91311 | 4/19/2021 |
| FA0006888 | F HUGHES AIRCRAFT CO/C | 9410 N JORDAN AVE | CHATSWORTH | 91311 | 4/19/2021 |
| FA0006828 | ASTRO BOATS | 9414 N IRONDALE AVE | CHATSWORTH | 91311 | 4/19/2021 |
| FA0027687 | AL-VALL ENGINEERING CO, INC | 9415 LURLINE AVE | CHATSWORTH | 91311 | 4/19/2021 |
| FA0033153 | VANGUARD PLASTICS OF CALIFORNIA INC | 9415 N TELFAIR AVE | SUN VALLEY | 91352 | 4/19/2021 |
| FA0033135 | VANGUARD PLASTICS OF CALIFORNIA INC | 9415 N TELFAIR AVE | SUN VALLEY | 91352 | 4/19/2021 |
| FA0033155 | VANGUARD PLASTICS OF CALIFORNIA INC | 9415 N TELFAIR AVE | SUN VALLEY | 91352 | 4/19/2021 |
| FA0007395 | WEST VALLEY GRINDING INC | 9417 N LURLINE AVE | CHATSWORTH | 91311 | 4/19/2021 |



| FACILITY ID | FACILITY NAME | SITE ADDRESS | CITY | ZIP | LAST RUN DATE |
|---|---|---|---|---|---|
| FA0020998 | EZ SPORTSWEAR | 9419 N MASON AVE | CHATSWORTH | 91311 | 4/19/2021 |
| FA0004149 | AVIS RENT A CAR | 9419 S AIRPORT BLVD | LOS ANGELES | 90045 | 4/19/2021 |
| FA0021262 | SCI PERFORMANCE, INC | 942 S TOWNE AVE | LOS ANGELES | 90021 | 4/19/2021 |
| FA0007400 | EATON MEMORY TEST SYSTEM | 9420 N LURLINE AVE SU 6 | CHATSWORTH | 91311 | 4/19/2021 |
| FA0033168 | ARCO SOLAR INC | 9420 N LURLINE AVE SU C & D | CHATSWORTH | 91311 | 4/19/2021 |
| FA0033168 | ARCO SOLAR INC | 9420 N LURLINE AVE SU C & D | CHATSWORTH | 91311 | 4/19/2021 |
| FA0033168 | ARCO SOLAR INC | 9420 N LURLINE AVE SU C & D | CHATSWORTH | 91311 | 4/19/2021 |
| FA0033168 | ARCO SOLAR INC | 9420 N LURLINE AVE SU C & D | CHATSWORTH | 91311 | 4/19/2021 |
| FA0010929 | CODE ENGINEERING | 9421 N WINNETKA AVE UN P | CHATSWORTH | 91311 | 4/19/2021 |
| FA0019109 | JACKSON ENGINEERING | 9421 N WINNETKA AVE UNIT R | CHATSWORTH | 91311 | 4/19/2021 |
| FA0027219 | CANNON CLEANERS | 9422 S MAIN ST | LOS ANGELES | 90003 | 4/19/2021 |
| FA0000505 | ADVANCED TECHNOLOGY WELDING | 9424 N ETON AVE UN K | LOS ANGELES | 91311 | 4/19/2021 |
| FA0033746 | KINGSBRIDGE INTERNATIONAL | 9425 CANOGA AVE | CHATSWORTH | 91311 | 4/19/2021 |
| FA0025430 | TERMINIX PEST & TERMITE CONTROL | 9428 N ETON AVE | LOS ANGELES | 91311 | 4/19/2021 |
| FA0021011 | THERMOTRON INDUSTRIES CORP | 9428 N ETON AVE SU M | LOS ANGELES | 91311 | 4/19/2021 |
| FA0008272 | MAGAN CLEANERS AND LAUNDRY | 9428 W PICO BLVD | LOS ANGELES | 90035 | 4/19/2021 |
| FA0023261 | DAYTON ROGERS OF CALIFORNIA | 9430 LURLINE AVE | CHATSWORTH | 91311 | 4/19/2021 |
| FA0001646 | PRODUCTS ENGINEERING CORP | 9430 S BELLANCA AVE | LOS ANGELES | 90045 | 4/19/2021 |
| FA0010197 | APARTMENT HARDWARE AND SUPPLY | 9431 W VENICE BLVD | LOS ANGELES | 90230 | 4/19/2021 |
| FA0020198 | LA COUNTY MTA | 9432 S BELLANCA AVE | LOS ANGELES | 90045 | 4/19/2021 |
| FA0022522 | STAINLESS MOTORS, INC | 9436 N IRONDALE AVE | CHATSWORTH | 91311 | 4/19/2021 |
| FA0015622 | INK MAKERS INC | 944 S LONG BEACH AVE | LOS ANGELES | 90021 | 4/19/2021 |
| FA0019107 | THERMADYNE | 9440 N IRONDALE AVE | CHATSWORTH | 91311 | 4/19/2021 |
| FA0033524 | 4 WHEEL SPECIALTIES UNLTD | 9441 N SEPULVEDA BLVD | NORTH HILLS | 91343 | 4/19/2021 |
| FA0023078 | D.S. WELDING | 9444 IRONDALE AVE | CHATSWORTH | 91311 | 4/19/2021 |
| FA0023078 | D.S. WELDING | 9444 IRONDALE AVE | CHATSWORTH | 91311 | 4/19/2021 |
| FA0022070 | CHAD THERAPEUTICS INC | 9445 N DE SOTO AVE | CHATSWORTH | 91311 | 4/19/2021 |
| FA0006829 | COMPUTER METAL PROD CORP | 9446 N IRONDALE AVE | CHATSWORTH | 91311 | 4/19/2021 |
| FA0003126 | HOLLYWOOD BED & SPRING MFG CO INC | 945 S BIXCH ST | LOS ANGELES | 90021 | 4/19/2021 |
| FA0034661 | DA TRANSPORT INC | 945 W 190TH ST | GARDENA | 90248 | 4/19/2021 |
| FA0041230 | DUPLICATE | 945 W 8Th St | Los Angeles | 90017 | 4/19/2021 |
| FA0034153 | OTTO AVIONICS REPAIR CENTER | 9450 CHIVERS AVE | SUN VALLEY | 91352 | 4/19/2021 |
| FA0009388 | GASPER'S AUTO REPAIRS | 9450 N VAN NUYS BLVD | PANORAMA CITY | 91402 | 4/19/2021 |
| FA0009987 | FUMIYO / SETSUHARU TANAKA | 9450 N VAN NUYS BLVD SU 4 & 5 | PANORAMA CITY | 91402 | 4/19/2021 |
| FA0021251 | DRAGYN CORP | 9450 TOPANGA CANYON BLVD | CHATSWORTH | 91311 | 4/19/2021 |
| FA0025261 | STRONG AUTO GLASS | 9450 VAN NUYS BLVD # 6-7 | PANORAMA CITY | 91402 | 4/19/2021 |
| FA0037848 | CORBIN NORTHRIDGE, LP | 9451 CORBIN AVE | NORTHRIDGE | 91324 | 4/19/2021 |
| FA0022186 | AIR ELECTRO INC | 9452 N DE SOTO AVE | CHATSWORTH | 91311 | 4/19/2021 |
| FA0033501 | BIG FE TIRES | 9455 N LAUREL CANYON BLVD | PACOIMA | 91331 | 4/19/2021 |
| FA0034911 | SHICK AUTOMOTIVE | 9459 N SEPULVEDA BLVD | NORTH HILLS | 91343 | 4/19/2021 |
| FA0001107 | GCS SERVICE INC | 946 E 12TH ST | LOS ANGELES | 90021 | 4/19/2021 |
| FA0001072 | MANLEY CO. - HENRY & JANE FONG | 946 N ADDISE ST | LOS ANGELES | 90012 | 4/19/2021 |
| FA0037233 | AT&T MOBILITY - GARMENT | 948 SANTEE ST | LOS ANGELES | 90015 | 4/19/2021 |
| FA0038545 | SOUTH PARK RESIDENTIAL LLC | 949 S HILL ST | LOS ANGELES | 90021 | 4/19/2021 |
| FA0032320 | VERIZON CALIFORNIA - OLIN HALL USC | 950 DOWNEY WY | LOS ANGELES | 90089 | 4/19/2021 |
| FA0008308 | BENSON PRINTING CO | 950 E PICO BLVD | LOS ANGELES | 90021 | 4/19/2021 |
| FA0016619 | WARNER HOLLYWOOD STUDIOS | 950 N FORMOSA AVE | LOS ANGELES | 90046 | 4/19/2021 |

Request Visibility: Unpublished

# ‹ Request #21-5037

OPEN

Good morning,

In order to perform an environmental site assessment, I request all available documents such as permits, violations, or inspections (between January 1 1950 and today) for the following property

Inactive hazardous materials records may be available for:
Apartment Hardware and Supply (FA0010197) at:
9431 W Venice Blvd, Los Angeles, CA 90230 (Also known as 9431 Venice Blvd, Culver City, CA 90232)
Thank you for your help with this project.
(Gem Group project 13137 public records request sent 06/22/2021)
— Read less

*Received* **June 22, 2021** via web

*Departments* **Fire Department (CPRA requests only)**

*Requester* **Ben Keeney**
gem@mygemgroup.com
967 Kendall Drive, Suite A-324, San Bernardino, CA 92407
9095270408
GEM Group

**Department Assignment** Public
Fire Department (CPRA requests only)
*June 22, 2021, 11:36am*

**Request Opened** Public
Request received via web
*June 22, 2021, 11:36am*

## Documents

*Public (pending)* (none)

*Requester* (none)

# Active Hazardous Materials (HM) Inventory

| FACILITY ID | FACILITY NAME | SITE ADDRESS | CITY | ZIP | LAST RUN DATE |
|---|---|---|---|---|---|
| FA0039673 | VERIZON WIRELESS: USC HSC | 1510 SAN PABLO ST | (none) | 90033 | 4/19/2021 |
| FA0032761 | MEGGITT (NORTH HOLLYWOOD), INC | 12838 SATICOY ST | ARCO STATION | 91605 | 4/19/2021 |
| FA0038212 | M & R PLATING CORP | 12375 MONTAGUE ST | ARLETA | 91331 | 4/19/2021 |
| FA0007162 | ROBERTSON CAREGIVERS BEVERLYWOOD | 12800 WENTWORTH ST | ARLETA | 91331 | 4/19/2021 |
| FA0034902 | MILES CHEMICAL COMPANY INC | 12801 RANGOON ST | ARLETA | 91331 | 4/19/2021 |
| FA0031329 | SUPERIOR THREAD ROLLING CO | 12801 WENTWORTH ST | ARLETA | 91331 | 4/19/2021 |
| FA0030524 | MOBIL - ARLETA | 13310 OSBORNE ST | ARLETA | 91331 | 4/19/2021 |
| FA0039748 | 7-ELEVEN #18910 | 13450 OSBORNE ST | ARLETA | 91331 | 4/19/2021 |
| FA0001915 | UNITED PACIFIC # | 13455 OSBORNE ST | ARLETA | 91331 | 4/19/2021 |
| FA0039670 | VERIZON WIRELESS: BEACHY | 13500 BRANFORD ST | ARLETA | 91331 | 4/19/2021 |
| FA0030873 | LANCE'S AUTOMOTIVE | 13801 CHASE ST UN A | ARLETA | 91331 | 4/19/2021 |
| FA0010002 | PALOMO AUTOMOTIVE | 13906 VAN NUYS BLVD UN A | ARLETA | 91331 | 4/19/2021 |
| FA0037137 | LAUSD- ARLETA HIGH SCHOOL (SMART) | 14200 VAN NUYS BLVD | ARLETA | 91331 | 4/19/2021 |
| FA0038291 | 99 CENTS ONLY STORES #42 | 8625 WOODMAN AVE | ARLETA | 91331 | 4/19/2021 |
| FA0038450 | AUTOZONE #4035 | 8638 WOODMAN AVE | ARLETA | 91331 | 4/19/2021 |
| FA0020667 | QUICK STOP TRANSMISSIONS | 8728 WOODMAN AVE #C | ARLETA | 91331 | 4/19/2021 |
| FA0022258 | TUJUNGA WELL PUMP AND CHLORINATION STATION | 8801 ARLETA AVE | ARLETA | 91331 | 4/19/2021 |
| FA0039750 | 7-ELEVEN #19387 | 8960 WOODMAN AVE | ARLETA | 91331 | 4/19/2021 |
| FA0015980 | VALLARTA #20 | 9011 WOODMAN AVE | ARLETA | 91331 | 4/19/2021 |
| FA0037008 | CVS PHARMACY #9625 | 9089 WOODMAN AVE | ARLETA | 91331 | 4/19/2021 |
| FA0023665 | CIRCLE K STORES INC. SITE #2211137 | 9115 WOODMAN AVE | ARLETA | 91331 | 4/19/2021 |
| FA0010003 | GOLDEN STATE MAGNETIC & PENETRANT L | 9301 LAUREL CANYON BLVD | ARLETA | 91331 | 4/19/2021 |
| FA0024911 | AT&T MOBILITY -5/170 FWY | 9388 REMICK AVE | ARLETA | 91331 | 4/19/2021 |
| FA0017932 | WALGREENS #6124 | 9750 WOODMAN AVE | ARLETA | 91331 | 4/19/2021 |
| FA0040865 | VERIZON WIRELESS: WILLIAMS | 9778 1/2 ARLETA ST | ARLETA | 91331 | 4/19/2021 |
| FA0038606 | FAA BALDWIN HILLS RCAG | 4100 S LA CIENEGA BLVD | BALDWIN HILLS | 90008 | 4/19/2021 |
| FA0003857 | LAFD - FIRE STATION 108 | 12520 W MULHOLLAND DR | BEVERLY HILLS | 90210 | 4/19/2021 |
| FA0017038 | LA DWP - DISTRIBUTING 103/FRANKLIN POWER | 1298 N BEVERLY DR | BEVERLY HILLS | 90210 | 4/19/2021 |
| FA0041610 | AT&T CORP 91214A | 2650 BENEDICT CANYON DR | BEVERLY HILLS | 90210 | 4/19/2021 |
| FA0023454 | AIRGAS - NOLA | 10675 VANOWEN ST | BURBANK | 91505 | 4/19/2021 |
| FA0030313 | TESORO (SHELL) 68508 | 7710 HOLLYWOOD WY | BURBANK | 91505 | 4/19/2021 |
| FA0003542 | U-HAUL CO OF SUN VALLEY | 7721 N HOLLYWOOD WY | BURBANK | 91505 | 4/19/2021 |
| FA0009431 | MODERN PAINT & BODY SUPPLY INC | 19753 SHERMAN WY | CANOGA PARK | 91306 | 4/19/2021 |
| FA0041503 | T-MOBILE WEST SV00179A | 19855 SHERMAN WY | CANOGA PARK | 91306 | 4/19/2021 |
| FA0032388 | TESORO (ARCO) 63142 | 20055 VANOWEN ST | CANOGA PARK | 91306 | 4/19/2021 |
| FA0039784 | 7-ELEVEN #26640 | 20103 SATICOY ST | CANOGA PARK | 91306 | 4/19/2021 |
| FA0041207 | CARL'S JR 7380 | 20105 SATICOY ST | CANOGA PARK | 91306 | 4/19/2021 |
| FA0029866 | A-1 TRANSMISSION | 20146 SATICOY ST UN B1-2 | CANOGA PARK | 91306 | 4/19/2021 |
| FA0024591 | FOOD 4 LESS #326 | 20155 SATICOY ST | CANOGA PARK | 91306 | 4/19/2021 |
| FA0039674 | 7-ELEVEN #13893 | 20519 ROSCOE BLVD | CANOGA PARK | 91306 | 4/19/2021 |
| FA0008721 | CANYON VISTA ACUTE CENTER | 20554 ROSCOE BLVD | CANOGA PARK | 91306 | 4/19/2021 |
| FA0039837 | CARL'S JR #7401 | 20900 ROSCOE BLVD | CANOGA PARK | 91304 | 4/19/2021 |
| FA0005313 | VALLEY GAS COMPANY | 20901 VANOWEN ST | CANOGA PARK | 91303 | 4/19/2021 |

# Underground Storage Tanks (UST) Inventory List

| FACILITY ID | FACILITY NAME | SITE ADDRESS | CITY | ZIP | LAST RUN DATE |
|---|---|---|---|---|---|
| FA0032780 | METROPOLITAN TRANSPORTATION AUTHORITY | 1 GATEWAY PLAZA DR | LOS ANGELES | 90012 | 4/19/2021 |
| FA0036835 | CITY OF LA METRO CALL CENTER 911 | 100 N LOS ANGELES ST | LOS ANGELES | 90012 | 4/19/2021 |
| FA0006954 | CEMEX CONSTRUCTION MATERIALS | 1000 N LA BREA AVE | HOLLYWOOD | 90038 | 4/19/2021 |
| FA0029499 | 1000 VERMONT LLC | 1000 S VERMONT AVE | LOS ANGELES | 90006 | 4/19/2021 |
| FA0001923 | UNITED PACIFIC | 10000 S FIGUEROA ST | LOS ANGELES | 90003 | 4/19/2021 |
| FA0039365 | 7-ELEVEN #37694 | 10000 S VERMONT AVE | LOS ANGELES | 90044 | 4/19/2021 |
| FA0018098 | PRO-MART INC | 1004 S LA CIENEGA BLVD | LOS ANGELES | 90035 | 4/19/2021 |
| FA0026134 | TESORO (SPEEDWAY XP) 63096 | 10050 LAUREL CANYON BLVD | PACOIMA | 91331 | 4/19/2021 |
| FA0003501 | JAEYONG GAS STATION | 1009 CRENSHAW BLVD | LOS ANGELES | 90019 | 4/19/2021 |
| FA0025528 | SOTO MOBIL | 1010 N SOTO ST | LOS ANGELES | 90033 | 4/19/2021 |
| FA0038619 | USC - MCCLINTOCK BUILDING (MCC) - UPC | 1010 W JEFFERSON BLVD | LOS ANGELES | 90089 | 4/19/2021 |
| FA0030473 | VERMONT GAS | 1010 W MARTIN LUTHER KING JR BLVD | LOS ANGELES | 90037 | 4/19/2021 |
| FA0001785 | TENTEN WILSHIRE LLC | 1010 W WILSHIRE BLVD | LOS ANGELES | 90017 | 4/19/2021 |
| FA0026295 | TESORO 42108 | 10101 BALBOA BLVD | NORTHRIDGE | 91325 | 4/19/2021 |
| FA0036298 | LAFD - FIRE STATION 87 | 10124 BALBOA BLVD | NORTHRIDGE | 91344 | 4/19/2021 |
| FA0003559 | LA COUNTY DEPT OF PUBLIC WORKS | 10179 GLENOAKS BLVD | SUN VALLEY | 91352 | 4/19/2021 |
| FA0030799 | WILMINGTON SINCLAIR GAS & WASH | 1020 W ANAHEIM | WILMINGTON | 90744 | 4/19/2021 |
| FA0002804 | FOX STUDIO LOT, LLC | 10201 W PICO BLVD | LOS ANGELES | 90064 | 4/19/2021 |
| FA0003337 | CITY OF LA - PW - STREET SERVICES | 10210 ETIWANDA AVE | NORTHRIDGE | 91325 | 4/19/2021 |
| FA0026235 | TESORO (SPEEDWAY XP) 63092 | 1025 W ANAHEIM ST | WILMINGTON | 90744 | 4/19/2021 |
| FA0002234 | LAFD - DEVONSHIRE MOTOR TRANSPORT D | 10250 ETIWANDA AVE | NORTHRIDGE | 91325 | 4/19/2021 |
| FA0009269 | LUXURIOUS PROPERTIES LLC | 10259 N SEPULVEDA BLVD | MISSION HILLS | 91345 | 4/19/2021 |
| FA0026220 | TESORO (ARCO) 63218 | 10259 N TOPANGA CANYON BLVD | CHATSWORTH | 91311 | 4/19/2021 |
| FA0024665 | DAVN GAS, INC | 10260 SEPULVEDA BLVD | MISSION HILLS | 91345 | 4/19/2021 |
| FA0006508 | LA DWP - SISTER ELSIE PUMP STATION | 10310 N HAINES CANYON AVE | TUJUNGA | 91042 | 4/19/2021 |
| FA0012202 | LA DWP - GREEN VERDUGO PUMP & CHLORINE STATION | 10320 N SUNLAND BLVD | SUNLAND | 91040 | 4/19/2021 |
| FA0000788 | LA DWP - ENERGY CONTROL CENTER | 10322 SUNLAND BLVD | SUNLAND | 91040 | 4/19/2021 |
| FA0023117 | LA TOUR WILSHIRE | 10380 W WILSHIRE BLVD | LOS ANGELES | 90024 | 4/19/2021 |
| FA0002952 | CENTURY CITY 76 | 10399 W SANTA MONICA BLVD | LOS ANGELES | 90025 | 4/19/2021 |
| FA0003682 | FRONTIER CALIFORNIA - UNIVERSITY | 1041 S TIVERTON AVE | LOS ANGELES | 90024 | 4/19/2021 |
| FA0011805 | MIRABELLA HOMEOWNERS ASSOCIATION | 10430 W WILSHIRE BLVD | LOS ANGELES | 90024 | 4/19/2021 |
| FA0003021 | CSL PRO INC | 1045 S BLAINE ST | LOS ANGELES | 90015 | 4/19/2021 |
| FA0030288 | BLAIR HOUSE | 10490 W WILSHIRE BLVD | LOS ANGELES | 90024 | 4/19/2021 |
| FA0030687 | AM OIL, INC | 105 E IMPERIAL HWY | LOS ANGELES | 90061 | 4/19/2021 |
| FA0018159 | GRIGORIAN'S INC | 105 N AVENUE 52 | LOS ANGELES | 90042 | 4/19/2021 |
| FA0030614 | RAY R. IRANI HALL (RRI)- UPC | 1050 W CHILDS WY | LOS ANGELES | 90089 | 4/19/2021 |
| FA0025010 | LA DWP - REDMONT PUMP STATION | 10503 N REDMONT AVE | TUJUNGA | 91042 | 4/19/2021 |
| FA0012286 | HIGHLAND MOBIL | 1051 N HIGHLAND AVE | LOS ANGELES | 90038 | 4/19/2021 |
| FA0025088 | THE DORCHESTER | 10520 W WILSHIRE BLVD | LOS ANGELES | 90024 | 4/19/2021 |
| FA0009165 | LA COUNTY - ISD ALAMEDA ST GARAGE | 1055 N ALAMEDA ST | LOS ANGELES | 90012 | 4/19/2021 |

Address extract from File Name
1 MILE WEST OF VICTORY & ZOO DRIVE LOS ANGELES
10 UNIVERSAL CITY PLAZA UNIVERSAL CITY
100 CENTER WAY LOS ANGELES
100 N LARCHMONT BLVD LOS ANGELES
100 N SYCAMORE AVE LOS ANGELES
100 S 21ST ST LOS ANGELES
100 S PALMAS ST LOS ANGELES
100 S WESTERN AVE LOS ANGELES
100 W PACIFIC COAST HWY WILMINGTON
100 WHALERS WALK LOS ANGELES
100 WILSHIRE BLVD LOS ANGELES
100-118 N WESTERN AVE LOS ANGELES
1000 COLORADO BLVD EAGLE ROCK
1000 S FAIRFAX AVE LOS ANGELES
1000 SEASIDE AVE TERMINAL ISLAND
1000 W COLORADO BLVD EAGLE ROCK
10000 ANDORA ST CHATSWORTH
10000 NATIONAL BLVD LOS ANGELES
10000-06 S COMPTON AVE LOS ANGELES
10001-09 S CENTRAL AVE LOS ANGELES
10003 W WASHINGTON BLVD CULVER CITY
10006 S MAIN ST LOS ANGELES
10006-10020 VENICE BLVD CULVER CITY
1001 N LAS PALMAS HOLLYWOOD
1001 S HOPE ST LOS ANGELES
1001 S VERMONT AVE LOS ANGELES
1001 STANFORD AVE LOS ANGELES
1001 SUNSET BLVD LOS ANGELES
1001 W 5TH ST LOS ANGELES
1001 W ANAHEIM ST WILMINGTON
1001 W HARRY BRIDGES BLVD LOS ANGELES
1001 W VENICE BLVD LOS ANGELES
10011 S AVALON BLVD LOS ANGELES
10013 S INTERNATIONAL RD LOS ANGELES
10015 S WESTERN AVE LOS ANGELES
10015 SAN FERNANDO RD PACOIMA
10017 CANOGA AVE CHATSWORTH
1002 N PACIFIC AVE SAN PEDRO
1002 N SYCAMORE ST LOS ANGELES
1002 WILMINGTON BLVD WILMINGTON
10020 AVIATION BLVD LOS ANGELES
10020 VENICE BLVD LOS ANGELES
10027 CANOGA AVE CHATSWORTH
1003 E G ST WILMINGTON_1
1003 E G ST WILMINGTON
1003 WILMINGTON & SAN PEDRO RD SAN PEDRO

# In-Active Underground Storage Tanks (UST) Inventory List

| FACILITY ID | FACILITY NAME | SITE ADDRESS | CITY | ZIP | LAST RUN DATE |
|---|---|---|---|---|---|
| FA0037918 | LOYOLA MARYMOUNT UNIVERSITY | 1 LMU DR | LOS ANGELES | 90045 | 4/19/2021 |
| FA0033825 | AT&T COMMUNICATIONS, INC. | 1 OAKMONT RD | BRENTWOOD | | 4/19/2021 |
| FA0022946 | LAWA - ADMINISTRATION EAST | 1 WORLD WY | LOS ANGELES | 90045 | 4/19/2021 |
| FA0032612 | MANNY'S AUTO REPAIR | 100 E AVENUE 26 | LOS ANGELES | 90031 | 4/19/2021 |
| FA0003644 | METROPOLITAN TRANSPORTATION AUTHORI | 100 E SUNSET AVE | VENICE | 90291 | 4/19/2021 |
| FA0029092 | ANGEL'S SERVICE CENTER | 100 E VENICE WY | VENICE | 90291 | 4/19/2021 |
| FA0038251 | BEL AIR COUNTRY CLUB | 100 MARYMOUNT PL | LOS ANGELES | 90077 | 4/19/2021 |
| FA0034055 | UCLA AMBULATORY CARE COMPLEX | 100 MEDICAL PLAZA DR | LOS ANGELES | 90095 | 4/19/2021 |
| FA0003174 | BEL-AIR PATROL | 100 N BEL AIR RD | LOS ANGELES | 90077 | 4/19/2021 |
| FA0004852 | PRO PACKING | 100 N BROAD AVE | WILMINGTON | 90744 | 4/19/2021 |
| FA0033890 | JAPANESE AMERICAN NATIONAL MUSEUM | 100 N CENTRAL AVE | LOS ANGELES | 90012 | 4/19/2021 |
| FA0025028 | CUSTOM AUTO CRAFT | 100 N LA BREA AVE | LOS ANGELES | 90036 | 4/19/2021 |
| FA0036081 | BELMONT NEW ELEMENTARY SCHOOL #6 | 100 N NEW HAMPSHIRE AVE | LOS ANGELES | 90012 | 4/19/2021 |
| FA0035141 | CALTRANS DISTRICT 7 MAINTENANCE SHOP | 100 S MAIN ST | LOS ANGELES | 90012 | 4/19/2021 |
| FA0034969 | UNIVERSAL STUDIOS | 100 UNIVERSAL CITY PLAZA DR | LOS ANGELES | 91608 | 4/19/2021 |
| FA0027186 | UNIVERSAL STUDIOS INC | 100 UNIVERSAL CITY PLAZA UN 5-1/2 | LOS ANGELES | 91608 | 4/19/2021 |
| FA0027895 | HOWARD A ANDERSON CO. | 100 UNIVERSAL CITY UN 504 | LOS ANGELES | 91608 | 4/19/2021 |
| FA0036478 | LAPD - HEADQUARTERS DISPATCH | 100 W 1ST ST | LOS ANGELES | 90012 | 4/19/2021 |
| FA0004668 | CATALINA FREIGHT LINE | 100 W WATER ST 184 | LOS ANGELES | 90744 | 4/19/2021 |
| FA0010989 | LAWA - TERMINAL 1 | 100 WORLD WY | LOS ANGELES | 90045 | 4/19/2021 |
| FA0030160 | AREAS USA LAX T1 | 100 WORLD WY | LOS ANGELES | 90045 | 4/19/2021 |
| FA0018963 | HOST INTERNATIONAL INC | 100 WORLD WY UN 149 | LOS ANGELES | 90045 | 4/19/2021 |
| FA0010992 | AIRPORT GROUP INTERNATIONAL, INC. | 100 WORLD WY UN 226 | LOS ANGELES | 90045 | 4/19/2021 |
| FA0032102 | SOUTHWEST AIRLINES CO | 100 WORLD WY UN 48STR | LOS ANGELES | 90045 | 4/19/2021 |
| FA0018303 | US AIRWAYS, INC | 100 WORLD WY W | LOS ANGELES | 90045 | 4/19/2021 |
| FA0028285 | US AIRWAYS | 100 WORLD WY W ST 5&7 | LOS ANGELES | 90045 | 4/19/2021 |
| FA0026533 | ALLOY METALS CO INC | 1000 E 60TH | LOS ANGELES | 90001 | 4/19/2021 |
| FA0035976 | HEALTHCARE PARTNERS | 1000 W 9TH ST | LOS ANGELES | 90015 | 4/19/2021 |
| FA0031663 | DODGER STADIUM 76 (2705653) | 1000 W ELYSIAN PARK AVE UN A | LOS ANGELES | 90012 | 4/19/2021 |
| FA0001935 | IMPERIAL CFS, INC | 1000 W FRANCISCO ST | TORRANCE | 90502 | 4/19/2021 |
| FA0003127 | FERRANTE LLC | 1000 W TEMPLE ST | LOS ANGELES | 90012 | 4/19/2021 |
| FA0004031 | ABBOTT & HAST | 1000 W VENICE BLVD | LOS ANGELES | 90015 | 4/19/2021 |
| FA0018715 | ARCO - CHAU, TINA OR HOUNG | 10000 S WESTERN AVE | LOS ANGELES | 90047 | 4/19/2021 |
| FA0016055 | HILLCREST COUNTRY CLUB A CORP | 10000 W PICO BLVD | LOS ANGELES | 90064 | 4/19/2021 |
| FA0003398 | UNOCAL - CHOI, IK HOON | 10001 S WESTERN AVE | LOS ANGELES | 90047 | 4/19/2021 |
| FA0028535 | TRANS FRESH CORPORATION | 1001 E NEW DOCK ST | SAN PEDRO | 90731 | 4/19/2021 |
| FA0003644 | WELCOME AUTO SERVICE | 1001 N BROADWAY | LOS ANGELES | 90012 | 4/19/2021 |
| FA0018272 | H J BAKER & BRO | 1001 N SCHLEY AVE | WILMINGTON | 90744 | 4/19/2021 |
| FA0036222 | LMC 1001 OLIVE HOLDINGS | 1001 S OLIVE ST | LOS ANGELES | 90015 | 4/19/2021 |

If you are a human, ignore this field

## REQUEST A PUBLIC RECORD

Documents, photos, emails, texts, videos, data and other records.

⚠ Everything in this request box will be displayed publicly if the agency makes your request public.

Good morning,

In order to perform an environmental site assessment, I request all available documents such as permits, violations, or inspections (between January 1 1950 and today) for the following property

Inactive hazardous materials records may be available for:

Apartment Hardware and Supply (FA0010197) at:

9431 W Venice Blvd, Los Angeles, CA 90230 (Also known as 9431 Venice Blvd, Culver City, CA 90232)

Looking for information about permits issued by the Police Commission? **STOP** and contact the Commission directly HERE. Permit inquiries cannot be answered through this system.

Thank you for your help with this project.

(Gem Group project 13137 public records request sent 06/22/2021)

Looking for information about permits issued by Public Works: Bureau of Engineering? Click HERE for instructions on how to search for BOE permit information.

(aboutblank)

If you are looking for information related to the Board of Police Commission, including: agenda, minutes, vehicle tow, vehicle impound, please visit the Board of Police Commission web link below.

**http://www.lapdonline.org/police_commission**

**Looking for your own or your client's LAPD crime/arrest history?** Contact the Records & Identification Division directly.

Looking for information about Bureau of Engineering Projects, Contractors, Subcontractors, or Project Schedules? Check The Bureau of Engineering Website

The Programs Master Schedule lists projects, their construction cost, and schedule of completion etc. Click here: The Master Schedule

When a project is identified, the project can be viewed in the Project Information Reports.

The project title or work order number can be searched in the Los Angeles Business Assistance Virtual Network (LABAVN). Tabs at the top of the page for a project in LABAVN show the Award Summary, Prime Contractors, and Subcontractors.

Upload and Attach Files (optional)

**Choose File(s)**

Fire Department (CPRA requests only)

## YOUR INFORMATION

Who can see my personal information?

Email

gem@mygemgroup.com

Name

Ben Keeney

Phone

9095270408

Street Address

967 Kendall Drive, Suite A-324

City

San Bernardino

State

California

Zip

92407

Company

GEM Group

## Make Request

* Indicates required field

Cancel

**This record request portal is currently being used by:**

- **City Clerk**
- **Police Department**
- **Fire Department (CPRA requests only)**
- **Controller**
- **City Administrative Officer**
- **Department of Transportation**
- **General Services**
- **Neighborhood Empowerment**
- **Public Works (Street Lighting)**
- **Public Works (Sanitation)**
- **Public Works (Engineering)**
- **Council District 5 (Paul Koretz)**
- **Council District 13 (Mitch O'Farrell)**

For all other city departments' records please go to their respective webpage and contact them directly.

## Popular Resources

- **Open Data**
- **Council & Committee Meetings**
- **Archives & Records**

**REQUESTS FOR NON-PARTICIPATING DEPARTMENTS**

If you have a request for a department not on that list, visit that department's website and follow the instructions there for submitting a request. Requests submitted through this portal for non-participating departments will be closed out.

**REQUESTS FOR MULTIPLE DEPARTMENTS**

If you would like to submit a request to multiple departments, please submit a separate request to each department.

**INCLUDING DOCUMENTS WITH REQUESTS**

If you would like to include a document with your request you can upload it to the request after the request has been submitted.

**ANONYMOUS REQUESTS**

You are not required to include any contact information with a request, however if you submit an anonymous request you will not receive updates about your request or be able to log in to access documents. The only way you will be able to receive responsive documents is if the department posts them publicly on the portal or if you contact the department directly. If the department needs clarification on your request and has no way to contact you your request may be closed out without a response.

# Request #21-5037

☑ **CLOSED**

As of July 7, 2021, 12:37am

Request Visibility: Unpublished

## Details

Good morning,

In order to perform an environmental site assessment, I request all available documents such as permits, violations, or inspections (between January 1 1950 and today) for the following property

Inactive hazardous materials records may be available for:
Apartment Hardware and Supply (FA0010197) at:
9431 W Venice Blvd, Los Angeles, CA 90230 (Also known as 9431 Venice Blvd, Culver City, CA 90232)

− Read less

*Received*

**June 22, 2021** via web

*Departments*

**Fire Department (CPRA requests only)**

*Requester*

**Ben Keeney**
gem@mygemgroup.com
967 Kendall Drive, Suite A-324, San Bernardino, CA 92407
9095270408
GEM Group

## Documents

*Public (pending)*

(none)

*Requester*

(none)

## Staff

*Point of Contact*
**Jennifer Cornejo**

## Timeline

**Request Closed** Public
Dear Requester,

Unfortunately, the requested facility yielded no search results. If this is an inactive hazardous materials site, please be advised that our department only keeps records pertaining to the storage of hazardous materials for up to five years. If the site in question has been inactive for longer than those 5 years, it's possible all related files have been expunged.
We also urge you to please visit the CALEPA Regulated Site Portal which is a website that combines data about environmentally regulated sites and facilities in California into a single, searchable database and interactive map. These activities include hazardous materials and waste, state and federal cleanups, impacted ground and surface waters, and toxic materials.

Respectfully,
The Los Angeles Fire Department
*July 2, 2021, 1:00pm*

**Department Assignment** Public
Fire Department (CPRA requests only)
*June 22, 2021, 11:36am*

**Request Opened** Public
Request received via web
*June 22, 2021, 11:36am*

You are now signed in ×

# Request #21-5037

**CLOSED**

8 of 18 filtered by: Keyword search: 9431

As of July 6, 2021, 8:17am
Request Visibility: Unpublished

## Details

Good morning,

In order to perform an environmental site assessment, I request all available documents such as permits, violations, or inspections (between January 1 1950 and today) for the following property

Inactive hazardous materials records may be available for:
Apartment Hardware and Supply (FA0010197) at:
9431 W Venice Blvd, Los Angeles, CA 90230 (Also known as 9431 Venice Blvd, Culver City, CA

+ Read more

*Received*
**June 22, 2021** via web

*Departments*
**Fire Department (CPRA requests only)**

*Requester*
**Ben Keeney**
gem@mygemgroup.com
967 Kendall Drive, Suite A-324, San Bernardino, CA 92407
9095270408
GEM Group

## Documents

*Public (pending)*
(none)

*Requester*
(none)

## Staff

*Point of Contact*
**Jennifer Cornejo**

## Timeline

**Request Closed** Public
Dear Requester,

Unfortunately, the requested facility yielded no search results. If this is an inactive hazardous materials site, please be advised that our department only keeps records pertaining to the storage of hazardous materials for up to five years. If the site in question has been inactive for longer than those 5 years, it's possible all related files have been expunged.
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Respectfully,
The Los Angeles Fire Department
*July 2, 2021, 1:00pm*

**Department Assignment** Public
Fire Department (CPRA requests only)
*June 22, 2021, 11:36am*

**Request Opened** Public
Request received via web
*June 22, 2021, 11:36am*

# OFFICIAL INSPECTION REPORT

**Los Angeles County Fire Department - Health Hazardous Materials Division**
**Certified Unified Program Agency - Participating Agency**
**West District Office**
**6167 Bristol Parkway, Suite 220**
**Culver City, CA 90230**
**Telephone: (310) 348-1781 / Fax: (310) 348-1793**
**www.fire.lacounty.gov/hhmd**

| | | | |
|---|---|---|---|
| **BUSINESS:** FRIENDLY PRINTING | | | **INSPECTION DATE:** 9/8/1999 |
| **ADDRESS:** 9439 VENICE BLVD | **CITY/STATE/ZIP:** LOS ANGELES, CA 90034 | | **TELEPHONE #:** |
| **OWNER:** FRIENDLY PRINTING | | **EMAIL:** NONE SPECIFIED | |
| **FA:** FA0027688 | **PR:** PR0036231 | **PE:** 1001 HW GEN, 3-5 EMPLOYEES | **SERVICE:** ROUTINE INSPECTION |

☒ - No violations observed at the time of inspection.

## OVERALL INSPECTION COMMENTS

**Consent given by:**
ADVISORY

**Attention:** Non-compliance could result in re-inspection fees, permit revocation, and/or administrative/civil/criminal penalties. A re-inspection may occur at any time to verify compliance. Any time granted for correction of the violation(s) does not preclude any enforcement action by this Department or other agencies.

It is improper and illegal for any County officer, employee or inspector to solicit bribes, gifts, or gratuities in connection with performing their official duties. Improper solicitations include requests for anything of value such as cash, discounts, free services, paid travel or entertainment, or tangible items such as food or beverages. Any attempt by a County employee to solicit bribes, gifts or gratuities for any reason should be reported immediately to either the County manager responsible for supervising the employee or the Fraud hotline at (800) 544-6861 or www.lacountyfraud.org. YOU MAY REMAIN ANONYMOUS.

## SIGNATURES

DAGMAR GLOUTAK
Hazardous Materials Specialist II

## Attachments

## PREVIOUS INSPECTIONS

| Activity Date | Program Element | Rercord ID | Service | Result | Action | Activity Min | Travel Min | Inspector ID |
|---|---|---|---|---|---|---|---|---|

## *VIOLATIONS LIST*

**Los Angeles County Fire Department - Health Hazardous Materials Division**
**Certified Unified Program Agency - Participating Agency**
**West District Office**
**6167 Bristol Parkway, Suite 220**
**Culver City, CA 90230**
**Telephone: (310) 348-1781 / Fax: (310) 348-1793**
**www.fire.lacounty.gov/hhmd**

| **BUSINESS:** | **FA:** | **INSPECTION DATE:** |
|---|---|---|
| FRIENDLY PRINTING | FA0027688 | 9/8/1999 |

| Open | Activity Date | Program Element | Viol Status | Service | Result | Action | Violation Degree | Comply on Date | Description |
|---|---|---|---|---|---|---|---|---|---|

***LOG SHEET***

***INSPECTOR FIELD NOTES***

# OFFICIAL INSPECTION REPORT

**Los Angeles County Fire Department - Health Hazardous Materials Division**
**Certified Unified Program Agency - Participating Agency**
**West District Office**
**6167 Bristol Parkway, Suite 220**
**Culver City, CA 90230**
**Telephone: (310) 348-1781 / Fax: (310) 348-1793**
**www.fire.lacounty.gov/hhmd**

| | | | |
|---|---|---|---|
| **BUSINESS:** FRIENDLY PRINTING | | | **INSPECTION DATE:** 7/17/2003 |
| **ADDRESS:** 9439 VENICE BLVD | **CITY/STATE/ZIP:** LOS ANGELES, CA 90034 | | **TELEPHONE #:** |
| **OWNER:** FRIENDLY PRINTING | | **EMAIL:** NONE SPECIFIED | |
| **FA:** FA0027688 | **PR:** PR0036231 | **PE:** 1001 HW GEN, 3-5 EMPLOYEES | **SERVICE:** ROUTINE INSPECTION |

☐ - No violations observed at the time of inspection.

## OVERALL INSPECTION COMMENTS

**Consent given by:**

**Attention:** Non-compliance could result in re-inspection fees, permit revocation, and/or administrative/civil/criminal penalties. A re-inspection may occur at any time to verify compliance. Any time granted for correction of the violation(s) does not preclude any enforcement action by this Department or other agencies.

It is improper and illegal for any County officer, employee or inspector to solicit bribes, gifts, or gratuities in connection with performing their official duties. Improper solicitations include requests for anything of value such as cash, discounts, free services, paid travel or entertainment, or tangible items such as food or beverages. Any attempt by a County employee to solicit bribes, gifts or gratuities for any reason should be reported immediately to either the County manager responsible for supervising the employee or the Fraud hotline at (800) 544-6861 or www.lacountyfraud.org. YOU MAY REMAIN ANONYMOUS.

## SIGNATURES

DAGMAR GLOUTAK
Hazardous Materials Specialist II

## Attachments

## PREVIOUS INSPECTIONS

| Activity Date | Program Element | Rercord ID | Service | Result | Action | Activity Min | Travel Min | Inspector ID |
|---|---|---|---|---|---|---|---|---|

## *VIOLATIONS LIST*

**Los Angeles County Fire Department - Health Hazardous Materials Division**
**Certified Unified Program Agency - Participating Agency**
**West District Office**
**6167 Bristol Parkway, Suite 220**
**Culver City, CA 90230**
**Telephone: (310) 348-1781 / Fax: (310) 348-1793**
**www.fire.lacounty.gov/hhmd**

| **BUSINESS:** | **FA:** | **INSPECTION DATE:** |
|---|---|---|
| FRIENDLY PRINTING | FA0027688 | 7/17/2003 |

| Open | Activity Date | Program Element | Viol Status | Service | Result | Action | Violation Degree | Comply on Date | Description |
|---|---|---|---|---|---|---|---|---|---|

***LOG SHEET***

***INSPECTOR FIELD NOTES***

## GEM Group

**From:** LACoFD <lacountyfire@govqa.us>
**Sent:** Tuesday, June 22, 2021 10:56 AM
**To:** GEM Group
**Subject:** HHMD No File Responsive :: H038150-062221

RE: PRA of June 22, 2021, Reference # H038150-062221.

Dear Geologist Assistant Benjamin Keeney,

The Los Angeles County Fire Department, Health Hazardous Materials Division, being the custodian or keeper of records, certify that a thorough search for the records you requested has been carried out.

**Re: 9425 Venice Blvd**
**Culver City CA 90232**

**The search revealed that your noted address did not match our database.**

It should be understood that this does not mean that the records you requested do not exist. It is possible that such records may be misfiled; exist under another spelling, another name, or may have been destroyed based on this Department's Record Retention Policy. However, with the information furnished to our office, and to the best of our knowledge, no records were located.

For businesses in Burbank, Culver City, Downey, City of LA, La Habra, Monrovia, Pasadena, Santa Monica, Torrance & Underground Storage Tanks in Los Angeles County jurisdiction click here.

Los Angeles County Fire Department

Health Hazardous Materials Division

Site Administrator

## GEM Group

**From:** LACoFD <lacountyfire@govqa.us>
**Sent:** Tuesday, June 22, 2021 10:57 AM
**To:** GEM Group
**Subject:** HHMD No File Responsive :: H038151-062221

**Follow Up Flag:** Follow up
**Flag Status:** Flagged

RE: PRA of June 22, 2021, Reference # H038151-062221.

Dear Geologist Assistant Benjamin Keeney,

The Los Angeles County Fire Department, Health Hazardous Materials Division, being the custodian or keeper of records, certify that a thorough search for the records you requested has been carried out.

**Re: 9431 Venice Blvd**
**Culver City CA 90232**

**The search revealed that your noted address did not match our database.**

It should be understood that this does not mean that the records you requested do not exist. It is possible that such records may be misfiled; exist under another spelling, another name, or may have been destroyed based on this Department's Record Retention Policy. However, with the information furnished to our office, and to the best of our knowledge, no records were located.

For businesses in Burbank, Culver City, Downey, City of LA, La Habra, Monrovia, Pasadena, Santa Monica, Torrance & Underground Storage Tanks in Los Angeles County jurisdiction click here.

Los Angeles County Fire Department

Health Hazardous Materials Division

Site Administrator

## GEM Group

**From:** LACoFD <lacountyfire@govqa.us>
**Sent:** Tuesday, June 22, 2021 11:02 AM
**To:** GEM Group
**Subject:** HHMD No File Responsive :: H038154-062221

**Follow Up Flag:** Follow up
**Flag Status:** Flagged

RE: PRA of June 22, 2021, Reference # H038154-062221.

Dear Geologist Assistant Benjamin Keeney,

The Los Angeles County Fire Department, Health Hazardous Materials Division, being the custodian or keeper of records, certify that a thorough search for the records you requested has been carried out.

**Re: 3780 Cardiff Ave**
**Culver City CA 90232**

**The search revealed that your noted address did not match our database.**

It should be understood that this does not mean that the records you requested do not exist. It is possible that such records may be misfiled; exist under another spelling, another name, or may have been destroyed based on this Department's Record Retention Policy. However, with the information furnished to our office, and to the best of our knowledge, no records were located.

For businesses in Burbank, Culver City, Downey, City of LA, La Habra, Monrovia, Pasadena, Santa Monica, Torrance & Underground Storage Tanks in Los Angeles County jurisdiction click here.

Los Angeles County Fire Department

Health Hazardous Materials Division

Site Administrator

## GEM Group

**From:** LACoFD <lacountyfire@govqa.us>
**Sent:** Tuesday, June 22, 2021 11:02 AM
**To:** GEM Group
**Subject:** HHMD No File Responsive :: H038153-062221

**Follow Up Flag:** Follow up
**Flag Status:** Flagged

RE: PRA of June 22, 2021, Reference # H038153-062221.

Dear Geologist Assistant Benjamin Keeney,

The Los Angeles County Fire Department, Health Hazardous Materials Division, being the custodian or keeper of records, certify that a thorough search for the records you requested has been carried out.

**Re: 9443 Venice Blvd**
**Culver City CA 90232**

**The search revealed that your noted address did not match our database.**

It should be understood that this does not mean that the records you requested do not exist. It is possible that such records may be misfiled; exist under another spelling, another name, or may have been destroyed based on this Department's Record Retention Policy. However, with the information furnished to our office, and to the best of our knowledge, no records were located.

For businesses in Burbank, Culver City, Downey, City of LA, La Habra, Monrovia, Pasadena, Santa Monica, Torrance & Underground Storage Tanks in Los Angeles County jurisdiction click here.

Los Angeles County Fire Department

Health Hazardous Materials Division

Site Administrator

## GEM Group

**From:** LACoFD <lacountyfire@govqa.us>
**Sent:** Tuesday, June 22, 2021 11:04 AM
**To:** GEM Group
**Subject:** HHMD No File Responsive :: H038155-062221

**Follow Up Flag:** Follow up
**Flag Status:** Flagged

RE: PRA of June 22, 2021, Reference # H038155-062221.

Dear Geologist Assistant Benjamin Keeney,

The Los Angeles County Fire Department, Health Hazardous Materials Division, being the custodian or keeper of records, certify that a thorough search for the records you requested has been carried out.

**Re: 3800 Cardiff Ave**
**Culver City CA 90232**

**The search revealed that your noted address did not match our database.**

It should be understood that this does not mean that the records you requested do not exist. It is possible that such records may be misfiled; exist under another spelling, another name, or may have been destroyed based on this Department's Record Retention Policy. However, with the information furnished to our office, and to the best of our knowledge, no records were located.

For businesses in Burbank, Culver City, Downey, City of LA, La Habra, Monrovia, Pasadena, Santa Monica, Torrance & Underground Storage Tanks in Los Angeles County jurisdiction click here.

Los Angeles County Fire Department

Health Hazardous Materials Division

Site Administrator

County of Los Angeles Fire Department (https://www.fire.lacounty.gov/)

MENU

**Public Records Menu**

**FAQs**

See All FAQs (FindAnswers.aspx)

What is a public record? (/WEBAPP/_rs/(S(xtbhwknpriooeqcc0cyhllix))/AnswerDetail.aspx?sSessionID=&aid=122)

**For businesses in Burbank, Culver City, Downey, City of LA, La Habra, Monrovia, Pasadena, Santa Monica, Torrance & Underground Storage Tanks in Los Angeles County jurisdiction click here. ( https://uploads.govqa.us/LACOUNTYFIRE/Participating Agencies.pdf)**

**Logged in as:** GEM@MYGEMGROUP.COM

**PLEASE READ:**

***Submit one site address per request. No address range allowed.**

***Please enter street number first and allow a few seconds for the system to search thoroughly. Select the desired address from the drop down list. If the address is not found from the list, proceed with completing the request.**

**Address 1:**

9439 VENICE BLVD

**Suite #, Unit # (e.g.,1,2,3,A,B):**

**City:**

LOS ANGELES

**State/Province:**

CA

**Zip/Postal Code:**

Powered by GovQA

90034

Additional Information

**Relationship to Request Subject:***

- ( ) Owner
- ( ) Law Firm
- (•) Consultant
- ( ) Realtor
- ( ) Contractor
- ( ) Complainant

**CUPA PROGRAM FACILITY INSPECTION RECORDS REPORTS:**

- [x] Hazardous Materials Handler
- [x] Onsite Hazardous Waste Treatment
- [x] Aboveground Petroleum Tanks
- [x] California Accidental Release Prevention
- [x] Hazardous Waste Generator
- [x] Underground Storage Tanks

**SITE MITIGATION RECORDS:**

- [x] Clean-up Oversight Reports

**Method to Receive Records:***

- (•) Electronic via Records Center

Submit Cancel

# Request #21-5037

☑ **CLOSED**

As of July 6, 2021, 12:10pm

Request Visibility: Unpublished

## Details

Good morning,

In order to perform an environmental site assessment, I request all available documents such as permits, violations, or inspections (between January 1 1950 and today) for the following property

Inactive hazardous materials records may be available for:
Apartment Hardware and Supply (FA0010197) at:
9431 W Venice Blvd, Los Angeles, CA 90230 (Also known as 9431 Venice Blvd, Culver City, CA 90232)

− Read less

*Received*

**June 22, 2021** via web

*Departments*

**Fire Department (CPRA requests only)**

*Requester*

**Ben Keeney**
gem@mygemgroup.com
967 Kendall Drive, Suite A-324, San Bernardino, CA 92407
9095270408
GEM Group

## Documents

*Public (pending)*

(none)

*Requester*

(none)

## Staff

*Point of Contact*
**Jennifer Cornejo**

## Timeline

**Request Closed** Public
Dear Requester,

Unfortunately, the requested facility yielded no search results. If this is an inactive hazardous materials site, please be advised that our department only keeps records pertaining to the storage of hazardous materials for up to five years. If the site in question has been inactive for longer than those 5 years, it's possible all related files have been expunged.
We also urge you to please visit the CALEPA Regulated Site Portal which is a website that combines data about environmentally regulated sites and facilities in California into a single, searchable database and interactive map. These activities include hazardous materials and waste, state and federal cleanups, impacted ground and surface waters, and toxic materials.

Respectfully,
The Los Angeles Fire Department
*July 2, 2021, 1:00pm*

**Department Assignment** Public
Fire Department (CPRA requests only)
*June 22, 2021, 11:36am*

**Request Opened** Public
Request received via web
*June 22, 2021, 11:36am*

## GEM Group

**From:** LACoFD <lacountyfire@govqa.us>
**Sent:** Tuesday, June 22, 2021 11:08 AM
**To:** GEM Group
**Subject:** Public Records Request:: H038152-062221

**Follow Up Flag:** Follow up
**Flag Status:** Flagged

Dear Geologist Assistant Benjamin Keeney:

Thank you for your interest in public records of the Los Angeles County Fire Department. Your request was received in this office on 6/22/2021 and given the reference number H038152-062221 for tracking purposes.

Your request will be forwarded to the relevant department(s) to locate the information you seek and to determine the volume and any costs associated with satisfying your request. You will be contacted about the availability and/or provided with copies of the records in question.

You can monitor the progress of your request at the My Request Center and you'll receive an email when your request has been completed.

*In an effort to reduce the spread of COVID-19, our Department administrative offices are temporarily closed until further notice. Department personnel will be unable to access physical files to process any Public Records Act (PRA) requests in a timely manner. Once business operations resume, the PRA requests will be processed in the order they are received. The Los Angeles County Fire Department's Health Hazardous Materials Division greatly appreciates your patience in this time of crisis.*

Los Angeles County Fire Department

## GEM Group

**From:** LACoFD <lacountyfire@govqa.us>
**Sent:** Tuesday, June 22, 2021 11:24 AM
**To:** GEM Group
**Subject:** LACoFD Public Records Center:: H038152-062221

**Follow Up Flag:** Follow up
**Flag Status:** Flagged

--- Please respond above this line ---

RE: PRA of June 22, 2021, Reference # H038152-062221.

Dear Geologist Assistant Benjamin Keeney,

The Los Angeles County Fire Department, Health Hazardous Materials Division, being the custodian or keeper of records, certify that a thorough search for the records you requested has been carried out.

**Re: 9439 VENICE BLVD**
**LOS ANGELES CA 90034**

**The records can be downloaded here: My Records Center.**

The following information (if any) is exempted from disclosure due to various State and Federal regulations, and therefore has been redacted:

- Hazardous Material Locations and Site Maps – CA Health & Safety Code (HSC) 25509(b)
- Trade Secret Information – HSC 25512(c) & (d)
- Pending Enforcement/Litigation Records – Government Code (GC) 6254(b), et al./Evidence Code 1040
- Personal Identifying Information (SSN/DL#)/Medical Records – GC 6254(c)
- Financial Records – GC 6254(n), et al.
- Complainant Identity GC 6254 (f)

For businesses in Burbank, Culver City, Downey, City of LA, La Habra, Monrovia, Pasadena, Santa Monica, Torrance & Underground Storage Tanks in Los Angeles County jurisdiction click here.

If you have any questions regarding your request, please contact our office at (310) 348-1781.

Los Angeles County Fire Department

Health Hazardous Materials Division

Site Administrator

## GEM Group

**From:** Choi, Younga@Waterboards <Younga.Choi@Waterboards.ca.gov> on behalf of WB-RB4-PublicRecords <RB4-PublicRecords.RB4-PublicRecords@waterboards.ca.gov>
**Sent:** Thursday, July 1, 2021 3:42 PM
**To:** GEM Group
**Cc:** Choi, Younga@Waterboards
**Subject:** RE: Public records request (GEM Group project 13137) Tracking No 2021062207

**Follow Up Flag:** Follow up
**Flag Status:** Flagged

Los Angeles Regional Board has reviewed its files and has concluded that it does not have any records that are responsive to your request.

Younga Choi
Associate Governmental Program Analyst, Custodian of Records
Phone: (213)576-6631/Email: younga.choi@waterboards.ca.gov
*Due to the COVID-19 emergency, I am teleworking. The quickest way to reach me is by email.*

Public Records and Freedom of Information Act
Rb4-Publicrecords@waterboards.ca.gov

**********
This message, including any attachments, may include privileged, confidential and/or inside information. Any distribution or use of this communication by anyone other than the intended recipient is strictly prohibited and may be unlawful. If you are not the intended recipient, please notify the sender by replying to this message and then delete it from your system.

---

**From:** GEM Group <gem@mygemgroup.com>
**Sent:** Tuesday, June 22, 2021 10:18 AM
**To:** WB-RB4-PublicRecords <RB4-PublicRecords.RB4-PublicRecords@waterboards.ca.gov>
**Subject:** Public records request (GEM Group project 13137)

EXTERNAL:

Good morning,

In order to perform an environmental site assessment, I request all available documents such as permits, violations, or inspections (between January 1 1950 and today) for the property at:
9425, 9431, 9439, and 9443 Venice Blvd Culver City, CA 90232
Also known as
3780 and 3800 Cardiff Ave, Culver City, CA 90232

Thank you for your help with this project.

Regards,

Ben Keeney
Geologist Assistant

**GEM Group, Inc.**
Mobile (909) 527-0408
Fax (877) 857-2212
https://www.mygemgroup.com/
(Gem Group project 13137 public records request sent 06/22/2021)

## GEM Group

**From:** WB-RB4-PublicRecords <RB4-PublicRecords.RB4-PublicRecords@waterboards.ca.gov>
**Sent:** Tuesday, June 22, 2021 10:18 AM
**To:** GEM Group
**Subject:** RE: Public records request (GEM Group project 13137)

The Los Angeles Regional Water Quality Control Board has received your electronic submittal. Thank you.

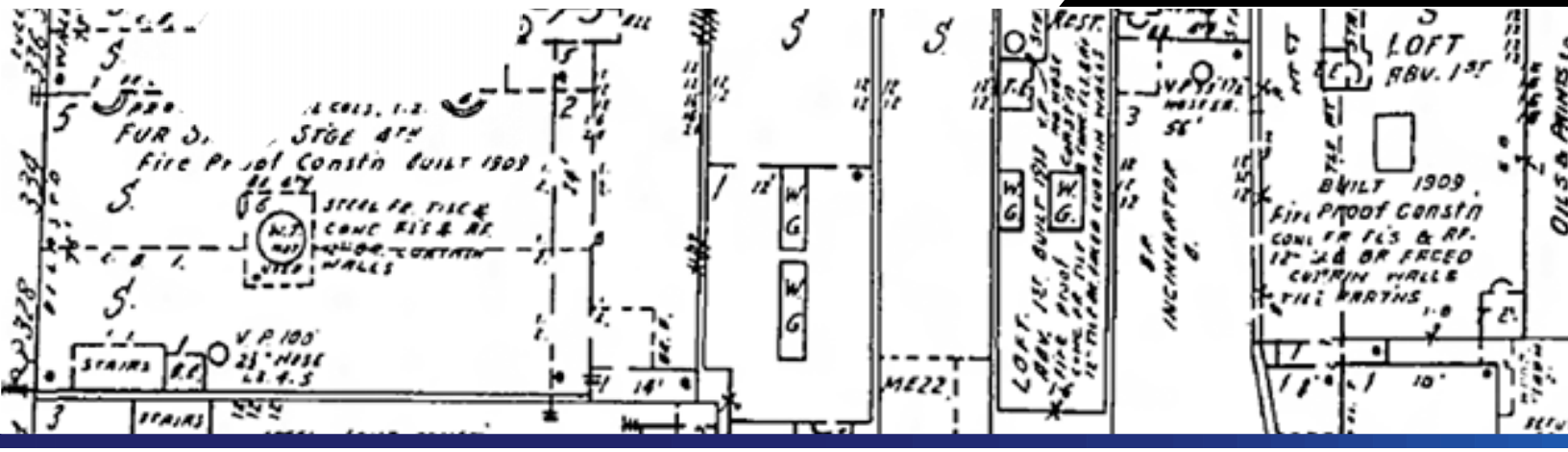
**APPENDIX C**
**FIRE INSURANCE MAPS**
**CITY DIRECTORIES**
**REGULATORY AGENCY DATABASES**

ENVIRONMENTAL RECORD SEARCH

"The Intelligent Choice"

# Hybrid Fire Insurance Map

REPORT RESULTS




## Report Results for:

Jen Moser
GEM Group, Inc.
967 Kendall Drive
San Bernardino, CA 92407
2104744254 FIM

## Site Information:

9431 Venice Boulevard
Culver City, CA 90232

ENVIRONMENTAL RECORD SEARCH

**Subject Site:**

*Client's Project #:* **21-14105**
*Address:* **9431 Venice Boulevard**
*City, State Zip:* **Culver City, CA 90232**

**ERS Order #:**

**2104744254 FIM**

**Prepared For:**

*Name:* **Jen Moser**
*Company:* **GEM Group, Inc.**
*Address:* **967 Kendall Drive**
*City, State Zip:* **San Bernardino, CA 92407**

**Date:**

**August 30, 2021**

**Prepared By:**

*Name:* **Daniel Johnson**
*Phone #:* **(714) 669-8096 Ext. 1002**

# *EXECUTIVE SUMMARY*

Years researched covering your site or adjacent sites:

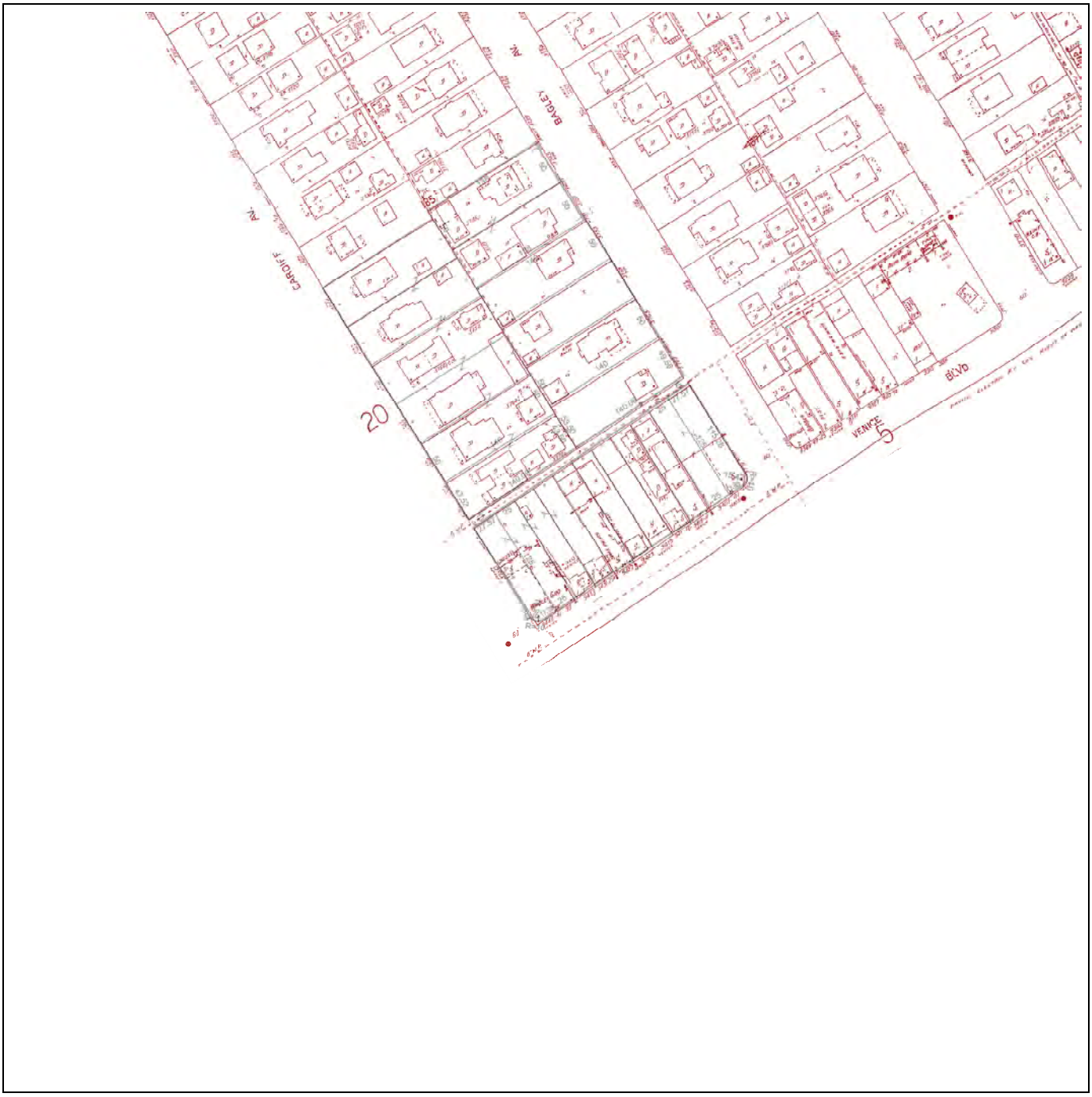
| | | | | |
|---|---|---|---|---|
| **1950** | **1929** | **1924** | **1919** | |

Years researched NOT covering your site or adjacent sites:

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

**ERS's Hybrid Fire Insurance Map represents a combination of a Fire Insurance Map directly overlaid and imbedded into a current parcel map of the subject property and all nearby and adjacent sites (usually at least a block surrounding the subject property). The Hybrid Fire Insurance Map is a sophisticated tool for Environmental Professionals, thereby saving them time and increasing their accuracy. Note: Due to COVID-19, Fire Insurance Maps after 1950, if they exist, may not be reasonably ascertainable.**

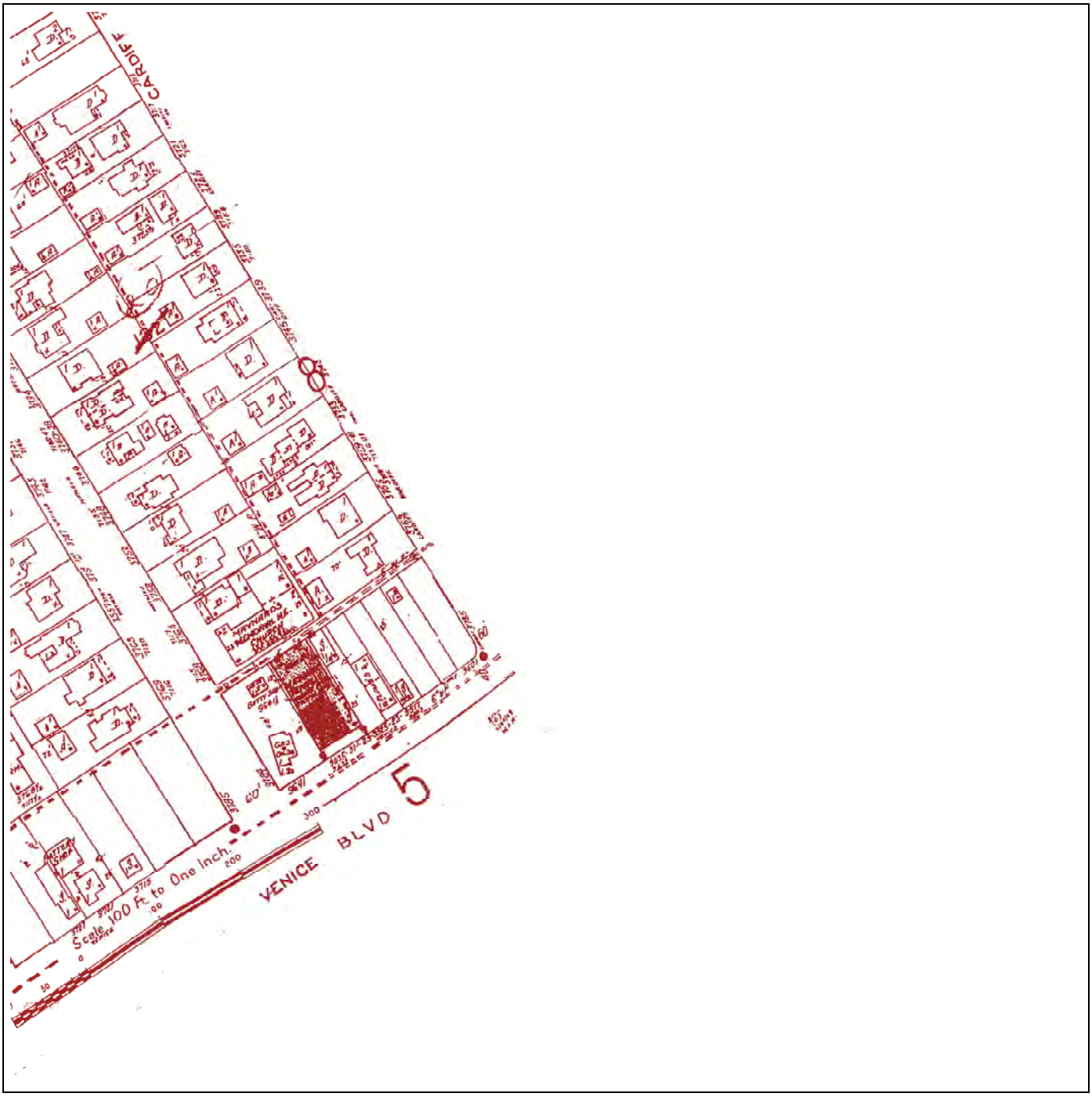
ERS's research has been limited to the facts presented on fire insurance maps only. All terms, conditions, and limitations normally associated with work contracted by ERS and presented or associated with the fire insurance maps are in effect at all times. This Hybrid Map, all its information and content have been derived, reconfigured and reformatted (creating an entirely new map) from and relies upon fire insurance maps originally published by The Sanborn Map Company or other publishers and local agency parcel maps. "Digital Sanborn Maps, 1867-1970" is owned by ProQuest, LLC, licensed from Environmental Data Resources, Inc., and some are protected by copyright and other laws that recognize the rights of copyright holders. ERS's research has only been based on these maps; ERS did not perform any type of independent investigation of any type, including as to the accuracy and/or completeness of the information derived or otherwise obtained from the secondary source or sources including those maps received from the Library of Congress.




| Site: | Year | 1950 |
|---|---|---|
| 9431 Venice Boulevard | Volume | - |
| Culver City, CA | Sheet | 8 (Subject) |



 ©2017 




| Site: | Year | 1950 |
|---|---|---|
| 9431 Venice Boulevard | Volume | - |
| Culver City, CA | Sheet | 20 (West Adjacent) |



 ©2017

| Site: | Year | 1929 |
|---|---|---|
| 9431 Venice Boulevard | Volume | - |
| Culver City, CA | Sheet | 8 (Subject) |



 ©2017

| Site: | Year | 1929 |
|---|---|---|
| 9431 Venice Boulevard | Volume | - |
| Culver City, CA | Sheet | 20 (West Adjacent) |



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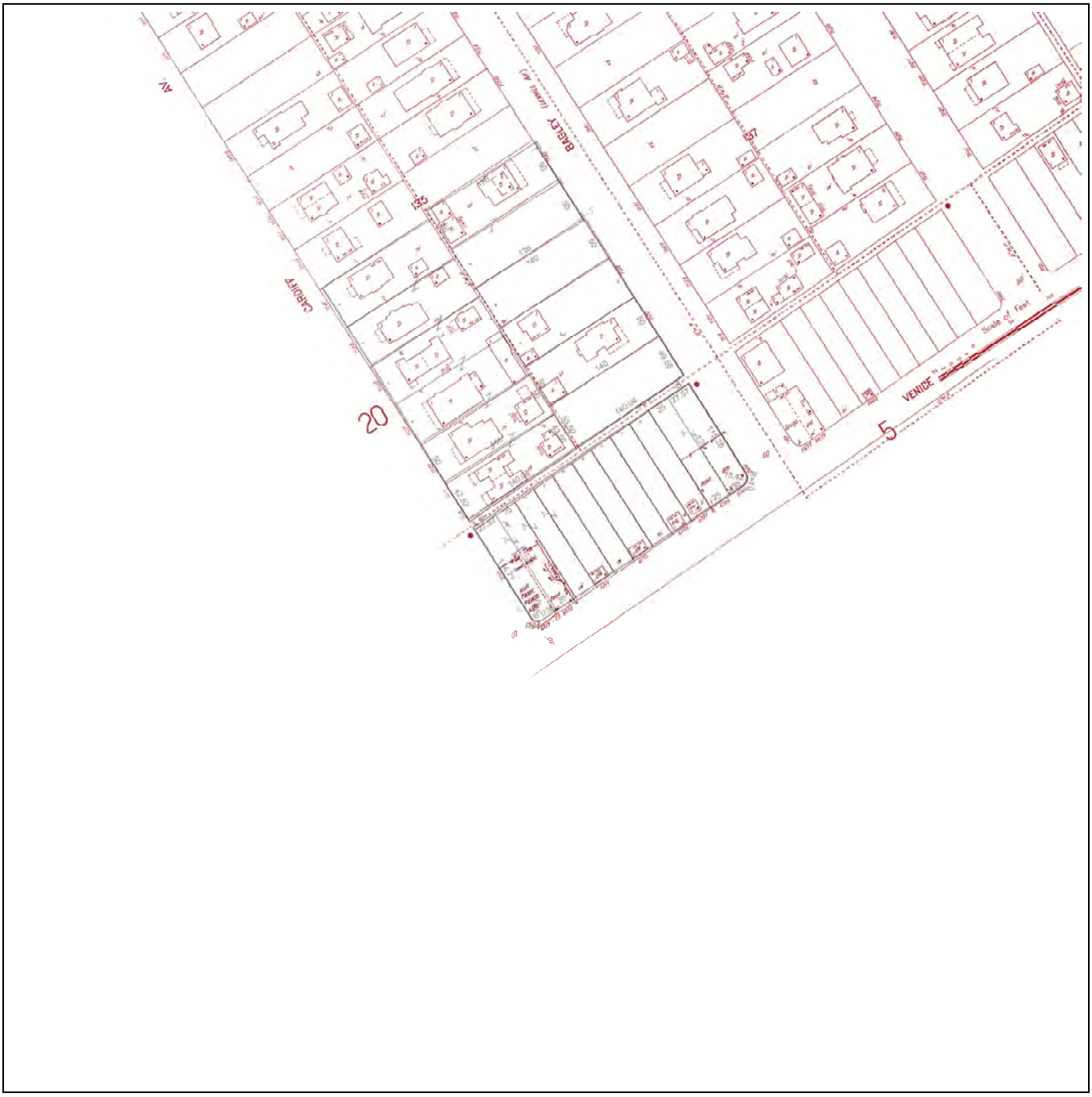
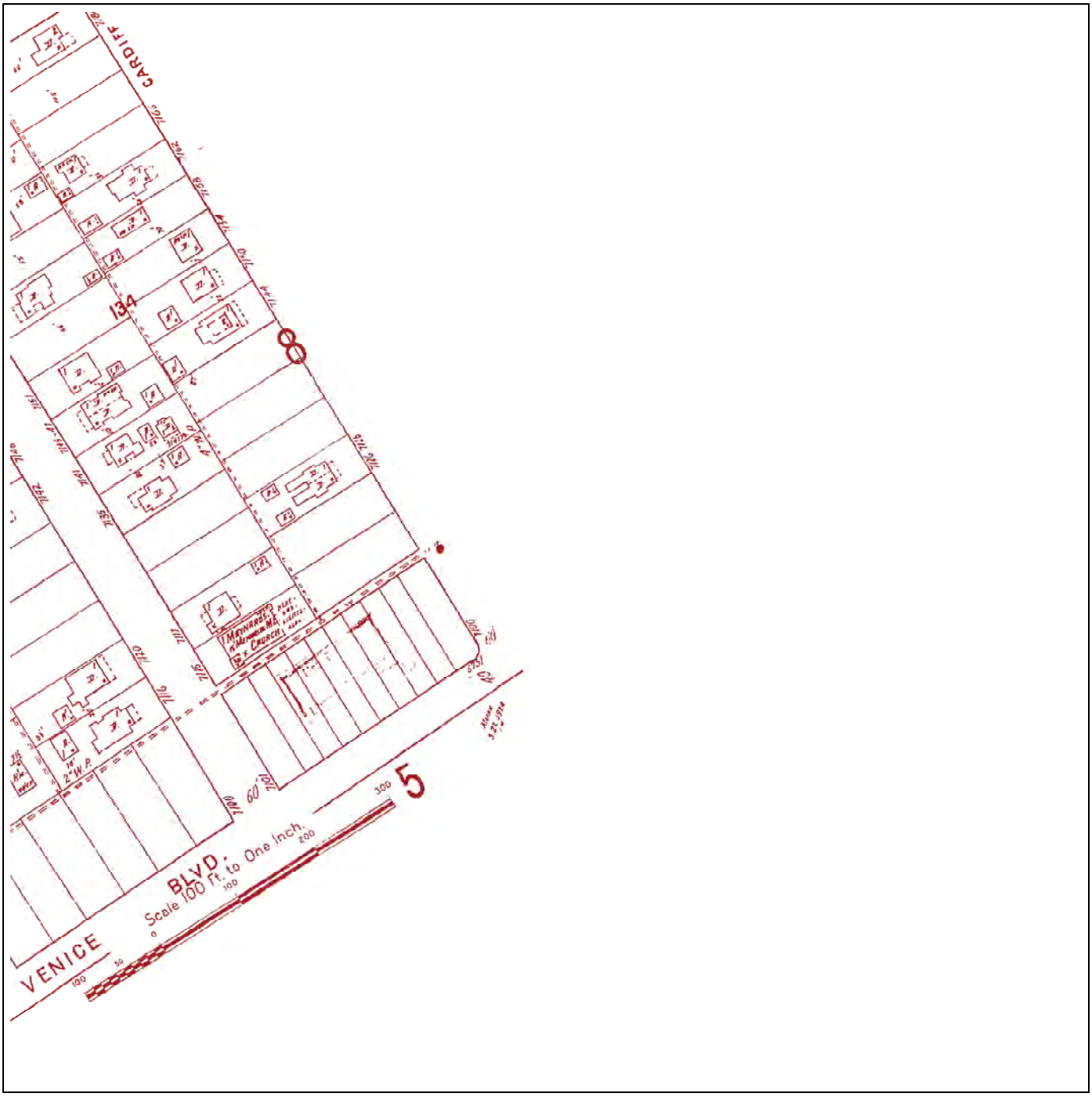



| Site: | Year | 1924 |
|---|---|---|
| 9431 Venice Boulevard | Volume | - |
| Culver City, CA | Sheet | 8 (Subject) |



 ©2017 




| Site: | Year | 1924 |
|---|---|---|
| 9431 Venice Boulevard | Volume | - |
| Culver City, CA | Sheet | 20 (West Adjacent) |



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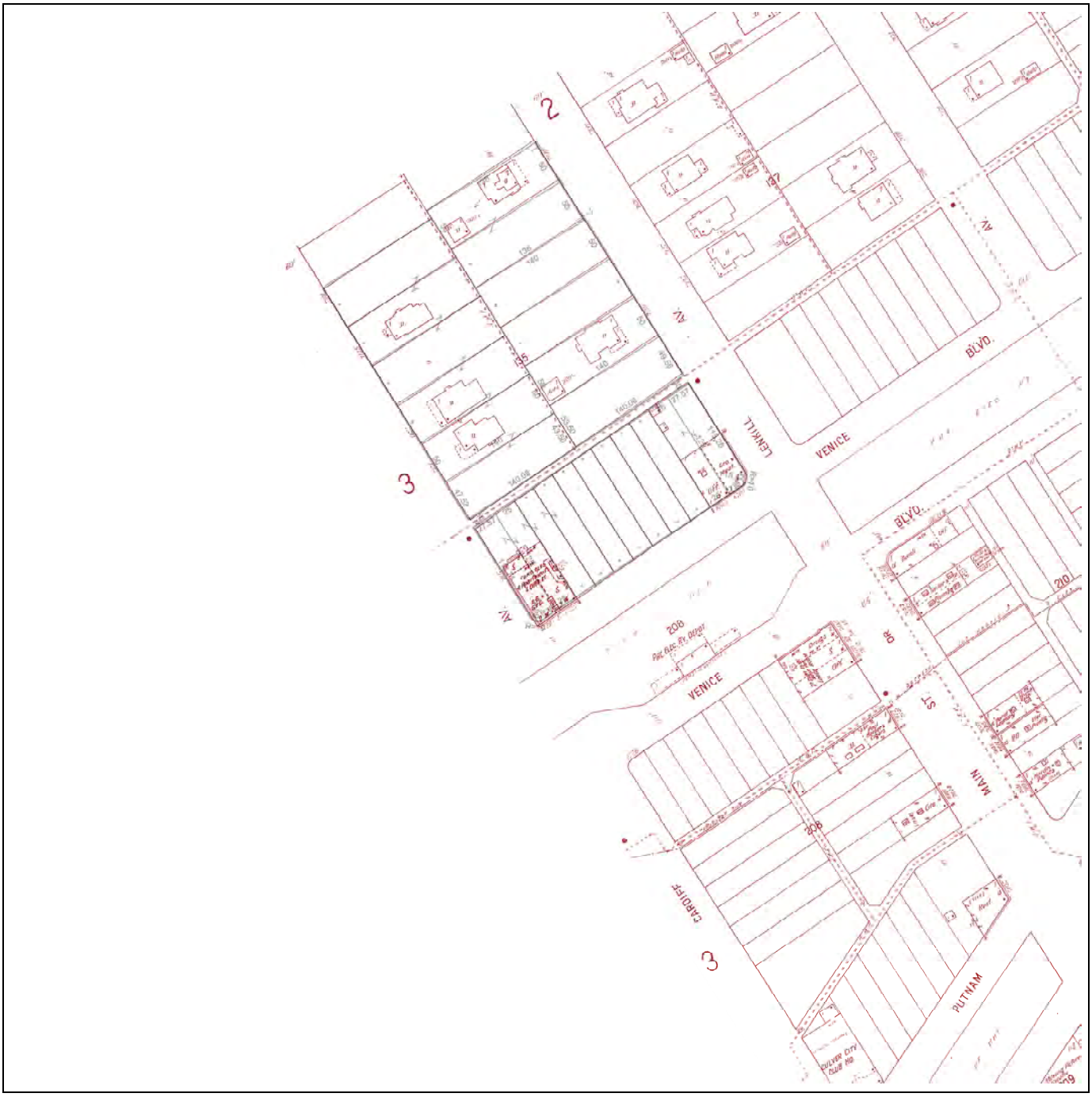
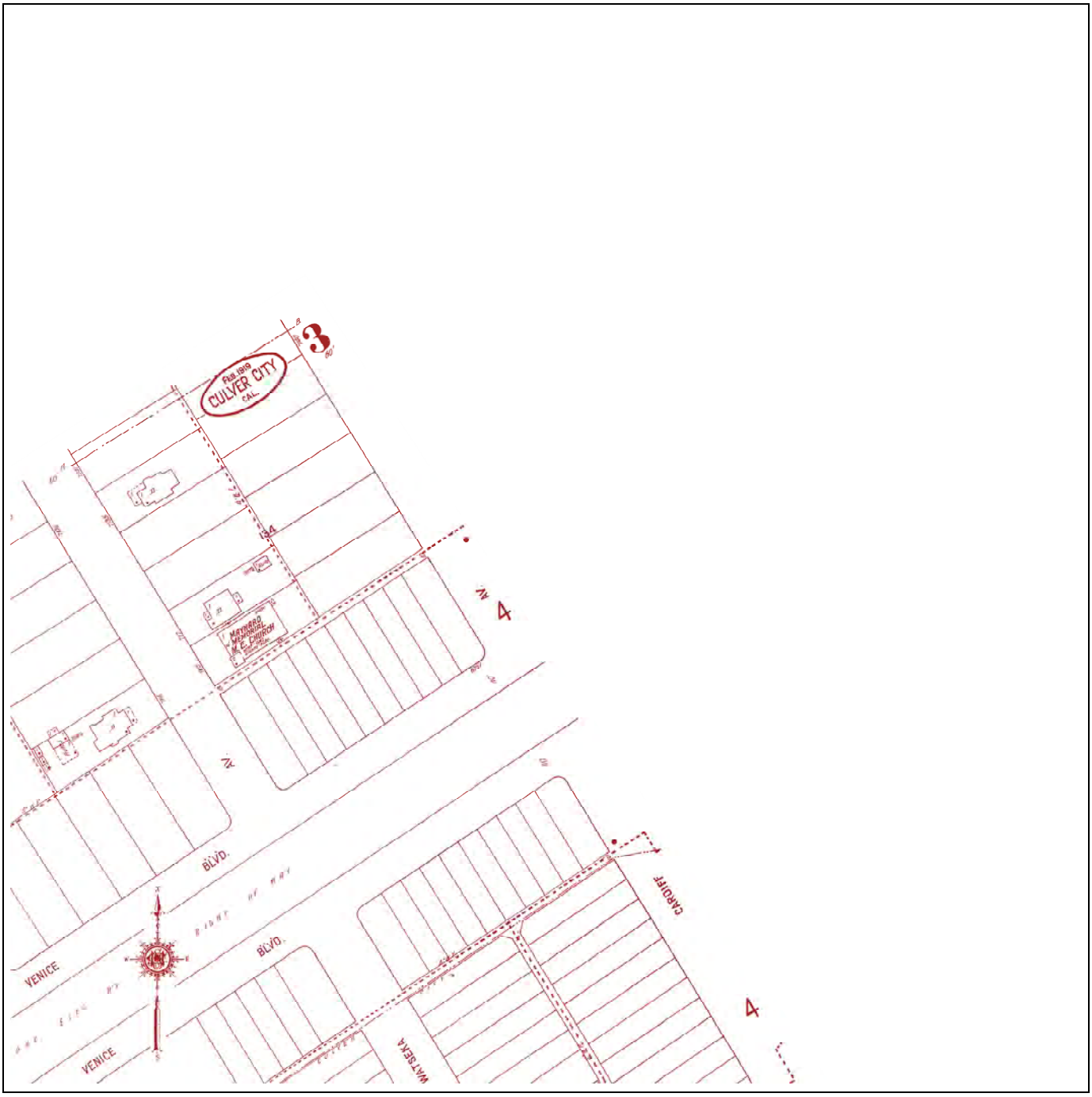



| Site: | Year | 1919 |
|---|---|---|
| 9431 Venice Boulevard | Volume | - |
| Culver City, CA | Sheet | 4 (Subject) |



 ©2017 




| Site: | Year | 1919 |
|---|---|---|
| 9431 Venice Boulevard | Volume | - |
| Culver City, CA | Sheet | 3 (West Adjacent) |



 ©2017 

ENVIRONMENTAL RECORD SEARCH

*"The Intelligent Choice"*

# City Directory Research

*REPORT RESULTS*

## Report Results for:

Jen Moser
GEM Group, Inc.
967 Kendall Drive
San Bernardino, CA 92407
2104744254 CDA
August 30, 2021

## Site Information:

9431 Venice Boulevard
Culver City, CA 90232

ENVIRONMENTAL RECORD SEARCH

**Subject Site:**

*Client's Project #:* **21-14105**
*Address:* **9431 Venice Boulevard**
*City, State Zip:* **Culver City, CA 90232**

**ERS Order #:**

**2104744254 CDAL**

**Prepared For:**

*Name:* **Jen Moser**
*Company:* **GEM Group, Inc.**
*Address:* **967 Kendall Drive**
*City, State Zip:* **San Bernardino, CA 92407**

**Date:**

**August 30, 2021**

**Prepared By:**

*Name:* **Daniel Johnson**
*Phone #:* **(714) 669-8096 Ext. 1002**

Enclosed are the results of our:

# City Directory Research

Thank you for selecting ***Environmental Record Search***!

Included are the findings of our research of the subject site and immediate adjacent sites.

**Streets Researched: (Subject) 9431 Venice Boulevard**
**(Adjacent) 3700 Block of Cardiff Avenue**

Years researched which did cover your site or adjacent sites:

| | | | | |
|---|---|---|---|---|
| **2004-2005** | **1999-2000** | **1995-1996** | **1990** | **1985** |
| **1980** | **1975** | **1971** | **1963** | **1959-1960** |
| **1949** | **1931** | | | |

Years researched which did NOT cover your site, adjacent sites, or books not available:

| | | |
|---|---|---|
| **Cardiff Ave** | **Range not listed** | **1963** |

**ERS's** research has been limited to the information presented in the reviewed city directories only. All terms, conditions, and limitations normally associated with work contracted by **ERS** and presented or associated with the city directories are in effect at all times. This letter summary, all its information, and content have been derived from and rely upon the reviewed city directories. **ERS's** research has only been based on these books; **ERS** did not perform any type of independent investigation of any type, including as to the accuracy and/or completeness of the information derived or otherwise obtained from the secondary source or sources.

| Subject Street: | 9431 Venice Blvd |
|---|---|

| Year | Description |
|---|---|
| 2004-2005 | |

| | | | |
|---|---|---|---|
| 9347 | ★ COAST REALTY CO | 310-838-4822 | |
| 9349 | ★ SUPER FLOORING CENTER | 310-202-2240 | 6 |
| 9352 | ★ CAVANAUGH REALTORS | 310-837-7161 | 9 |
| X | BAGLEY AVE | | |
| 9400 | ★ ARMAND'S BARBECUE | 310-839-5555 | 3 |
| | ★ ARMAND'S DISCOUNT | 310-839-5555 | 3 |
| | ★ ARMAND'S FIREPLACE CO | 310-839-5555 | 3 |
| 9401 | ★ PIP PRINTING | 310-837-6151 | |
| 9409 | ★ INDIA SWEETS&SPICES | 310-837-5286 | |
| 9418 | ★ PHIL'S PLACE | 310-837-3836 | 3 |
| 9432 | ★ CULVER CITY DIALYSIS SERVICE | 310-836-2237 | +4 |
| | ★ CULVER CITY DIALYSIS SERVICE | 310-202-1105 | 3 |
| 9435 | ★ GUPTA PRAVEEN MD | 310-559-0575 | 2 |
| | ★ MD-MANAGER | 310-559-0109 | +4 |
| | ★ PRAVEEN GUPTA CULVER CITY | 310-837-3549 | 3 |
| | ★ PRAVEEN GUPTA MD | 310-559-0574 | 3 |
| 9439 | ★ FRIENDLY PRINTING | 310-559-2125 | |
| 9443 | ★ INDIA MUSIC AND BOUTIQUE | 310-837-5233 | 0 |
| X | CARDIFF AVE | | |
| 9608 | ★ SACKS S F O | 310-559-5448 | |
| 9617 | ★ AEROBIC KARATE FITNESS | 310-837-6285 | 8 |
| | ★ AMER KARATE ACADEMY | 310-837-6285 | 2 |
| | ★ PACKARD JERRY | 310-837-6285 | +4 |
| 9620 | ★ CULVER CITY LOCK&KEY | 310-838-0467 | 8 |
| | ★ CULVER CITY LOCK&KEY | 310-837-6996 | 6 |
| | ★ JACKSON'S KEY SHOP | 310-837-6996 | 3 |
| | ★ JACKSON'S LOCK & KEY | 310-838-0467 | 5 |
| 9622 | XXXX | OO | |

| Subject Street: | 9431 Venice Blvd |
|---|---|
| 1999-2000 | 9347 ★COAST REALTY CO 310-838-4822<br>9349 XXXX OO<br>9352 ●CAVANAUGH Daniel OO +9<br>★CAVANAUGH REALTORS 310-837-7161 +9<br>9400 ★ARMANDS BARBECUE 310-839-5555<br>★ARMANDS DISCOUNT 310-839-5555<br>★ARMANDS SEWING MACHINE CO 310-839-5555<br>★ARMANDS VACUUM&SEWING CENTER 310-839-5555<br>★H&E VACUUM DISTRIBUTORS 310-836-5555<br>★VIKING SEWING MACHINE CENTER 310-838-5555<br>9401 ★PIP PRINTING 310-837-6151<br>9409 ★INDIA SWEETS&SPICES 310-837-5286<br>9414 XXXX OO<br>9418 ★PHILS PLACE 310-837-3836 8<br>9431 XXXX OO<br>9433 ★CALIFORNIA BREASTCARE CENTERS 310-204-0440 +9<br>9434 ★BALIAN MARKETS INC 310-838-2864 2<br>★BALIAN MARKETS INC MEAT DEPT 310-838-1166 7<br>9435 XXXX OO<br>9439 ★FRIENDLY PRINTING 310-559-2125<br>9443 XXXX OO<br>X CARDIFF AV<br>9502 ●DELL Aquila OO +9<br>9503 ●BARDACK Victor OO +9<br>9505 XXXX OO<br>9506 XXXX OO<br>9507 ★COIN LAUNDRY ON VENICE 310-837-9780 7 |
| 1995-1996 | 9347 ★COAST EXCAVATING CO 838-4822<br>★COAST REALTY CO 838-4822<br>9349 XXXX 00<br>9352 ★CAVANAUGH REALTORS 837-7161 +5<br>9400 ★ARMANDS DISCOUNT 839-5555<br>★ARMANDS SEWING MACH 839-5555<br>★ARMANDS VCM&SWNG 839-5555<br>★H&E VACUUM DSTRBTR 836-5555<br>★VIKING SEWING MACH 838-5555<br>9401 ★PIP PRNTG CULVR CTY 837-6151<br>9409 ★INDIA SWEETS&SPICES 837-5286 8<br>9414 XXXX 00<br>9416 ★BEADED BIRD 204-3594<br>9418 ★PHILS PLACE 837-3836<br>9431 XXXX 00<br>9433 ★D S P INTERNATL 559-1593 0<br>9434 ★BALIAN MARKETS INC 838-2864 2<br>★BALIAN MARKETS INC 838-1166 4<br>9435 XXXX 00<br>9439 ★FRIENDLY PRINTING 559-2125<br>9443 XXXX 00<br>9601 ★MAH BHRD SWTS&SPCS 204-3717 9<br>9602 ★PAC STHWST DVLP INC 559-3901 1<br>9603 XXXX 00<br>9605 XXXX 00<br>9607 ★FRIENDLY CN OP LNDY 837-9780 9 |

| Subject Street: | 9431 Venice Blvd |
|---|---|
| 1990 | 9347 ★COAST EXCAVATING CO 838-4822<br>★COAST REALTY CO 838-4822<br>9349 ★VIDEO BARN 202-7714 7<br>9352 ★CAVANAUGH D CTRY 21 837-7161<br>★CENTURY 21 CAVANAGH 837-7161<br>9400 ★ARMANDS SEWING MACH 839-5555<br>★H&E VACUUM DSTRBTR 836-5555<br>★VIKING SEWING MACH 838-5555<br>9401 ★PIP PRINTING 837-6151<br>9409 ★INDIA SWEETS&SPICES 837-5286 8<br>9414 THOMAS Jessie 202-1263 9<br>WALBRUCK Patricia A 837-2066 8<br>9416 ★BEADED BIRD 204-3594<br>9418 ★PHILS PLACE 837-3836<br>9431 ★APARTMENT HDWR&SPLY 558-4507 6<br>MANOFF Andy 558-4508 6<br>9433 ★D S P INTERNATL 559-1593 +0<br>9434 ★BALIAN MARKETS INC 870-9219<br>9435 ★COLORCRAFT 559-3611<br>9439 ★FRIENDLY PRINTING 559-2125<br>9443 ★BHUTA MAHESH MD 559-9884 1<br>★PARK PROPERTIES 559-8860 6<br>9601 ★MAH BHARAD SWEETS 204-3717 9<br>9602 ★FACES INTERNATIONAL 839-1121 +0<br>9603 XXXX 00<br>9605 ★MARINAS COIFFURE 202-6736 7<br>9607 ★FRIENDLY COIN LNDY 837-9780 9 |
| 1985 | 9347 COAST EXCAVATING CO 838-4822<br>COAST REALTY CO 838-4822<br>9349 DECORATORS PLACE 2 559-1610 2<br>9350 XXXX 00<br>9352 CAVANAUGH D CTRY 21 837-7161<br>CAVANAUGH DAN J 870-7400<br>CENTURY 21 CAVANAGH 870-7400<br>CENTURY 21 CAVANAGH 837-7161<br>9400 ARMANDS DISC APPLN 839-5555<br>ARMANDS SEWING MACH 839-5555<br>ARMANDS VACUUM&SEW 839-5555<br>H&E VACUUM DISTRBTR 836-5555 8<br>VIKING SEWING MACH 838-5555<br>9401 INSTANT POSTAL PRSS 837-6151 2<br>NORTON TYPESETTING 838-3787 +5<br>P I P CULVER CITY 837-6151<br>PIP POSTAL PRSS CC 837-6151<br>POSTAL INSTNT PRESS 837-6151<br>9403 XXXX 00<br>9409 MABA WM CO 836-7279 9<br>9414 XXXX 00<br>9416 BEADED BIRD 204-3594 0<br>9417 XXXX 00<br>9418 PHILS PLACE 837-3836<br>9419 XXXX 00<br>9425 XXXX 00<br>9427 XXXX 00<br>9429 XXXX 00<br>9434 BALIAN MARKETS INC 870-9219<br>BALIAN MRKT MEAT DP 838-1166 4<br>9435 COLORCRAFT 559-3611<br>LOYDS COLORCRAFT 559-3611 1<br>9439 FRIENDLY PRINTING 559-2125 0<br>9441 XXXX 00<br>9443 BHUTA MAHESH MD 559-9884 1<br>9601 ROBERTS ALTERATIONS 558-8213<br>ROBERTS CLEANERS 558-8213<br>9603 METEOR MESSENGER SR 837-1220 4<br>9605 MADOS COIFFURES 202-6736 +5<br>9608 SACKS S F 559-5448 2<br>SACKS S F O 202-0600 4 |

| Subject Street: | 9431 Venice Blvd |
|---|---|

1980

| | | | |
|---|---|---|---|
| 9347 | COAST EXCAVATING CO | 838-4822 | |
| | COAST REALTY CO | 838-4822 | |
| | VOLK GEORGE A | 839-8153 | 7 |
| 9349 | GLENN&BILL DRAPS | 836-0165 | 9 |
| | SMITH GLENN | 836-8559 | +0 |
| 9350 | XXXX | 00 | |
| 9352 | CAVANAUGH DAN CNTRY | 837-7161 | 8 |
| | CAVANAUGH DAN J | 870-7400 | 5 |
| | CENTRY 21 CAVANAUGH | 870-7400 | |
| | CENTURY 21 | 837-7161 | +0 |
| | CENTURY 21 CAVANGH | 837-7161 | +0 |
| 9400 | ARMANDS SEWING MACH | 839-5555 | 2 |
| | ARMANDS VCUUM&SEWN | 839-5555 | |
| | VIKING SEWING MACH | 838-5555 | 5 |
| 9401 | XXXX | 00 | |
| 9403 | ALBERTS FURNITURE | 559-1071 | +0 |
| 9409 | MABA WM CO | 836-7279 | 9 |
| 9414 | DELGADILLO J | 837-4692 | +0 |
| | INIGUEZ MARTIMIANO | 559-3722 | +0 |
| | MORENO MANUEL | 204-6135 | +0 |
| | RODRIGUEZ EUGENIO | 839-3536 | 9 |
| 9416 | BEADED BIRD | 204-3594 | +0 |
| 9417 | XXXX | 00 | |
| 9418 | PHILS PLACE | 837-3836 | 4 |
| 9419 | XXXX | 00 | |
| 9425 | XXXX | 00 | |
| 9427 | XXXX | 00 | |
| 9429 | XXXX | 00 | |
| 9434 | BALIAN MARKETS INC | 870-9219 | |
| | BALIAN MARKETS INC | 838-1166 | |
| 9439 | FRIENDLY PRINTING | 559-2125 | +0 |
| 9441 | XXXX | 00 | |
| 9601 | ROBERTS CLEANERS | 836-9382 | 2 |
| 9603 | JENNIES FLOWER SHOP | 838-4591 | 8 |
| | JENNYS FLOWER SHOP | 838-4591 | |
| 9605 | CAR VEN BARBER SHP | 839-1943 | 5 |
| 9608 | S&P PRINTERS | 836-6757 | 8 |
| | WALSH PRINTING SERV | 839-7881 | |

1975

| | | | |
|---|---|---|---|
| 9347 | *COAST EXCAVATING CO | 838-4822 | |
| | *COAST REALTY CO | 838-4822 | |
| 9349 | SMITH GLENN | 836-8559 | 3 |
| 9350 | *DAWN OF COLOR INC | 559-3611 | 2 |
| 9352 | *CAVANAUGH DAN | 837-7161 | +5 |
| | CAVANAUGH DAN J | 870-7400 | +5 |
| | *CENTRY 21 | 837-7161 | +5 |
| 9400 | *ARMANDS SEWING MACH | 839-5555 | 2 |
| | *ARMANDS VACUUM&SWNG | 839-5555 | |
| | *VIKING SWNG MACH CT | 838-5555 | +5 |
| 9401 | *DAVIDS QULTY MNS WR | 837-2145 | |
| 9403 | *LAMASQUE | 839-7120 | 4 |
| 9409 | *DRAPES BY AUDREY | 836-5219 | |
| 9414 | XXXX | 00 | |
| 9416 | XXXX | 00 | |
| 9417 | *ABCO MULTI COPY SV | 870-4363 | |
| | *ROMA SCRIPT SERVICE | 837-8888 | 2 |
| 9418 | *PHILS PLACE | 837-3836 | 4 |
| 9419 | XXXX | 00 | |
| 9425 | WIGHT GEO | 559-4230 | 4 |
| 9427 | XXXX | 00 | |
| 9429 | XXXX | 00 | |
| 9434 | *BALIAN MARKETS INC | 870-9219 | |
| | *BALIAN MARKETS INC | 838-1166 | |
| 9441 | XXXX | 00 | |
| 9601 | *ROBERTS CLEANERS | 836-9382 | 2 |
| 9603 | *GLORIAS CAKE DCRTNG | 837-1881 | 3 |
| 9605 | *CAR VEN BARBER SHOP | 839-1943 | +5 |
| 9608 | *WALSH PRINTING SERV | 839-7881 | |

| Subject Street: | 9431 Venice Blvd |
|---|---|
| 1971 | 9347*COAST EXCAVATING CO838-4822<br>*COAST REALTY CO 838-4822<br>9349*PORTER TACKLE SALES836-0166<br>TACKLE SWES PORTER 836-0166<br>9350*WEST STR STUDIO LAB836-0909<br>9352*CAVANAUGH DAN J 837-7161<br>9400*ARMANDS APPLIANCE 839-5555<br>*ARMANDS SEWING&VACM839-5555<br>*ARMANDS VACUUM&SWNG839-5555<br>9401*DAVIDS QULTY MNS WR837-2145<br>9403*LA MASQUE 836-9421<br>9409*DRAPES BY AUDREY 836-5219<br>9416*MIKES ELEC MTR SERV839-4145<br>9417*ABCO MULTI COPY SV 870-4363<br>9418*JOES HOT DOGS 839-3028<br>9419 KATZ E B 836-1577<br>9425*LA SICILIANA DRSMKG870-4155<br>9427 DONIN PAUL 837-7532<br>9429*A 1 FURN REFINSHING836-6511<br>9434*BALIAN MARKETS INC 838-1166<br>*BALIAN MARKETS INC 870-9219<br>9441 HOFMEISTER J A 838-8238<br>WHITTINGTON WALTER 837-8533<br>YOST ERNEST 559-2326<br>9601*SAV ON CLEANERS 836-9382<br>9605*CAR VEN BARBER SHOP836-9792<br>9608*WALSH PRINTING SERV839-7881<br>9609*ROBS RST BF SANDWCH838-3379<br>[illegible] 837-4568 |
| 1963<br>(1 of 2) | 9349 CARIES PHOTOGRAPHY<br>839-5051<br>9350 JUDD DISTRIBUTION CO<br>INC HANDBILL DISTR<br>838-7798<br>9352 CAVANAUGH DAN<br>REALTOR REAL EST<br>837-7161<br>JONES BILL JR REAL<br>EST 837-7161<br><br>MAIN BEGINS<br><br>9400 ARMAND'S SEWING<br>CENTER UPO-5568<br>9401 SCATES APPAREL<br>WOMENS CLO 838-4253<br>9409 LAS CALIFORNIAS<br>MAGAZINE 837-9933<br>LOFTIN JACK CABT MKT<br>837-9933<br>9413 LOFTIN JACK<br>9414 YEE N D APARTMENTS<br>1 SWAIN JOHN<br>2 LICKERT ETHEL MRS<br>3 CARDENAS JAMES<br>4 SZENAS WM 837-0745<br>5 HOPKINS DANNY<br>6 BURNETT CHARLES<br>7 LICKERT JOHN<br>9415 BLUE BONNET BEAUTY<br>SALON 838-6542 |

| Subject Street: | 9431 Venice Blvd |
|---|---|
| 1963<br>(2 of 2) | 9415 BLUE BONNET BEAUTY<br>SALON 838-6542<br>9416 CHAMPION TRAVEL<br>AGENCY 837-3711<br>CONTINENTAL<br>TRAILWAYS BUS LINES<br>837-3711<br>9417 A B C O<br>MULTI-COPYING<br>SERVICE 839-7321<br>9419 CULVER-PALMS<br>LAUNDERET LNDRY<br>838-9734<br>9425 E-Z WAY FURNITURE<br>STRIPPING CO REPR<br>870-5140<br>9427 APARTMENTS<br>1 MAZURKIEWICZ LEONA<br>2 MC DONALD CARL B<br>838-3396<br>3 JACKSON WM<br>STREET CONTINUED<br>9429 ELMER'S VENETIAN<br>BLIND & WINDOW<br>SHADE CO 838-8901<br>9431 DUTTON TERMITE &<br>PEST CONTROL<br>EXTERMINATOR<br>839-2543<br>9434 BALIAN'S COMPLETE<br>FOOD MARKET<br>870-9029<br>9441 APARTMENTS<br>1 SCHULTZ PAULINE MRS<br>2 ARNOLD FRANK<br>3 VACANT<br>4 VACANT<br>5 BAUERLE CHARLES<br>6 VACANT<br>7 ADAMS CHARLES J<br>8 WINN HELEN MRS<br>9 BENSON VIOLET P MRS<br>10 QUINN MARIE O MRS<br>11 POHL PHILIP<br>STREET CONTINUED<br>9443 SALVATION ARMY<br>THRIFT STORE USED<br>CLO 838-9900<br><br>CARDIFF AV BEGINS<br><br>9608 WALSH PRINTING<br>SERVICE PRNTRS<br>839-7881<br>9610 WALSH TYPESETTING<br>SERVICE 837-4568<br>9619 ZOMAR REALTY REAL<br>EST 870-2266 |

| Subject Street: | 9431 Venice Blvd |
|---|---|
| 1959-1960<br>(1 of 2) | 9347 Stevenson's Wm Barber Shop . . . . . VE 9-0303<br>9349 Caries Photographer VE 9-5051<br>9350 Photographic Reproduction Co murals . . . . . VE 9-0171<br>9350 Troyan J P Enterprises whol photo equip . . . VE 9-0171<br>Philharmonic Conservatory of Music . . . . VE 8-5055<br>Krell Glenn mus instrument reprg . . . . . VE 8-5055<br><br>Main begins<br>Bagley Av ends<br><br>9400 Armand's Applicance Co . . . . . VE 9-5555<br>9401 Scates Ready To Wear wns clo . . . . . VE 8-4253<br>9409 Vacant<br>9413 Vacant<br>9414 Apartments<br>no return<br>2 Marti D A<br>3 Carabajal R G<br>4 Martinez Danl<br>5 Jackson Errol<br>6 Va cant<br>9415 Blue Bonnet Beauty Shop . . . . . VE 8-6542<br>9416 Vacant<br>9417 Abco Mimeographing Multicopy Servs . VE 9-7321<br>9418 Ann's Lucnh<br>9419 Culver-Palms Launderette & Dry Clng . . . . VE 8-9734<br>Wong Set . . . . . VE 8-9734<br>9425 Va cant<br>9427 Apartments<br>1 Burgard Julius . . VE 8-1209<br>2 Daniel Jacqueline<br>3 Tanski W I . . . VE 7-7344<br>9431 Whipple Ted Signs . VE 7-3293<br>9431½ Custom Built Fishing Rods . . . . . VE 9-8512<br>9434 Yor-Way Mkt gro . VE 9-6494<br>9439 Matsukas Bros Paper Co . . . . . VE 9-9173<br>9441 Apartments<br>1 Schultz Pauline<br>2 Skertich Louis<br>3 Vacant<br>4 Vacant<br>5 Roberts J F<br>6 Williamson P E<br>7 Sagtos Theresa . VE 7-2052<br>8 Vacant<br>9 Benzick Thos . . VE 9-9913<br>10 Vacant<br>11 Holbrook J T |

| Subject Street: | 9431 Venice Blvd |
|---|---|
| 1959-1960<br>(2 of 2) | 11 Holbrook J T<br>9443 Salvation Army Thrift Shop<br>. . . . . VE 8-2414<br><br>Cardiff Av intersects<br><br>9608 Abbey Signs . . . . UP 0-4488<br>. . . . . VE 8-8128<br>9619 Zomar Wm B Rl Est UP 0-2266<br>. . . . . VE 8-3483<br>9620 Jackson's Key & Lawnmower<br>Shop . . . . . VE 8-0467<br>Jackson Erwin |
| 1949 | 9347 Stevenson H H barber<br>9349 Culver City Pharmacy<br>Culver-Palms Prescription<br>Center<br>**Bagley av intersects**<br>9350 Leo Clnrs<br>**Main intersects**<br>9401 Scates W W women's clo<br>9413 Jerry's Radio-Television<br>9413½ Costigan J E<br>9415 Culver-Palms Post The<br>9416 Mar-Len Chili Dogs<br>9417 Vacant<br>9419 Culver-Palms Self Serv<br>Lndy<br>9423½ Baker Jack<br>9425 Airborne Salvage Co genl<br>mdse<br>9427 Burgard Julius<br>Kermin B L<br>9429 Sweeney Lorraine drsmkr<br>9431 Lola's Dressmaking Shop<br>9433 Brown Laura S real est<br>9434 Penny's Mkt<br>9439 Smart & Final Co whol gros<br>9441 Shanks Grace Mrs<br>9441½ Fredricksen N W<br>**Cardiff av intersects**<br>9517 Zomar W B real est<br>9606 Community Repair Shop<br>9610 Allen Studio's photo sups |
| 1931<br>(1 of 2) | 9347 Stevenson H H barber<br>9349 Neiffer G W drugs<br>**Bagley av intersects**<br>9401 Goldsmith Solomon womens<br>clo<br>9407 Baerlin F A restr<br>9411 Tooker Blaine Mrs beauty<br>shop<br>9413 Lugo Chas radios<br>9413½ Gales J F Mrs<br>Tooker Blaine Mrs<br>9414 Cornish W D<br>Dodds Olive L<br>Hoke LaRue Mrs<br>Hunter L B<br>Schoepp L J<br>Wells Aubert<br>9415 Garland T H barber |

| Subject Street: | 9431 Venice Blvd |
|---|---|
| 1931<br>(2 of 2) | 9415 Garland T H barber<br>9415½ McDaniels Marilla Mrs<br>9417 McDaniels Marilla confy<br>9419 Culver City Horseshoe Club<br>9420 Pacific Electric Ry<br>9420 Railway Express Agency Inc<br>9423 Vacant<br>9427 Vacant<br>9427½ Bishop T M Mrs<br>Connelly J T dentist<br>9429 Vacant<br>9431 Grunland R E real est<br>9439 Vacant<br>9441 Reidy Olivia Mrs Apts<br>Wikeen P J<br>9443 Culver City Builders Supply Co<br>**Cardiff av intersects**<br>9608 American Legion 2d hd gds<br>9611 Zomar W B real est<br>9629 Vacant<br>9633 Christian Science Reading Room |



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| Adjacent Street: | 3700 Block of Cardiff Ave |
|---|---|
| Year | Description |
| 2004-2005<br>(1 of 2) | |

3666 ..... **APARTMENTS**
BOHN Jim 310-837-4221
BOJORQUEZ Oscar 310-837-4956 3
6 CLARK Efrem 310-837-1052
HAILE Birie 310-202-8433 6
16 PUGA Vicente 310-815-8064
WOODY Janis 310-558-1965 1
3666 .....

X REGENT ST

3701 ★**FELICITY HS WMN'S ALCHLC RCVRY** 310-837-3042
3702 ●AMURAO Clanta OO
MAESO Pedro 310-204-4848 +4
3707 RUELAS Carlos 310-837-7962
3708 CORREA Maria 310-837-3259 3
●GARCIA Juan OO
3709 NEILL William 310-837-4934 1
3712 LOPEZ Juan 310-559-9747 +4
MENESES Wesler A 310-838-1012 0
3717 ..... **APARTMENTS**
205 ALFRED Mae Helen 310-837-7405
BRAUD Vanessa 310-204-1660 3
BYBEE Charles 310-202-8836 3
CLARK Bryan 310-841-2595 +4
ELLIOT L F 310-836-3221
ERICKSON Blair 310-876-3768 3
GIRARD Laurent D 310-841-2683 0
JONES Edward 310-202-0186 +4
207 KISLIK Max 310-842-9708
KWON Nam Hee 310-558-9416 3
106 LEE S 310-837-3350 1
LEE Selene 310-280-9414 3
316 LEVINE Mark H 310-287-2480
201 LI Guanhong 310-836-1508 3
MIYASHIRO Stacy 310-204-0787 1
215 MORANO M Ms 310-202-7375 1
PUNO Maria 310-841-2860 +4
306 ROGGERO Sandra 310-558-8241 3
110 SEVILLA Eusebio 310-839-1378 3
SINGER Oscar 310-876-2021 3
303 TRAN Bruce 310-841-6304 3
TRIPATHI Abhishek 310-837-7813 3
304 UPTONKNITTLE William J 310-559-4080 1
3717 .....
3720 ..... **APARTMENTS**
2 BILBREY David 310-559-8981 3
9 ★**COOPER MARLENE** 310-280-0510 1
CURTIS Taylor A 310-839-9315 +4
DEHGHANI Morteza 310-838-0761 +4
RINIS Paul 310-836-5698 0
ROSHANZAMIR Tayebeh 310-838-3987 +4
1 WEST E 310-204-1640 +4
3720 .....
3724 ●NICO Adalgisa OO 3
3728 ●OYTAN Kudret OO +4

| Adjacent Street: | 3700 Block of Cardiff Ave |
|---|---|
| 2004-2005<br>(2 of 2) | |

| | | | |
|---|---|---|---|
| 3728 | ●OYTAN Kudret | OO | +4 |
| 3729 | ●OYTAN Kudret | OO | +4 |
| 3730 | DESIERTO Tino | 310-836-7211 | +4 |
| 3735 | FORD Timothy | 310-836-1370 | 3 |
| | GLORIANI Steve | 310-838-6567 | |
| | RICHARDSON Kevin D | 310-841-2541 | 6 |
| 3739 | ●MALONY Steven | 310-876-3303 | 3 |
| | ●MALONY Steven | 310-876-3304 | 3 |
| | ●MALONY Steven | 310-876-3306 | 3 |
| 3740 | RAJLAL Christina | 310-558-1762 | +4 |
| | TOMASI F | 310-838-7684 | +4 |
| 3749 | ●GABL Max | OO | 1 |
| 3753 | THEAKFTON Darlene L | 310-839-2046 | 0 |
| **3756** | **APARTMENTS** | | |
| 321 | AKITA Chika | 310-837-7821 | 3 |
| 426 | BOND Angela | 310-842-8612 | +4 |
| | CHU Amy | 310-837-3758 | +4 |
| | DEGRUY Oscar | 310-841-0358 | 3 |
| | DEVERA Joseph | 310-204-4985 | 3 |
| 221 | DICKENS Dirk | 310-204-4214 | 3 |
| 213 | DOUBLET Charles | 310-842-3997 | |
| 302 | ELLISON Loil Jr | 310-204-6700 | 0 |
| 225 | FURUYAMA Akemi | 310-559-1827 | 5 |
| | GRIGORE Daniel | 310-559-5493 | +4 |
| | HARNER A | 310-841-5876 | |
| | HIMS Balvino | 310-838-0705 | +4 |
| 226 | HUR Kyung Yoon | 310-836-1832 | 3 |
| 325 | KALGHATGI Nikhil | 310-876-1689 | 1 |
| | KARIMI Shahryar | 310-837-1218 | +4 |
| | KHO Kiem Jok | 310-202-1655 | 3 |
| 315 | LEE Jongjin | 310-558-1735 | 3 |
| 115 | LEVER Kenneth | 310-558-8220 | 1 |
| | MARA James | 310-558-4490 | +4 |
| 203 | MORALES Lyn | 310-558-4741 | 3 |
| | PAUL Rajender | 310-558-0653 | 3 |
| 406 | RAMIREZ Victor | 310-204-1013 | 1 |
| 308 | ROBINSON Angelus | 310-836-4884 | 3 |
| | SINGER Stephen D | 310-287-0112 | |
| | ★ **SIXFO INC** | **310-876-0348** | **+4** |
| | SMITH Sihya | 310-839-9955 | |
| 222 | STANDIFORD Dan J | 310-837-1210 | 1 |
| | ★ **SUN DIAL CARDIFF** | **310-839-5293** | |
| | TATOM Oliver W | 310-838-8443 | 1 |
| | UDDIN Fayyaz | 310-559-9898 | 3 |
| 421 | VALENCIA Enrique | 310-876-0060 | 1 |
| | WANG Ping | 310-839-3948 | 0 |
| | WILLENDERA J | 310-836-2377 | +4 |
| | WU Pei Hua | 310-837-2675 | 1 |
| 315 | YEE Stacy M | 310-841-2707 | 1 |
| | YOUNG Josh F | 310-204-1851 | 1 |
| **3756** | | | |
| 3759 | BLASCHKE Gary W | 310-837-0829 | |
| **3765** | **APARTMENTS** | | |
| | CHO Jung | 310-836-7996 | 1 |
| | CUBA Larry | 310-842-8704 | |
| | EDWARDS Vesha | 310-815-9051 | 0 |
| 103 | GARNETT Kevin A | 310-837-7739 | 6 |
| | GRIM K | 310-836-7836 | 3 |
| 302 | GRIM K | 310-836-7841 | 3 |
| | NAIR Krishnakumari | 310-876-2424 | +4 |
| | SADHNANI Anil | 310-836-1991 | 3 |
| **3765** | | | |

X VENICE BLVD

★ 7 BUS 315 RES 57 NEW

| Adjacent Street: | 3700 Block of Cardiff Ave |
|---|---|
| 1999-2000<br>(1 of 2) | |

3666 ..... APARTMENTS
BOHN Jim 310-837-4221
BOPEYA Mwamba P 310-837-4206
CLARK Efrem 310-837-1052
HAILE Bine 310-202-6403
HSU Yi T 310-202-6195
MEISNER K 310-815-9218
PUGA Elias 310-815-9564
3666 .....
3669 XXXX 00
3672 XXXX 00
X REGENT
3701 • FELICITY HS WMNS'S RCVRY 310-837-3062
3702 • AMURAO Clarita 00
3707 • FERRY Michael 00
RUELAS Carlos 310-837-7962
3708 • GARCIA Juan 00
3712 • LOPEZ Jose 00
3713 XXXX 00
3717 ..... APARTMENTS
ALFRED Mae H 310-838-7546
ALFRED Mae Helen 310-837-7405
BOSTROM Michael J 310-838-2324
CHIU Eva 310-552-1921
COONEY Heather R 310-559-7257
ELLIOT L F 310-836-3221
FERGUSON Gregory D 310-838-3525
GROSS Gary 310-204-2878
HAUGHEY Matthew A 310-842-8079
KISLIK Max 310-842-9708
KNIGHT Courtney 310-838-3449
KNIGHT David 310-838-3449
KO Cheuk 310-837-8251
LEVINE Mark H 310-207-2480
LOWERY Brian S 310-836-6245
MAGLANGQUE Eris 310-204-0748
RICHARDSON Brady 310-845-9585
THOMPSON Scott 310-559-3652
TRUBY Tim 310-836-4878
WILKES Patrick 310-838-0844
3717 .....
3720 BADHWAR Vineet 310-836-3975
GOLDSMITH Samuel 310-836-8303
NIKITINA Larissa 310-837-7280
3721 XXXX 00
3724 • CANCHOLA Serafin H 310-836-1952
3725 XXXX 00
3728 • VANPATTEN Blaine 00
3729 • CAMPBELL J 00
MERIANS Roger S 310-204-8077
3730 XXXX 00
3732 • FOSTER Earl 00
3735 GLORIANI Steve 310-838-6567
RICHARDSON Kevin D 310-841-2541
3739 • SMOLEN Harry 310-837-7324
3740 • BARRETT Arthur 00
LO Jeanne 310-558-2943
MARTIN Rosemary 310-559-1486
00



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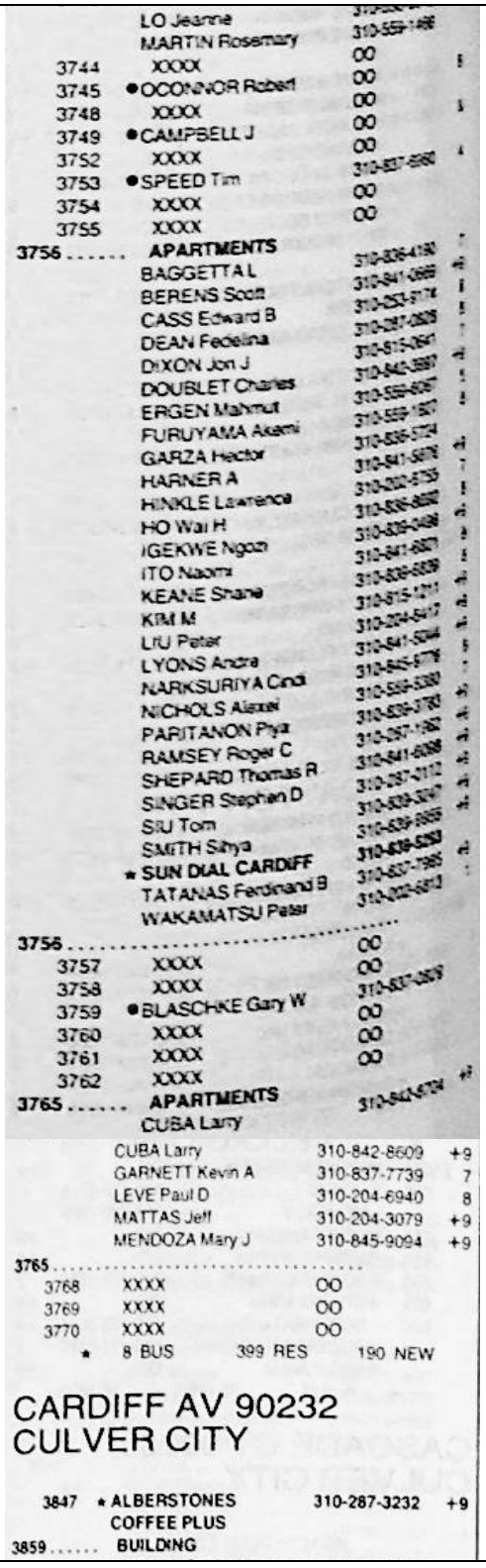
| Adjacent Street: | 3700 Block of Cardiff Ave |
|---|---|
| 1999-2000<br>(2 of 2) | |

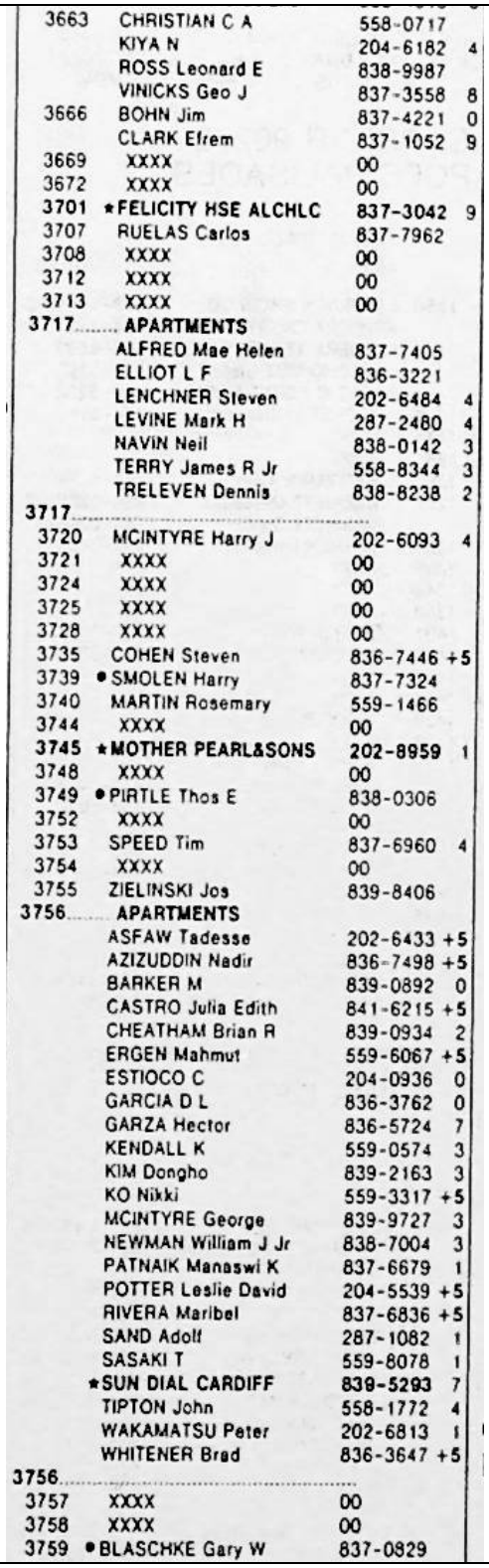


| | | | |
|---|---|---|---|
| | LO Jeanne | [illegible] | |
| | MARTIN Rosemary | 310-559-1466 | |
| 3744 | XXXX | OO | |
| 3745 | ●OCONNOR Robert | OO | |
| 3748 | XXXX | OO | |
| 3749 | ●CAMPBELL J | OO | |
| 3752 | XXXX | OO | |
| 3753 | ●SPEED Tim | 310-837-6960 | |
| 3754 | XXXX | OO | |
| 3755 | XXXX | OO | |
| 3756 ..... | APARTMENTS | | |
| | BAGGETTA L | 310-836-4190 | |
| | BERENS Scott | 310-841-0669 | +9 |
| | CASS Edward B | 310-253-9174 | |
| | DEAN Fedelina | 310-287-0826 | |
| | DIXON Jon J | 310-815-0641 | |
| | DOUBLET Charles | 310-842-3997 | +9 |
| | ERGEN Mahmut | 310-559-6067 | |
| | FURUYAMA Akemi | 310-559-1507 | |
| | GARZA Hector | 310-836-5724 | |
| | HARNER A | 310-841-5676 | +9 |
| | HINKLE Lawrence | 310-202-6755 | |
| | HO Wai H | 310-836-8650 | |
| | IGEKWE Ngozi | 310-839-0498 | +9 |
| | ITO Naomi | 310-841-6821 | |
| | KEANE Shane | 310-839-6839 | |
| | KIM M | 310-815-1211 | +9 |
| | LIU Peter | 310-204-6417 | +9 |
| | LYONS Andre | 310-841-5044 | +9 |
| | NARKSURIYA Cindi | 310-845-9778 | |
| | NICHOLS Alexei | 310-559-5380 | |
| | PARITANON Piya | 310-839-3780 | +9 |
| | RAMSEY Roger C | 310-287-1962 | +9 |
| | SHEPARD Thomas R | 310-841-6098 | +9 |
| | SINGER Stephen D | 310-287-0112 | +9 |
| | SIU Tom | 310-839-3247 | +9 |
| | SMITH Sihya | 310-839-9955 | |
| | ★ SUN DIAL CARDIFF | 310-839-5253 | +9 |
| | TATANAS Ferdinand B | 310-837-7985 | |
| | WAKAMATSU Peter | 310-202-6813 | |
| 3756 ..... | | | |
| 3757 | XXXX | OO | |
| 3758 | XXXX | OO | |
| 3759 | ●BLASCHKE Gary W | 310-837-0809 | |
| 3760 | XXXX | OO | |
| 3761 | XXXX | OO | |
| 3762 | XXXX | OO | |
| 3765 ..... | APARTMENTS | 310-842-6704 | +9 |
| | CUBA Larry | | |

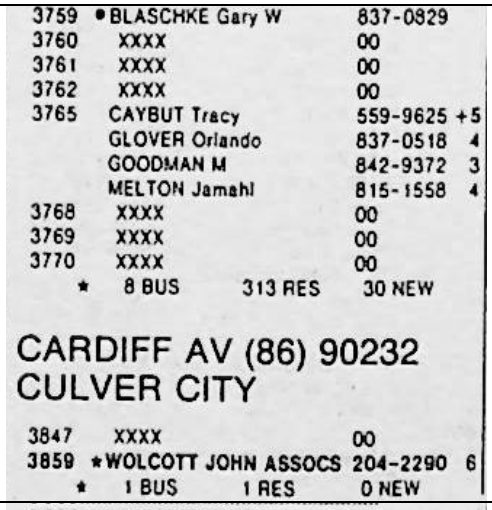
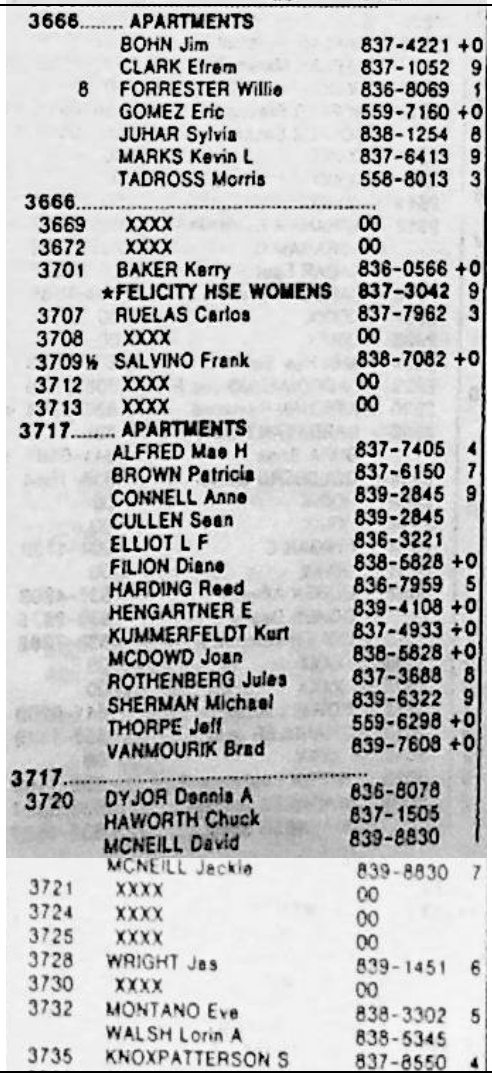
| | | | |
|---|---|---|---|
| | CUBA Larry | 310-842-8609 | +9 |
| | GARNETT Kevin A | 310-837-7739 | 7 |
| | LEVE Paul D | 310-204-6940 | 8 |
| | MATTAS Jeff | 310-204-3079 | +9 |
| | MENDOZA Mary J | 310-845-9094 | +9 |
| 3765 ..... | | | |
| 3768 | XXXX | OO | |
| 3769 | XXXX | OO | |
| 3770 | XXXX | OO | |
| ★ | 8 BUS | 399 RES | 190 NEW |

CARDIFF AV 90232
CULVER CITY

| | | | |
|---|---|---|---|
| 3847 | ★ ALBERSTONES COFFEE PLUS | 310-287-3232 | +9 |
| 3859 ..... | BUILDING | | |

| Adjacent Street: | 3700 Block of Cardiff Ave |
|---|---|
| 1995-1996<br>(1 of 2) |  |

| | | | |
|---|---|---|---|
| 3663 | CHRISTIAN C A | 558-0717 | |
| | KIYA N | 204-6182 | 4 |
| | ROSS Leonard E | 838-9987 | |
| | VINICKS Geo J | 837-3558 | 8 |
| 3666 | BOHN Jim | 837-4221 | 0 |
| | CLARK Efrem | 837-1052 | 9 |
| 3669 | XXXX | 00 | |
| 3672 | XXXX | 00 | |
| 3701 | *FELICITY HSE ALCHLC | 837-3042 | 9 |
| 3707 | RUELAS Carlos | 837-7962 | |
| 3708 | XXXX | 00 | |
| 3712 | XXXX | 00 | |
| 3713 | XXXX | 00 | |
| 3717 | APARTMENTS | | |
| | ALFRED Mae Helen | 837-7405 | |
| | ELLIOT L F | 836-3221 | |
| | LENCHNER Steven | 202-6484 | 4 |
| | LEVINE Mark H | 287-2480 | 4 |
| | NAVIN Neil | 838-0142 | 3 |
| | TERRY James R Jr | 558-8344 | 3 |
| | TRELEVEN Dennis | 838-8238 | 2 |
| 3717 | | | |
| 3720 | MCINTYRE Harry J | 202-6093 | 4 |
| 3721 | XXXX | 00 | |
| 3724 | XXXX | 00 | |
| 3725 | XXXX | 00 | |
| 3728 | XXXX | 00 | |
| 3735 | COHEN Steven | 836-7446 | +5 |
| 3739 | •SMOLEN Harry | 837-7324 | |
| 3740 | MARTIN Rosemary | 559-1466 | |
| 3744 | XXXX | 00 | |
| 3745 | *MOTHER PEARL&SONS | 202-8959 | 1 |
| 3748 | XXXX | 00 | |
| 3749 | •PIRTLE Thos E | 838-0306 | |
| 3752 | XXXX | 00 | |
| 3753 | SPEED Tim | 837-6960 | 4 |
| 3754 | XXXX | 00 | |
| 3755 | ZIELINSKI Jos | 839-8406 | |
| 3756 | APARTMENTS | | |
| | ASFAW Tadesse | 202-6433 | +5 |
| | AZIZUDDIN Nadir | 836-7498 | +5 |
| | BARKER M | 839-0892 | 0 |
| | CASTRO Julia Edith | 841-6215 | +5 |
| | CHEATHAM Brian R | 839-0934 | 2 |
| | ERGEN Mahmut | 559-6067 | +5 |
| | ESTIOCO C | 204-0936 | 0 |
| | GARCIA D L | 836-3762 | 0 |
| | GARZA Hector | 836-5724 | 7 |
| | KENDALL K | 559-0574 | 3 |
| | KIM Dongho | 839-2163 | 3 |
| | KO Nikki | 559-3317 | +5 |
| | MCINTYRE George | 839-9727 | 3 |
| | NEWMAN William J Jr | 838-7004 | 3 |
| | PATNAIK Manaswi K | 837-6679 | 1 |
| | POTTER Leslie David | 204-5539 | +5 |
| | RIVERA Maribel | 837-6836 | +5 |
| | SAND Adolf | 287-1082 | 1 |
| | SASAKI T | 559-8078 | 1 |
| | *SUN DIAL CARDIFF | 839-5293 | 7 |
| | TIPTON John | 558-1772 | 4 |
| | WAKAMATSU Peter | 202-6813 | 1 |
| | WHITENER Brad | 836-3647 | +5 |
| 3756 | | | |
| 3757 | XXXX | 00 | |
| 3758 | XXXX | 00 | |
| 3759 | •BLASCHKE Gary W | 837-0829 | |

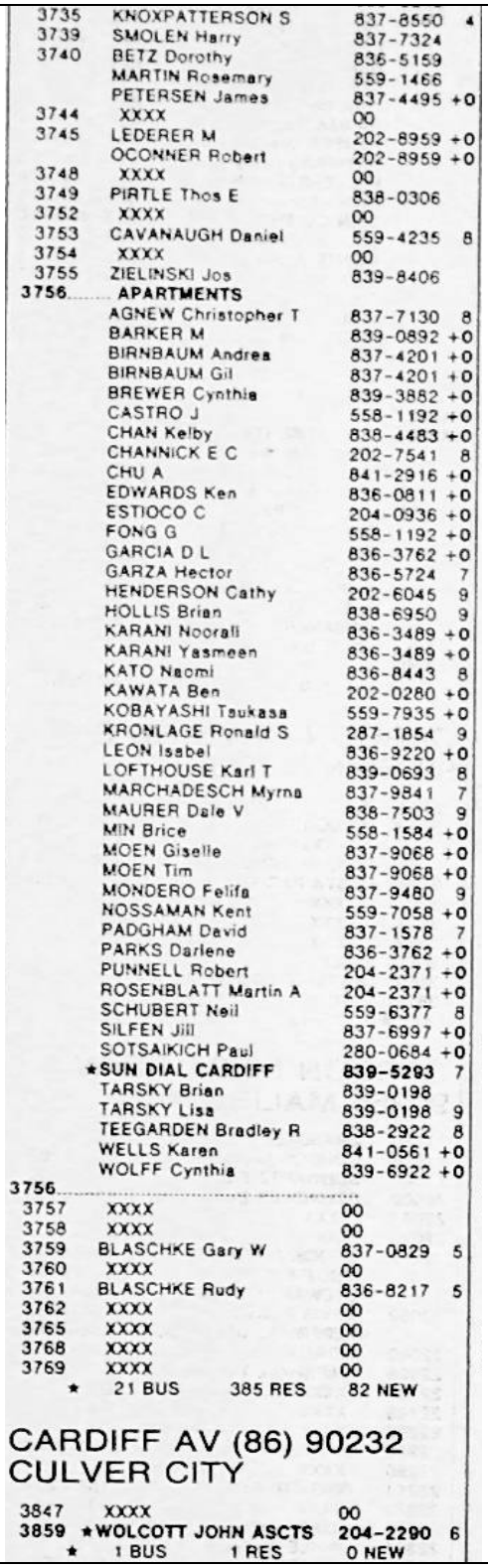
| Adjacent Street: | 3700 Block of Cardiff Ave |
|---|---|
| 1995-1996<br>(2 of 2) |  |
| 1990<br>(1 of 2) |  |

3759 • BLASCHKE Gary W 837-0829
3760 XXXX 00
3761 XXXX 00
3762 XXXX 00
3765 CAYBUT Tracy 559-9625 +5
GLOVER Orlando 837-0518 4
GOODMAN M 842-9372 3
MELTON Jamahl 815-1558 4
3768 XXXX 00
3769 XXXX 00
3770 XXXX 00
★ 8 BUS 313 RES 30 NEW

CARDIFF AV (86) 90232
CULVER CITY

3847 XXXX 00
3859 ★WOLCOTT JOHN ASSOCS 204-2290 6
★ 1 BUS 1 RES 0 NEW

3666..... APARTMENTS
BOHN Jim 837-4221 +0
CLARK Efrem 837-1052 9
8 FORRESTER Willie 836-8069 1
GOMEZ Eric 559-7160 +0
JUHAR Sylvia 838-1254 8
MARKS Kevin L 837-6413 9
TADROSS Morris 558-8013 3
3666.....
3669 XXXX 00
3672 XXXX 00
3701 BAKER Kerry 836-0566 +0
★FELICITY HSE WOMENS 837-3042 9
3707 RUELAS Carlos 837-7962 3
3708 XXXX 00
3709½ SALVINO Frank 838-7082 +0
3712 XXXX 00
3713 XXXX 00
3717..... APARTMENTS
ALFRED Mae H 837-7405 4
BROWN Patricia 837-6150 7
CONNELL Anne 839-2845 9
CULLEN Sean 839-2845
ELLIOT L F 836-3221
FILION Diane 838-5828 +0
HARDING Reed 836-7959 5
HENGARTNER E 839-4108 +0
KUMMERFELDT Kurt 837-4933 +0
MCDOWD Joan 838-5828 +0
ROTHENBERG Jules 837-3688 8
SHERMAN Michael 839-6322 9
THORPE Jeff 559-6298 +0
VANMOURIK Brad 839-7608 +0
3717.....
3720 DYJOR Dennis A 836-8078
HAWORTH Chuck 837-1505
MCNEILL David 839-8830
MCNEILL Jackie 839-8830 7
3721 XXXX 00
3724 XXXX 00
3725 XXXX 00
3728 WRIGHT Jas 839-1451 6
3730 XXXX 00
3732 MONTANO Eve 838-3302 5
WALSH Lorin A 838-5345
3735 KNOXPATTERSON S 837-8550 4

| Adjacent Street: | 3700 Block of Cardiff Ave |
|---|---|
| 1990<br>(2 of 2) |  |

3735 KNOXPATTERSON S 837-8550 4
3739 SMOLEN Harry 837-7324
3740 BETZ Dorothy 836-5159
MARTIN Rosemary 559-1466
PETERSEN James 837-4495 +0
3744 XXXX 00
3745 LEDERER M 202-8959 +0
OCONNER Robert 202-8959 +0
3748 XXXX 00
3749 PIRTLE Thos E 838-0306
3752 XXXX 00
3753 CAVANAUGH Daniel 559-4235 8
3754 XXXX 00
3755 ZIELINSKI Jos 839-8406
3756 APARTMENTS
AGNEW Christopher T 837-7130 8
BARKER M 839-0892 +0
BIRNBAUM Andrea 837-4201 +0
BIRNBAUM Gil 837-4201 +0
BREWER Cynthia 839-3882 +0
CASTRO J 558-1192 +0
CHAN Kelby 838-4483 +0
CHANNICK E C 202-7541 8
CHU A 841-2916 +0
EDWARDS Ken 836-0811 +0
ESTIOCO C 204-0936 +0
FONG G 558-1192 +0
GARCIA D L 836-3762 +0
GARZA Hector 836-5724 7
HENDERSON Cathy 202-6045 9
HOLLIS Brian 838-6950 9
KARANI Noorali 836-3489 +0
KARANI Yasmeen 836-3489 +0
KATO Naomi 836-8443 8
KAWATA Ben 202-0280 +0
KOBAYASHI Tsukasa 559-7935 +0
KRONLAGE Ronald S 287-1854 9
LEON Isabel 836-9220 +0
LOFTHOUSE Karl T 839-0693 8
MARCHADESCH Myrna 837-9841 7
MAURER Dale V 838-7503 9
MIN Brice 558-1584 +0
MOEN Giselle 837-9068 +0
MOEN Tim 837-9068 +0
MONDERO Felifa 837-9480 9
NOSSAMAN Kent 559-7058 +0
PADGHAM David 837-1578 7
PARKS Darlene 836-3762 +0
PUNNELL Robert 204-2371 +0
ROSENBLATT Martin A 204-2371 +0
SCHUBERT Neil 559-6377 8
SILFEN Jill 837-6997 +0
SOTSAIKICH Paul 280-0684 +0
★SUN DIAL CARDIFF 839-5293 7
TARSKY Brian 839-0198
TARSKY Lisa 839-0198 9
TEEGARDEN Bradley R 838-2922 8
WELLS Karen 841-0561 +0
WOLFF Cynthia 839-6922 +0
3756
3757 XXXX 00
3758 XXXX 00
3759 BLASCHKE Gary W 837-0829 5
3760 XXXX 00
3761 BLASCHKE Rudy 836-8217 5
3762 XXXX 00
3765 XXXX 00
3768 XXXX 00
3769 XXXX 00
★ 21 BUS 385 RES 82 NEW

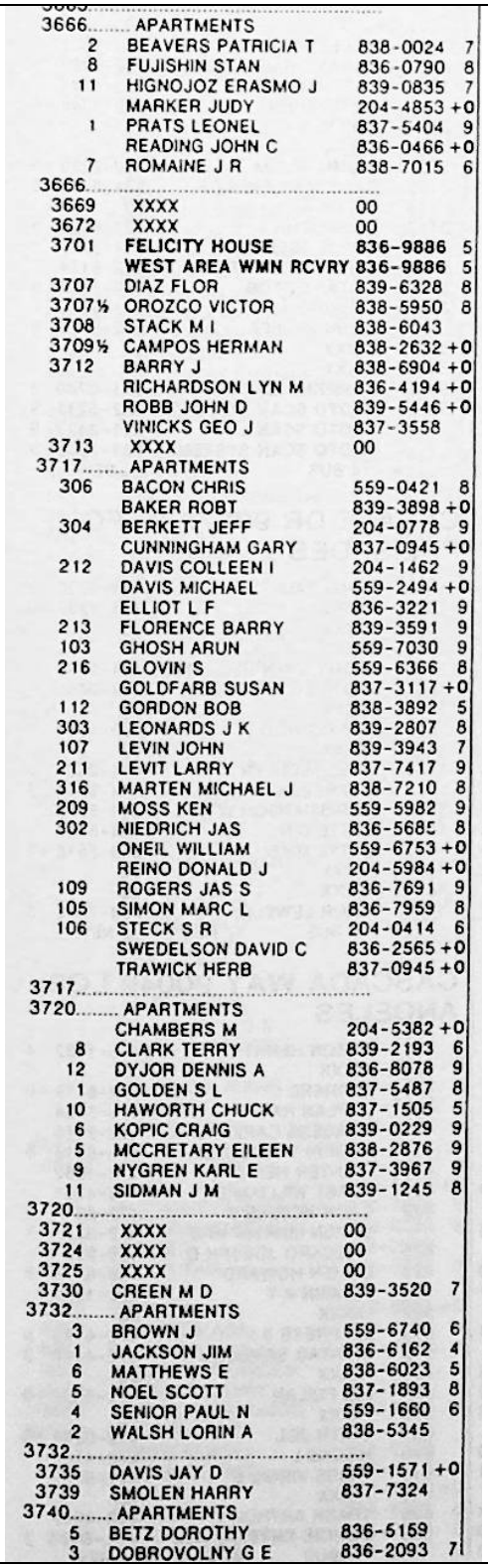
CARDIFF AV (86) 90232
CULVER CITY

3847 XXXX 00
3859 ★WOLCOTT JOHN ASCTS 204-2290 6
★ 1 BUS 1 RES 0 NEW

| Adjacent Street: | 3700 Block of Cardiff Ave |
|---|---|

1985

| | | |
|---|---|---|
| 3666 | APARTMENTS | |
| | ABSI MARY | 202-8566 +5 |
| 12A | ALTERMAN STEVE | 836-0993 1 |
| 8 | FORRESTER WILLIE | 836-8069 1 |
| 7 | ROMAINE J R | 838-7015 6 |
| | TADROSS MORRIS | 558-8013 3 |
| 3666 | | |
| 3669 | XXXX | 00 |
| 3672 | XXXX | 00 |
| 3701 | FELICITY HOUSE | 558-9886 1 |
| 3707 | RUELAS CARLOS | 837-7962 3 |
| 3707½ | OROZCO VICTOR | 838-5950 8 |
| 3708 | MENA JESUS | 839-8405 4 |
| 3709 | XXXX | 00 |
| 3712 | VINICKS GEO J | 837-3558 |
| | WILDE LYNN | 836-4194 4 |
| 3713 | XXXX | 00 |
| 3717 | APARTMENTS | |
| | ALDOUS GILBERT | 837-7896 4 |
| | ALFRED MAE H | 837-7405 4 |
| | BROWN GEO H | 837-6131 +5 |
| | CARR C G | 839-0491 +5 |
| | CHRISTENSEN K | 837-0486 +5 |
| 108 | CUNNINGHAM GARY | 837-0945 0 |
| | ELLIOT L F | 836-3221 9 |
| 213 | FLORENCE BARRY | 839-3591 9 |
| | FRIESEN A | 839-8282 +5 |
| 103 | GHOSH ARUN | 559-7030 9 |
| | GLOVIN S | 558-1125 3 |
| 112 | GORDON BOB | 838-3892 |
| | GRAVES B | 202-6355 4 |
| | HARDING REED | 836-7959 +5 |
| 303 | LEONARDS J K | 839-2807 8 |
| | MARSAGLIA K | 839-8282 +5 |
| 209 | MOSS KEN | 559-5982 9 |
| | ONEILL THOS J | 837-8083 +5 |
| | PETERSEN ROBT L | 838-0388 4 |
| | PULLIAM NORMAN | 838-0388 |
| 109 | ROGERS JAS S | 836-7691 9 |
| 315 | TRAWICK HERB | 837-0945 0 |
| | UNGAR DEBBIE | 559-3235 4 |
| 3717 | | |
| 3720 | DYJOR DENNIS A | 836-8078 9 |
| | HAWORTH CHUCK | 837-1505 |
| | LEINENBACH THOMAS | 558-8327 4 |
| | ORZEL S A | 558-8327 4 |
| 3721 | XXXX | 00 |
| 3724 | XXXX | 00 |
| 3725 | XXXX | 00 |
| 3728 | XXXX | 00 |
| 3730 | CREEN M D | 839-3520 7 |
| 3732 | APARTMENTS | |
| | AYSTER KENNETH | 836-1359 +5 |
| | HANKINS DAVID | 837-2210 +5 |
| | LOMBARDI DAN | 836-4093 +5 |
| | MONTANO EVE | 838-3302 +5 |
| 2 | WALSH LORIN A | 838-5345 |
| 3732 | | |
| 3735 | KNOX S | 837-8550 4 |
| 3739 | SMOLEN HARRY | 837-7324 |
| 3740 | BETZ DOROTHY | 836-5159 |
| | CRUMPTON P M | 204-4286 +5 |
| | EGGERS RICHARD | 559-9044 +5 |
| | MOTZL ROSEMARY | 559-1466 |
| 3744 | XXXX | 00 |
| 3748 | WONG WILLIAM B | 559-8023 4 |
| 3749 | PIRTLE THOS E | 838-0306 |
| 3752 | XXXX | 00 |
| 3753 | XXXX | 00 |
| 3754 | XXXX | 00 |
| 3755 | ZIELINSKI JOS | 839-8406 8 |
| 3757 | GURLEY LILLIAN | 838-9252 |
| 3758 | PASTOR EVELYN | 559-4163 1 |
| 3759 | BLASCHKE GARY W | 837-0829 +5 |
| 3760 | XXXX | 00 |
| 3761 | BLASCHKE RUDY | 836-8217 +5 |
| 3762 | XXXX | 00 |
| 3765 | MORELAND ROBT H | 838-4210 |
| 3768 | CAMPOS ELIAS | 839-1383 2 |
| 3769 | STEINFELD WILLARD | 836-4038 |
| 3770 | STARRETT W E | 837-7510 |
| ★ | 9 BUS 356 RES | 44 NEW |

| Adjacent Street: | 3700 Block of Cardiff Ave |
|---|---|
| 1980<br>(1 of 2) |  |

3666..... APARTMENTS
2 BEAVERS PATRICIA T 838-0024 7
8 FUJISHIN STAN 836-0790 8
11 HIGNOJOZ ERASMO J 839-0835 7
MARKER JUDY 204-4853 +0
1 PRATS LEONEL 837-5404 9
READING JOHN C 836-0466 +0
7 ROMAINE J R 838-7015 6
3666.....
3669 XXXX 00
3672 XXXX 00
3701 **FELICITY HOUSE 836-9886 5**
**WEST AREA WMN RCVRY 836-9886 5**
3707 DIAZ FLOR 839-6328 8
3707½ OROZCO VICTOR 838-5950 8
3708 STACK M I 838-6043
3709½ CAMPOS HERMAN 838-2632 +0
3712 BARRY J 838-6904 +0
RICHARDSON LYN M 836-4194 +0
ROBB JOHN D 839-5446 +0
VINICKS GEO J 837-3558
3713 XXXX 00
3717..... APARTMENTS
306 BACON CHRIS 559-0421 8
BAKER ROBT 839-3898 +0
304 BERKETT JEFF 204-0778 9
CUNNINGHAM GARY 837-0945 +0
212 DAVIS COLLEEN I 204-1462 9
DAVIS MICHAEL 559-2494 +0
ELLIOT L F 836-3221 9
213 FLORENCE BARRY 839-3591 9
103 GHOSH ARUN 559-7030 9
216 GLOVIN S 559-6366 8
GOLDFARB SUSAN 837-3117 +0
112 GORDON BOB 838-3892 5
303 LEONARDS J K 839-2807 8
107 LEVIN JOHN 839-3943 7
211 LEVIT LARRY 837-7417 9
316 MARTEN MICHAEL J 838-7210 8
209 MOSS KEN 559-5982 9
302 NIEDRICH JAS 836-5685 8
ONEIL WILLIAM 559-6753 +0
REINO DONALD J 204-5984 +0
109 ROGERS JAS S 836-7691 9
105 SIMON MARC L 836-7959 8
106 STECK S R 204-0414 6
SWEDELSON DAVID C 836-2565 +0
TRAWICK HERB 837-0945 +0
3717.....
3720..... APARTMENTS
CHAMBERS M 204-5382 +0
8 CLARK TERRY 839-2193 6
12 DYJOR DENNIS A 836-8078 9
1 GOLDEN S L 837-5487 8
10 HAWORTH CHUCK 837-1505 5
6 KOPIC CRAIG 839-0229 9
5 MCCRETARY EILEEN 838-2876 9
9 NYGREN KARL E 837-3967 9
11 SIDMAN J M 839-1245 8
3720.....
3721 XXXX 00
3724 XXXX 00
3725 XXXX 00
3730 CREEN M D 839-3520 7
3732..... APARTMENTS
3 BROWN J 559-6740 6
1 JACKSON JIM 836-6162 4
6 MATTHEWS E 838-6023 5
5 NOEL SCOTT 837-1893 8
4 SENIOR PAUL N 559-1660 6
2 WALSH LORIN A 838-5345
3732.....
3735 DAVIS JAY D 559-1571 +0
3739 SMOLEN HARRY 837-7324
3740..... APARTMENTS
5 BETZ DOROTHY 836-5159
3 DOBROVOLNY G E 836-2093 7



 ©2017 

| Adjacent Street: | 3700 Block of Cardiff Ave |
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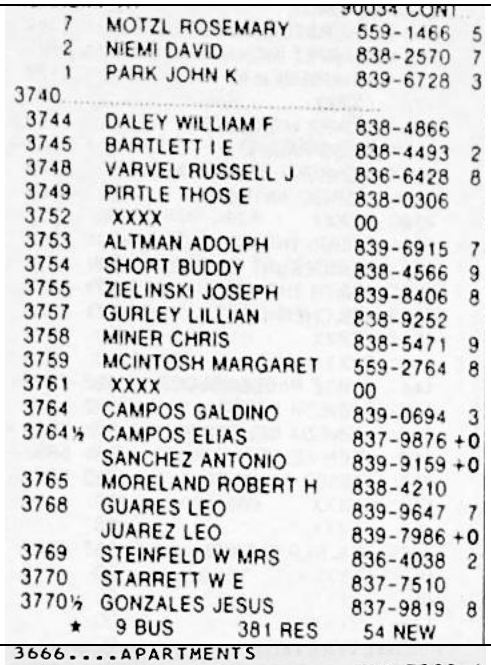
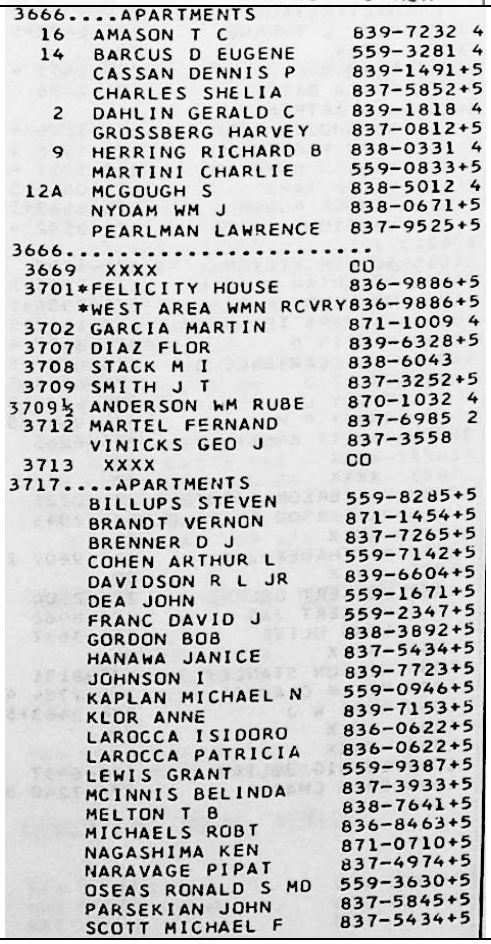
| 1980<br>(2 of 2) |  |
| 1975<br>(1 of 2) |  |

| Adjacent Street: | 3700 Block of Cardiff Ave |
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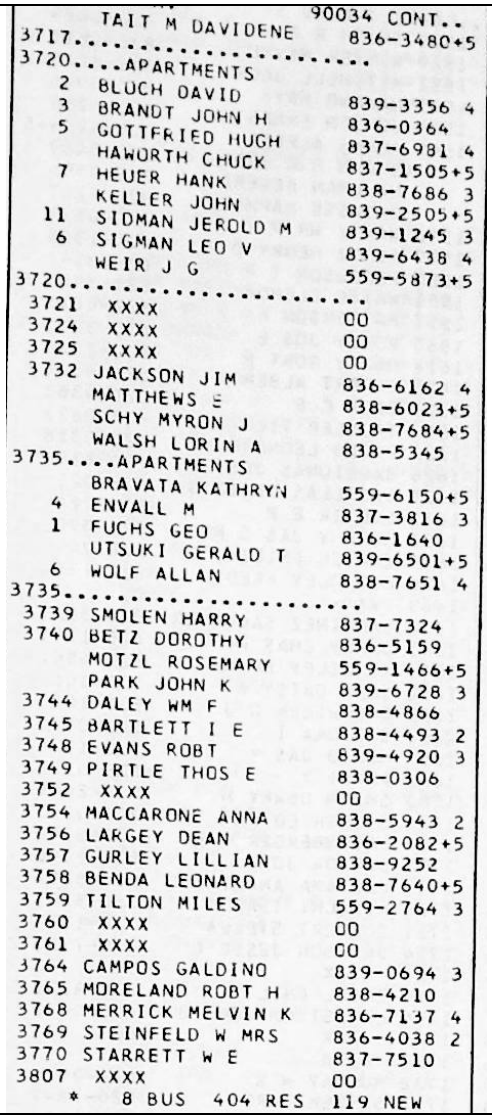
| 1975<br>(2 of 2) |  |

| Adjacent Street: | 3700 Block of Cardiff Ave |
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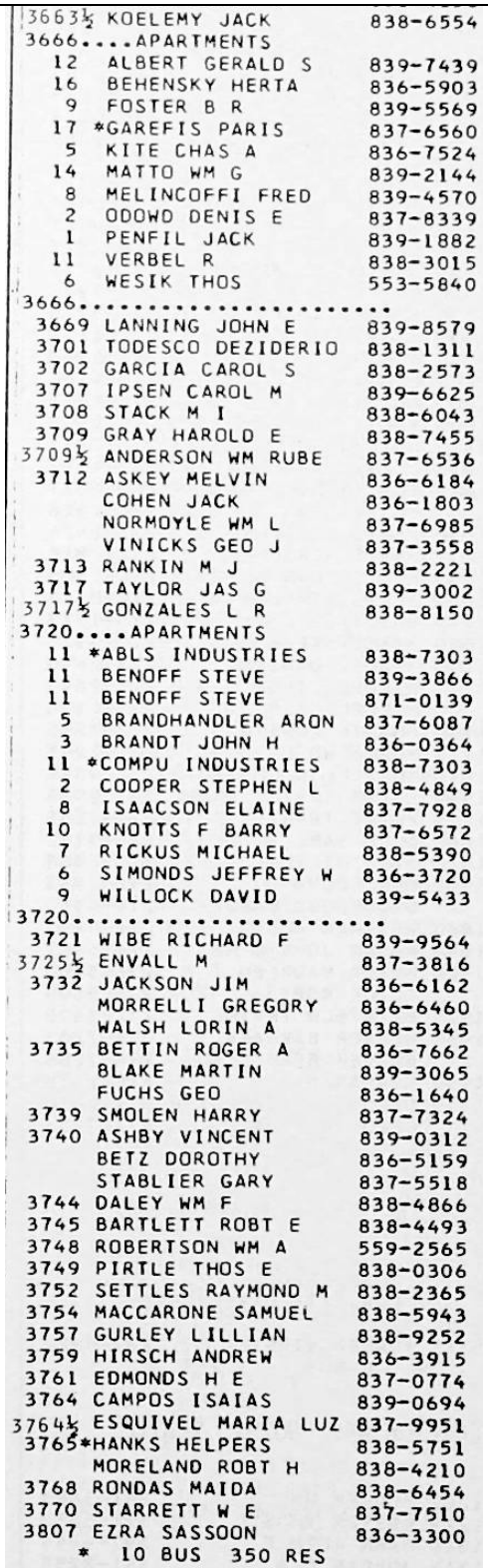
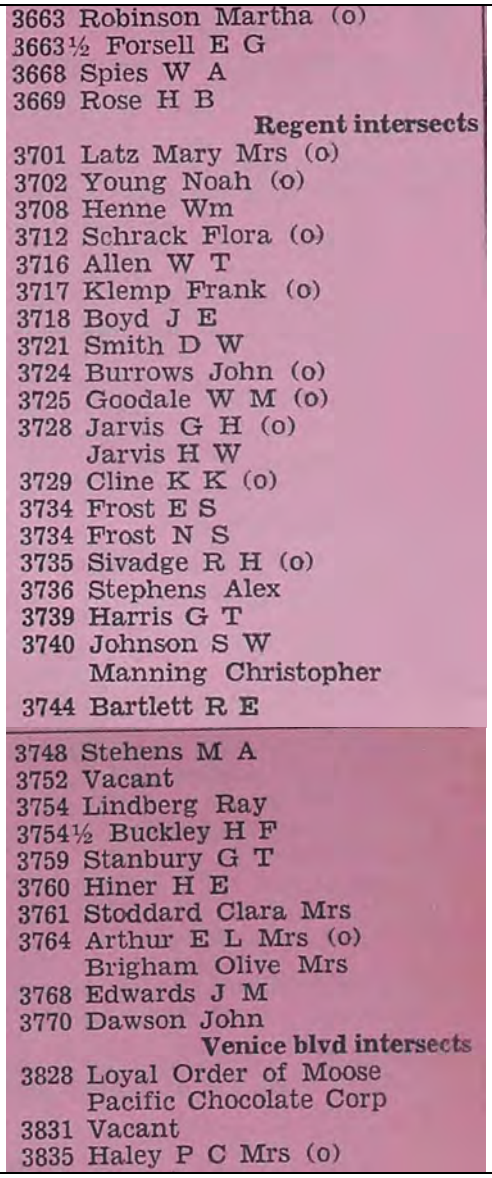
| 1971 |  |

3663½ KOELEMY JACK 838-6554
3666....APARTMENTS
12 ALBERT GERALD S 839-7439
16 BEHENSKY HERTA 836-5903
9 FOSTER B R 839-5569
17 *GAREFIS PARIS 837-6560
5 KITE CHAS A 836-7524
14 MATTO WM G 839-2144
8 MELINCOFFI FRED 839-4570
2 ODOWD DENIS E 837-8339
1 PENFIL JACK 839-1882
11 VERBEL R 838-3015
6 WESIK THOS 553-5840
3666.....
3669 LANNING JOHN E 839-8579
3701 TODESCO DEZIDERIO 838-1311
3702 GARCIA CAROL S 838-2573
3707 IPSEN CAROL M 839-6625
3708 STACK M I 838-6043
3709 GRAY HAROLD E 838-7455
3709½ ANDERSON WM RUBE 837-6536
3712 ASKEY MELVIN 836-6184
COHEN JACK 836-1803
NORMOYLE WM L 837-6985
VINICKS GEO J 837-3558
3713 RANKIN M J 838-2221
3717 TAYLOR JAS G 839-3002
3717½ GONZALES L R 838-8150
3720....APARTMENTS
11 *ABLS INDUSTRIES 838-7303
11 BENOFF STEVE 839-3866
11 BENOFF STEVE 871-0139
5 BRANDHANDLER ARON 837-6087
3 BRANDT JOHN H 836-0364
11 *COMPU INDUSTRIES 838-7303
2 COOPER STEPHEN L 838-4849
8 ISAACSON ELAINE 837-7928
10 KNOTTS F BARRY 837-6572
7 RICKUS MICHAEL 838-5390
6 SIMONDS JEFFREY W 836-3720
9 WILLOCK DAVID 839-5433
3720.....
3721 WIBE RICHARD F 839-9564
3725½ ENVALL M 837-3816
3732 JACKSON JIM 836-6162
MORRELLI GREGORY 836-6460
WALSH LORIN A 838-5345
3735 BETTIN ROGER A 836-7662
BLAKE MARTIN 839-3065
FUCHS GEO 836-1640
3739 SMOLEN HARRY 837-7324
3740 ASHBY VINCENT 839-0312
BETZ DOROTHY 836-5159
STABLIER GARY 837-5518
3744 DALEY WM F 838-4866
3745 BARTLETT ROBT E 838-4493
3748 ROBERTSON WM A 559-2565
3749 PIRTLE THOS E 838-0306
3752 SETTLES RAYMOND M 838-2365
3754 MACCARONE SAMUEL 838-5943
3757 GURLEY LILLIAN 838-9252
3759 HIRSCH ANDREW 836-3915
3761 EDMONDS H E 837-0774
3764 CAMPOS ISAIAS 839-0694
3764½ ESQUIVEL MARIA LUZ 837-9951
3765*HANKS HELPERS 838-5751
MORELAND ROBT H 838-4210
3768 RONDAS MAIDA 838-6454
3770 STARRETT W E 837-7510
3807 EZRA SASSOON 836-3300
* 10 BUS 350 RES

| Adjacent Street: | 3700 Block of Cardiff Ave |
|---|---|
| 1963 | Range not listed |
| 1959-1960 | 3663 Davis J F. . . . . VE 9-9730<br>3663 1/2 Bixler F L. . . VE 8-2505<br>3668 *Krueger G K. . . VE 7-4254<br>3669 *Lanning J E. . . . VE 9-8579<br><br>Regent intersects<br><br>3701 *Rankin Walter. . .VE 8-2221<br>3702 Vacant<br>3707 Simpson Ernest. . .VE 8-4693<br>3707 1/2 Jincks M. . . . VE 8-2275<br>3708 Stack L E. . . . . VE 8-6043<br>3709 Vacant<br>3709 1/2 Smith R D. . . VE 9-5433<br>3712 *Packer S Mrs. . . VE 8-3320<br>3713 *Morse Al. . . . . VE 8-9200<br>3716 Petersen Betty<br>3717 *Shepard J M. . . .VE 8-3556<br>3717 1/2 Back H A. . . .VE 9-6688<br>3718 Truchan Geo. . . VE 7-4555<br>3720 Tschabold Thelma VE 7-6703<br>3721 *Wibe Richd. . . . VE 9-9564<br>3722 Gibbs Ethel Mrs. . VE 9-5668<br>3724 Burrows S E. . . . VE 8-6128<br>3725 Lorenz Raymond. .VE 9-6607<br>3725 1/2 Vacant<br>3728 *Dinnocent R E (1) .VE 9-0012<br>3729 No return<br>3730 Tingley Gale (2) . VE 7-2801<br>3732 Vacant<br>3734 Neil May. . . . . VE 9-8523<br>3735 Mattoon D A (3) . VE 8-6189<br>3736 George E L Mrs. . VE 8-1904<br>3739 *Smolen H (2). . . VE 7-7324<br>3740 *Britten Perry. . . VE 8-8620<br>3744 *Daley W F (3). . .VE 8-4866<br>3745 *Bartlett R E. . . . VE 8-4493<br>3748 *Hollowell R B. . .VE 9-9202<br>3749 *McGlashan B Mrs .VE 8-3022<br>3752 Hewitt Alvin (2). .VE 8-0915<br>3753 Brown A J . . . . VE 9-7639<br>3754 Thompson G(1). . VE 7-7341<br>3754 1/2 Stuck Marie. . VE 9-9961<br>3755 Findlater Jas. . VE 8-8476<br>3756 Dickey E Mrs . . VE 8-0638<br>3757 Lindgren Arne . . VE 8-1137<br>3758 Luick H Mrs . . . .VE 9-7063<br>3759 Joslin Jos (4)<br>3760 *Giles Hubert H. . VE 8-5032<br>3761 *Blaschke R (4). . .VE 9-0433<br>3762 Klym Michl<br>3764 *Vasquez R (2). . .VE 8-5380<br>3764 1/2 Bary A Mrs. . VE 9-9708<br>3765 *Ryan Morris<br>3768 No return<br>3769 *Zomar W B . . . .VE 8-2017<br>3770 Tradewell Juanita<br>3770 1/2 Vacant<br>3780 Campbell Loretta Mrs<br><br>Venice Blvd intersects<br>(Culver City - City Limits)<br><br>- 14 -<br><br>3827 Vacant<br>3828 Boulevard Stationers<br>. . . . . UP 0-5414<br>3830 Vacant |

| Adjacent Street: | 3700 Block of Cardiff Ave |
|---|---|
| 1949 | 3663 Kulow W C<br>3663½ Williams Luella<br>3668 Junge O C ◎<br>3669 Lanning J E ◎<br>**Regent intersects**<br>3701 Rankin V D ◎<br>3702 Young Noah jr ◎<br>3708 Cooper Saml ◎<br>3712 Packer Elmore ◎<br>3713 Felton G P ◎<br>3716 Drenner A J<br>3717 Shepard J M ◎<br>3717½ Howard H F<br>3718 Drenner D A<br>3720 Stack G L<br>3721 Carson G S ◎<br>3722 Mays Virgil<br>3724 Burrows S A Mrs ◎<br>3725 Mever A M<br>3725½ Wibe R F ◎<br>3728 Hausfelder Kay Mrs<br>3729 Bence Julius<br>3730 Jarvis G H ◎<br>3732 Gormley L M Mrs<br>3734 Rotoli L A<br>3735 Mattoon D A ◎<br>3736 Poling Grace Mrs<br>3739 Teed Geo ◎<br>3740 Britten P P ◎<br>3744 Bartlett R E ◎<br>3748 Hollowell R B ◎<br>3749 Hendrix M B Mrs ◎<br>3752 Daley W F ◎<br>3753 Nunamaker Lillian Mrs<br>3754 Domit Nabi<br>3754½ Nixon O P<br>3755 Zander K W<br>3756 Dickey Elsie Mrs<br>3758 Lurch Helen Mrs<br>3759 Flagler Edw<br>3760 Giles H H ◎<br>3761 Glaze Miles<br>3764 Vasquez Raymond<br>3764½ Iglesias Eleanor Mrs<br>3765 Ryan M H ◎<br>3768 McCate T A<br>3769 Haswell J I ◎<br>3770 Klingaman W J<br>3780 Lingaas Elise drsmkr<br>**Venice blvd intersects**<br>3827 Eves J J optom<br>3828 Winton Raymond Sch of Dancing & Music<br>3829 Harrington E L Mrs |

| Adjacent Street: | 3700 Block of Cardiff Ave |
|---|---|
| 1931 |  |

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# RecCheck

# Report Results

The Standard for ASTM/AAI Radius Searches
(One Mile Environmental Records Search, Exceeds ASTM 1527/1528 and EPA All Appropriate Inquiry)

REPORT RESULTS

## Site Location:

9431 Venice Blvd
Culver City, CA 90034
(N 34-1-31, W 118-23-45) NAD83

## Client:

GEM Group, Inc.


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# EXECUTIVE SUMMARY

## *INFORMATION ON THE REQUESTED LOCATION*

| | |
|---|---|
| **Site Address:** | 9431 Venice Blvd<br>Culver City, CA 90034 |
| **Client Project Name/Number:** | 21-14105 |
| **Coordinates:** | N 34-1-31, W 118-23-45 (NAD 83)<br>34.025372, -118.395937 |
| **Date of Report** | November 18, 2021 |
| **ERS Project Number:** | 2104758048 |
| **Subject Site Listed on the following lists:** | Not Listed |
| **Subject Site Listed as Map ID#:** | N/A |
| **USGS 7.5 Minute Quad Map:** | Beverly Hills (Date Unavailable) |
| **Subject Site Located within a Potential Area of Concern:** | No |
| **Township, Section and Range:** | Township: 02S Range: 14W Section: 06<br>Baseline: San Bernardino |
| **Site Elevation:<br>(feet above or below (-) mean sea level)** | 106 |
| **Flood Zone:<br>(Digital Flood Insurance Rate Maps - DFIRMs)<br>Only available digital data is provided** | Panel: 06037C1595G, Effective Date: 12/21/2018<br>Zone X - Area of minimal flood hazard, usually depicted on FIRMs as above the 500-year flood level. |
| **Fire Insurance Map Coverage:** | There may be coverage of your site. |
| **Radon Information:** | EPA Radon Zone: 2<br><br>(Predicted avg for county: 2 to 4 pCi/L)For zip code 90034:<br>Number of tests per zip code: 43<br>Number of tests where radon is > 4 pCi/L: 0<br>Percentage of test where radon is > 4 pCi/L: 0.00%<br>Other Information:<br>Not Reported |
| **Search Radius Expansion Size:<br>(In Miles)** | 0 |


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| | |
|---|---|
| **Soil Type:**<br>**(USDA Soil Survey Geographic Database) (SSURGO)** | Map Unit Name: Urban land-Anthraltic Xerorthents, loamy substratum-Grommet complex, 0 to 5 percent slopes<br>Map Unit Type: Complex<br>Drainage Class - Dominant Condition: Not Reported<br>General Information: Fine-loamy, mixed, superactive, nonacid, thermic Anthraltic Xerorthents<br>Top 3 Map Unit Components are below (if available):<br>Component Name: Grommet, Anthraltic Xerorthents, Urban land<br>Component Percentage: 15%, 20%, 55%<br>Hydric: No, No, No |
| **Zip Codes Searched for "Un-Mappable" Sites:** | Not Researched |
| **Occurrence Count:** | 338 |


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# SUMMARY OF OCCURRENCES

| MAP ID | ID/SITE NAME | ADDRESS | DATABASE | STATUS | DISTANCE (MILES) | ELEV DIFF (FEET) |
|---|---|---|---|---|---|---|
| 1 Maps: 1, 2, 3, 4 | 1147628-PD FRIENDLY PRINTING | 9439 VENICE BLVD CULVER CITY | Hist-Printers | Listed | 0.01 SE | 0 |
| 2 Maps: 1, 2, 3, 4 | 124207-SC BALIAN'S MARKET | 9434 VENICE BLVD CULVER CITY | AIR-DIST-CA | Listed | 0.03 SE | -1 |
| 2 Maps: 1, 2, 3, 4 | CAC002320713 UNIFIED WESTERN GROCERS | 9434 VENICE BLVD CULVER CITY | Hist-CA | No Longer Listed | 0.03 SE | -1 |
| 3 Maps: 1, 2, 3, 4 | 258363-PD STAR MINI MART | 9601 VENICE BLVD CULVER CITY | Hist-Convenience | Listed | 0.03 SW | -1 |
| 4 Maps: 1, 2, 3, 4 | 864173-PD ISSA FOREIGN AUTO PARTS | 9603 VENICE BLVD CULVER CITY | Hist-Manufacturing | Listed | 0.03 SW | -1 |
| 4 Maps: 1, 2, 3, 4 | 1341 Issa Foreign Auto Parts | 9603 Venice Blvd Culver City | Hist-Manufacturing | Listed | 0.03 SW | -1 |
| 5 Maps: 1, 2, 3, 4 | CAL000138009 PIP 70 INC(DBA PIP PRINTING) | 9401 VENICE BLVD CULVER CITY | Hist-CA | No Longer Listed | 0.04 NE | 1 |
| 5 Maps: 1, 2, 3, 4 | 123342 PIP PRINTING | 9401 VENICE BLVD Culver City | Hist-Printers | Listed | 0.04 NE | 1 |
| 5 Maps: 1, 2, 3, 4 | 1194521-PD PIP PRINTING | 9401 VENICE BLVD CULVER CITY | Hist-Printers | Listed | 0.04 NE | 1 |
| 5 Maps: 1, 2, 3, 4 | CAL000138009 WESTSIDE PRINT CENTER, INC. | 9401 VENICE BLVD CULVER CITY | RCRA-NON-US | Listed | 0.04 NE | 1 |


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| MAP ID | ID/SITE NAME | ADDRESS | DATABASE | STATUS | DISTANCE (MILES) | ELEV DIFF (FEET) |
|---|---|---|---|---|---|---|
| 6 Maps: 1, 2, 3, 4 | 171495 WESTSIDE PRINT CENTER | 9401 W VENICE BLVD CULVER CITY | CRSP-CA | Listed | 0.04 E | 0 |
| 6 Maps: 1, 2, 3, 4 | 110064982336 WESTSIDE PRINT CENTER | 9401 W VENICE BLVD CULVER CITY | FRS-US | Listed | 0.04 E | 0 |
| 7 Maps: 1, 2, 3, 4 | 22428 Tiffany's Coin Laundry | 9607 Venice Blvd Culver City | Cleaners-CA | Listed | 0.04 SW | -1 |
| 7 Maps: 1, 2, 3, 4 | 12380 Tiffany's Coin Laundry | 9607 Venice Blvd Culver City | Hist-CA | No Longer Listed | 0.04 SW | -1 |
| 8 Maps: 1, 2, 3, 4 | 307324-PD JOHNNYS TAILOR & DRY CLEANERS | 3809 BAGLEY AVE LOS ANGELES | Hist-Cleaners | Listed | 0.04 NE | 1 |
| 9 Maps: 1, 2, 3, 4 | 117042 FMCNA CULVER CITY DIALYSIS SERVICES | 9432 VENICE BLVD CULVER CITY | CRSP-CA | Listed | 0.05 SE | -1 |
| 9 Maps: 1, 2, 3, 4 | 110066305803 FMCNA CULVER CITY DIALYSIS SERVICES | 9432 VENICE BLVD CULVER CITY | FRS-US | Listed | 0.05 SE | -1 |
| 10 Maps: 1, 2, 3, 4 | 7750783 1X VIOLA JACKSON | 9620 VENICE BLVD CULVER CITY | Hist-CalFID-CA | Listed | 0.05 S | -2 |
| 10 Maps: 1, 2, 3, 4 | 7750784 VIOLA JACKSON | 9620 VENICE BLVD CULVER CITY | Hist-CalFID-CA | Listed | 0.05 S | -2 |
| 11 Maps: 1, 2, 3, 4 | 149278-SC SO FRESH CLEANERS | 9631 VENICE BLVD CULVER CITY | AIR-DIST-CA | Listed | 0.05 SW | -1 |


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| MAP ID | ID/SITE NAME | ADDRESS | DATABASE | STATUS | DISTANCE (MILES) | ELEV DIFF (FEET) |
|---|---|---|---|---|---|---|
| 11 Maps: 1, 2, 3, 4 | 60856-SC TIP TOP CLEANERS | 9631 VENICE BLVD CULVER CITY | AIR-DIST-CA | Listed | 0.05 SW | -1 |
| 11 Maps: 1, 2, 3, 4 | 133298-SC SO FRESH & SO CLEAN'ERS | 9631 VENICE BLVD CULVER CITY | AIR-DIST-CA | Listed | 0.05 SW | -1 |
| 11 Maps: 1, 2, 3, 4 | 99522-SC TIP TOP CLEANERS | 9631 VENICE BLVD CULVER CITY | AIR-DIST-CA | Listed | 0.05 SW | -1 |
| 11 Maps: 1, 2, 3, 4 | 140862-SC SO FRESH SO CLEAN'ERS | 9631 VENICE BLVD CULVER CITY | AIR-DIST-CA | Listed | 0.05 SW | -1 |
| 11 Maps: 1, 2, 3, 4 | 144848-SC SO FRESH, SO CLEANERS | 9631 VENICE BLVD CULVER CITY | AIR-DIST-CA | Listed | 0.05 SW | -1 |
| 11 Maps: 1, 2, 3, 4 | 21144 So Fresh Cleaners | 9631 Venice Blvd Culver City | Cleaners-CA | Listed | 0.05 SW | -1 |
| 11 Maps: 1, 2, 3, 4 | 68724 SO FRESH & SO CLEAN'ERS | 9631 W VENICE BLVD CULVER CITY | CRSP-CA | Listed | 0.05 SW | -1 |
| 11 Maps: 1, 2, 3, 4 | CAL000311233 SO FRESH CLEANERS | 9631 VENICE BLVD CULVER CITY | DryCleaners-CA | Listed | 0.05 SW | -1 |
| 11 Maps: 1, 2, 3, 4 | CAL000295288 SO FRESH SO CLEANERS | 9631 VENICE BLVD CULVER CITY | DryCleaners-CA | Listed | 0.05 SW | -1 |
| 11 Maps: 1, 2, 3, 4 | CAL000012908 TIP TOP CLEANERS | 9631 VENICE BLVD CULVER CITY | DryCleaners-CA | Listed | 0.05 SW | -1 |


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| MAP ID | ID/SITE NAME | ADDRESS | DATABASE | STATUS | DISTANCE (MILES) | ELEV DIFF (FEET) |
|---|---|---|---|---|---|---|
| 11 Maps: 1, 2, 3, 4 | CA0000072736 TIP TOP CLEANERS | 9631 VENICE BLVD CULVER CITY | DryCleaners-CA | Listed | 0.05 SW | -1 |
| 11 Maps: 1, 2, 3, 4 | 110002612548 TIP TOP CLEANERS | 9631 VENICE BLVD CULVER CITY | FRS-US | Listed | 0.05 SW | -1 |
| 11 Maps: 1, 2, 3, 4 | 110066615648 SO FRESH & SO CLEAN'ERS | 9631 W VENICE BLVD CULVER CITY | FRS-US | Listed | 0.05 SW | -1 |
| 11 Maps: 1, 2, 3, 4 | CAL000311233 SO FRESH CLEANERS | 9631 VENICE BLVD CULVER CITY | Hist-CA | Name Changed | 0.05 SW | -1 |
| 11 Maps: 1, 2, 3, 4 | CAL000012908 TIP TOP CLEANERS | 9631 VENICE BLVD CULVER CITY | Hist-CA | No Longer Listed | 0.05 SW | -1 |
| 11 Maps: 1, 2, 3, 4 | CAL000295288 SO FRESH SO CLEANERS | 9631 VENICE BLVD CULVER CITY | Hist-CA | No Longer Listed | 0.05 SW | -1 |
| 11 Maps: 1, 2, 3, 4 | CAL000311233 SO FRESH SO CLEANERS | 9631 VENICE BLVD CULVER CITY | Hist-CA | No Longer Listed | 0.05 SW | -1 |
| 11 Maps: 1, 2, 3, 4 | 149278-SC SO FRESH, SO CLEANERS, JAE EOK OH DBA | 9631 VENICE BLVD CULVER CITY | Hist-CA | Name Changed | 0.05 SW | -1 |
| 11 Maps: 1, 2, 3, 4 | 4867113 TIP TOP CLEANERS | 9631 VENICE BLVD CULVER CITY | Hist-FINDS-US | Listed | 0.05 SW | -1 |
| 11 Maps: 1, 2, 3, 4 | 5CB2F9E-CA0000072736 TIP TOP CLEANERS | 9631 VENICE BLVD CULVER CITY | Hist-US | No Longer Listed | 0.05 SW | -1 |


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| MAP ID | ID/SITE NAME | ADDRESS | DATABASE | STATUS | DISTANCE (MILES) | ELEV DIFF (FEET) |
|---|---|---|---|---|---|---|
| 11 Maps: 1, 2, 3, 4 | CAL000311233 SO FRESH CLEANERS | 9631 VENICE BLVD CULVER CITY | RCRA-NON-US | Listed | 0.05 SW | -1 |
| 11 Maps: 1, 2, 3, 4 | CA0000072736 TIP TOP CLEANERS | 9631 VENICE BLVD CULVER CITY | RCRA-SQG-US | Listed | 0.05 SW | -1 |
| 12 Maps: 1, 2, 3, 4 | CAC002761727 YOUNG, JAE & LEE, BYUNG KUK | 3753 BAGLEY AVE LOS ANGELES | Hist-CA | No Longer Listed | 0.06 N | 3 |
| 13 Maps: 1, 2, 4 | CAC002997276 FRAME DTCC, LLC. | 3749 S. CARDIFF AVENUE LOS ANGELES | RCRA-NON-US | Listed | 0.06 NW | 2 |
| 14 Maps: 1, 2, 4 | 7762202 HISTOLOGY SERVICE GROUP INC | 9327 VENICE BLVD CULVER CITY | Hist-CalFID-CA | Listed | 0.07 NE | 1 |
| 15 Maps: 1, 2, 4 | 031888-050287-LAC LA ROCCO'S PIZZERIA | 3819 MAIN ST CULVER CITY | County-Others-CA | Listed | 0.07 SE | -1 |
| 16 Maps: 1, 2, 4 | 73100-SC SEVEN STAR COFFEE SHOP | 3820 MAIN ST CULVER CITY | AIR-DIST-CA | Listed | 0.07 E | -1 |
| 17 Maps: 1, 2, 4 | 7712834 1X HISTOLOGY SERVICE GROUP INC | 9323 VENICE BLVD CULVER CITY | Hist-CalFID-CA | Listed | 0.08 NE | 2 |
| 18 Maps: 1, 2, 4 | 032710-053006-LAC LUNCH | 3829 MAIN ST CULVER CITY | County-Others-CA | Listed | 0.09 SE | -2 |
| 18 Maps: 1, 2, 4 | 032710-060780-LAC HANJIP KOREAN BBQ | 3829 MAIN ST CULVER CITY | County-Others-CA | Listed | 0.09 SE | -2 |
| 19 Maps: 1, 2, 4 | 032784-053297-LAC LIBRA GROUP INC | 3833 MAIN ST CULVER CITY | County-Others-CA | Listed | 0.09 SE | -2 |
| 20 Maps: 1, 2, 4 | 033018-054630-LAC KABAB BISTRO | 3835 MAIN ST CULVER CITY | County-Others-CA | Listed | 0.09 SE | -2 |


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| MAP ID | ID/SITE NAME | ADDRESS | DATABASE | STATUS | DISTANCE (MILES) | ELEV DIFF (FEET) |
|---|---|---|---|---|---|---|
| 20 Maps: 1, 2, 4 | 033018-060239-LAC SIGNATURE BURGER | 3835 MAIN ST CULVER CITY | County-Others-CA | Listed | 0.09 SE | -2 |
| 21 Maps: 1, 2, 4 | 15631-SC PACIFIC BELL, AT&T CALIFORNIA, DBA | 3847 CARDIFF AVE CULVER CITY | AIR-DIST-CA | Listed | 0.1 S | -3 |
| 21 Maps: 1, 2, 4 | 10310470 AT&T California - H4113 | 3847 Cardiff Ave Culver City | CERS-CA | Listed | 0.1 S | -3 |
| 21 Maps: 1, 2, 4 | 010333-056982-LAC PACIFIC BELL DBA AT&T CA | 3847 CARDIFF AVE CULVER CITY | County-Others-CA | Listed | 0.1 S | -3 |
| 21 Maps: 1, 2, 4 | 010333-010218-LAC PACIFIC BELL CLCYCA11/H4113 | 3847 CARDIFF AVE CULVER CITY | County-UST-CA | Listed | 0.1 S | -3 |
| 21 Maps: 1, 2, 4 | 436215 AT&T California - H4113 | 3847 CARDIFF AVE CULVER CITY | CRSP-CA | Listed | 0.1 S | -3 |
| 21 Maps: 1, 2, 4 | 73460 T-Mobile West, LLC LA02556A | 3847 CARDIFF AVE CULVER CITY | CRSP-CA | Listed | 0.1 S | -3 |
| 21 Maps: 1, 2, 4 | 215976 PACIFIC BELL | 3847 CARDIFF AVE S CULVER CITY | CRSP-CA | Listed | 0.1 S | -3 |
| 21 Maps: 1, 2, 4 | 315310 PACIFIC BELL | 3847 CARDIFF AVE CULVER CITY | Hist-CalFID-CA | Listed | 0.1 S | -3 |
| 21 Maps: 1, 2, 4 | 3776111 PACIFIC TELEPHONE AND TELEGRAPH CO | 3847 CARDIFF AVE CULVER CITY | Hist-CalFID-CA | Listed | 0.1 S | -3 |
| 21 Maps: 1, 2, 4 | 3776112 PACIFIC TELEPHONE AND TELEGRPH | 3847 CARDIFF AVE CULVER CITY | Hist-CalFID-CA | Listed | 0.1 S | -3 |
| 21 Maps: 1, 2, 4 | 4023370 PACIFIC BELL CLCYCA11/H4113 | 3847 CARDIFF AVE CULVER CITY | Hist-City-UST-CA | Listed | 0.1 S | -3 |


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| MAP ID | ID/SITE NAME | ADDRESS | DATABASE | STATUS | DISTANCE (MILES) | ELEV DIFF (FEET) |
|---|---|---|---|---|---|---|
| 21 Maps: 1, 2, 4 | 315310 PACIFIC BELL | 3847 CARDIFF CULVER CITY | Hist-HWS-CA | Listed | 0.1 S | -3 |
| 21 Maps: 1, 2, 4 | 315310 PACIFIC BELL | 3847 CARDIFF AVE S CULVER CITY | Hist-LUSTIS-CA | Listed | 0.1 S | -3 |
| 21 Maps: 1, 2, 4 | I-10218-UST PACIFIC BELL | 3847 CARDIFF AVE S CULVER CITY | HIST-R4-CA | Listed | 0.1 S | -3 |
| 21 Maps: 1, 2, 4 | 207394 PACIFIC BELL CLCYCA11/H4113 | 3847 CARDIFF AVE CULVER CITY | Hist-Service Stations | Listed | 0.1 S | -3 |
| 21 Maps: 1, 2, 4 | T0603703592 PACIFIC BELL | 3847 CARDIFF AVE S CULVER CITY | LUST-Closed-CA | Completed - Case Closed | 0.1 S | -3 |
| 21 Maps: 1, 2, 4 | CAT080023153 PACIFIC BELL | 3847 CARDIFF AVE CULVER CITY | RCRA-LQG-US | Listed | 0.1 S | -3 |
| 21 Maps: 1, 2, 4 | 222580 AT&T California - H4113 | 3847 Cardiff Ave Culver City | UST-CA | Listed | 0.1 S | -3 |
| 21 Maps: 1, 2, 4 | 436215 AT&T California - H4113 | 3847 CARDIFF AVE CULVER CITY | UST-CRSP-CA | Listed | 0.1 S | -3 |
| 22 Maps: 1, 2, 4 | SC AQMD-SC-6799 MANUEL'S BODY SHOP | 9301 VENICE BLVD CULVER CITY | Air-CA | Listed | 0.1 NE | 2 |
| 22 Maps: 1, 2, 4 | 6799-SC MANUEL'S BODY SHOP | 9301 VENICE BLVD CULVER CITY | AIR-DIST-CA | Listed | 0.1 NE | 2 |
| 22 Maps: 1, 2, 4 | 132691 MANUEL'S BODY SHOP | 9301 W VENICE BLVD CULVER CITY | CRSP-CA | Listed | 0.1 NE | 2 |
| 22 Maps: 1, 2, 4 | 501786-PD MANUELS BODY SHOP | 9301 VENICE BLVD CULVER CITY | Hist-Auto Repair | Listed | 0.1 NE | 2 |
| 22 Maps: 1, 2, 4 | 256908 MANUEL'S BODY SHOP | 9301 VENICE BLVD CULVER CITY | Hist-CalFID-CA | Listed | 0.1 NE | 2 |


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| MAP ID | ID/SITE NAME | ADDRESS | DATABASE | STATUS | DISTANCE (MILES) | ELEV DIFF (FEET) |
|---|---|---|---|---|---|---|
| 22 Maps: 1, 2, 4 | CAD066689688 MANUEL'S BODY SHOP INC | 9301 VENICE BLVD CULVER CITY | RCRA-NON-US | Listed | 0.1 NE | 2 |
| 23 Maps: 1, 2, 4 | 112713-SC CELEBRITY DIRECTORY ASSISTANCE | 3840 WATSEKA AVE CULVER CITY | AIR-DIST-CA | Listed | 0.1 S | -4 |
| 24 Maps: 1, 2, 4 | 033275-055651-LAC ROCCO'S TAVERN | 3843 MAIN ST CULVER CITY | County-Others-CA | Listed | 0.11 SE | -3 |
| 24 Maps: 1, 2, 4 | 362334 Rocco's Tavern | 3843 MAIN ST CULVER CITY | CRSP-CA | Listed | 0.11 SE | -3 |
| 25 Maps: 1, 2, 4 | 035098-062976-LAC SPINFISH POKE HOUSE | 3847 MAIN ST CULVER CITY | County-Others-CA | Listed | 0.11 SE | -2 |
| 26 Maps: 1, 2, 4 | 033809-062323-LAC TENTENYU RAMEN | 3849 MAIN ST CULVER CITY | County-Others-CA | Listed | 0.11 SE | -2 |
| 26 Maps: 1, 2, 4 | 033809-057846-LAC WHICHWICH? | 3849 MAIN ST CULVER CITY | County-Others-CA | Listed | 0.11 SE | -2 |
| 26 Maps: 1, 2, 4 | 22844 SPORTEVE INC | 3849 MAIN ST Culver City | Hist-Auto Repair | Listed | 0.11 SE | -2 |
| 26 Maps: 1, 2, 4 | 7750332 1X BANK OF AMERICA, THE | 3849 MAIN ST CULVER CITY | Hist-CalFID-CA | Listed | 0.11 SE | -2 |
| 27 Maps: 1, 2, 4 | 034234-059752-LAC LA PIE INC | 3850 MAIN ST CULVER CITY | County-Others-CA | Listed | 0.11 SE | -2 |
| 27 Maps: 1, 2, 4 | 273185 LAP Carson Investments, Inc. - DBA: Pieology #8040 | 3850 MAIN ST STE A CULVER CITY | CRSP-CA | Listed | 0.11 SE | -2 |
| 28 Maps: 1, 2, 4 | 7770385 ISKCON | 3755 WATSEKA AVE LOS ANGELES | Hist-CalFID-CA | Listed | 0.11 W | -1 |


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| MAP ID | ID/SITE NAME | ADDRESS | DATABASE | STATUS | DISTANCE (MILES) | ELEV DIFF (FEET) |
|---|---|---|---|---|---|---|
| 29 Maps: 1, 2, 4 | 030660-045922-LAC UGO AN ITALIAN CAFE | 3865 CARDIFF AVE CULVER CITY | County-Others-CA | Listed | 0.11 S | -4 |
| 30 Maps: 1, 2, 4 | 7711764 1X CULVER PALMS CH OF CHRIST | 9733 VENICE BLVD LOS ANGELES | Hist-CalFID-CA | Listed | 0.11 SW | -3 |
| 31 Maps: 1, 2, 4 | 006980-I07223-LAC STUDIO R | 9343 CULVER BLVD CULVER CITY | County-Others-CA | Listed | 0.11 E | -1 |
| 31 Maps: 1, 2, 4 | 006980-059660-LAC NATIVE FOODS CAFE | 9343 CULVER BLVD CULVER CITY | County-Others-CA | Listed | 0.11 E | -1 |
| 31 Maps: 1, 2, 4 | 006980-050620-LAC M CAFE DE CHAYA | 9343 CULVER BLVD CULVER CITY | County-Others-CA | Listed | 0.11 E | -1 |
| 31 Maps: 1, 2, 4 | 006980-062344-LAC CAVA GRILL | 9343 CULVER BLVD CULVER CITY | County-Others-CA | Listed | 0.11 E | -1 |
| 31 Maps: 1, 2, 4 | 006980-022205-LAC ABRASH TYPOGRAFIX | 9343 CULVER BLVD CULVER CITY | County-Others-CA | Listed | 0.11 E | -1 |
| 32 Maps: 1, 2, 4 | 031438-048702-LAC FRAICHE RESTAURANT & LOUNGE | 9411 CULVER BLVD CULVER CITY | County-Others-CA | Listed | 0.12 SE | -3 |
| 32 Maps: 1, 2, 4 | 031438-057244-LAC PUBLIC SCHOOL 310 | 9411 CULVER BLVD CULVER CITY | County-Others-CA | Listed | 0.12 SE | -3 |
| 33 Maps: 1, 2, 4 | 59017-SC PACIFIC BELL | 3840 WATSEKA AVE CULVER CITY | AIR-DIST-CA | Listed | 0.12 S | -5 |
| 34 Maps: 1, 2, 4 | 183713-SC SISSON RESTAURANT GROUP I, LLC | 9345 CULVER BLVD CULVER CITY | AIR-DIST-CA | Listed | 0.13 E | -2 |
| 34 Maps: 1, 2, 4 | 035212-063352-LAC PRIMAL KITCHEN | 9345 CULVER BLVD CULVER CITY | County-Others-CA | Listed | 0.13 E | -2 |


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| MAP ID | ID/SITE NAME | ADDRESS | DATABASE | STATUS | DISTANCE (MILES) | ELEV DIFF (FEET) |
|---|---|---|---|---|---|---|
| 35 Maps: 1, 2, 4 | 006833-051828-LAC KOSS FINANCIAL(KAY'N DAVE'S) | 9341 CULVER BLVD CULVER CITY | County-Others-CA | Listed | 0.13 E | -1 |
| 35 Maps: 1, 2, 4 | 006833-036679-LAC PACIFICO'S LLC | 9341 CULVER BLVD CULVER CITY | County-Others-CA | Listed | 0.13 E | -1 |
| 35 Maps: 1, 2, 4 | 006833-025094-LAC BOSTON MARKET RESTAURANT | 9341 CULVER BLVD CULVER CITY | County-Others-CA | Listed | 0.13 E | -1 |
| 35 Maps: 1, 2, 4 | 006833-I07065-LAC MURPHY BUICK INC | 9341 CULVER BLVD CULVER CITY | County-Others-CA | Listed | 0.13 E | -1 |
| 35 Maps: 1, 2, 4 | 006833-007065-LAC BILL MURPHY BUICK | 9341 CULVER BLVD CULVER CITY | County-UST-CA | Listed | 0.13 E | -1 |
| 35 Maps: 1, 2, 4 | 395748 Kayndaves | 9341 CULVER BLVD CULVER CITY | CRSP-CA | Listed | 0.13 E | -1 |
| 36 Maps: 1, 2, 4 | 436065 IN-N-OUT BURGER #55 | 9245 VENICE BLVD LOS ANGELES | CRSP-CA | Listed | 0.13 NE | 3 |
| 37 Maps: 1, 2, 4 | CAC002987598 BANK OF AMERICA | 9453 CULVER BOULEVARD CULVER CITY | RCRA-NON-US | Listed | 0.13 SE | -4 |
| 38 Maps: 1, 2, 4 | 031479-048875-LAC UGO AN ITALIAN CAFE | 9501 CULVER BLVD CULVER CITY | County-Others-CA | Listed | 0.13 S | -5 |
| 39 Maps: 1, 2, 4 | 030847-046461-LAC TENDER GREENS | 9523 CULVER BLVD CULVER CITY | County-Others-CA | Listed | 0.14 S | -5 |
| 40 Maps: 1, 2, 4 | 032205-063034-LAC PARCEL B | 9300 CULVER BLVD CULVER CITY | County-Others-CA | Listed | 0.14 E | -1 |
| 40 Maps: 1, 2, 4 | 032205-051443-LAC RUSH PACIFICA LLC | 9300 CULVER BLVD CULVER CITY | County-Others-CA | Listed | 0.14 E | -1 |


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| MAP ID | ID/SITE NAME | ADDRESS | DATABASE | STATUS | DISTANCE (MILES) | ELEV DIFF (FEET) |
|---|---|---|---|---|---|---|
| 40 Maps: 1, 2, 4 | 032205-064456-LAC HC 9300 CULVER LLC | 9300 Culver Blvd Culver City | County-UST-CA | Listed | 0.14 E | -1 |
| 40 Maps: 1, 2, 4 | 448926 9300 CULVER | 9300 CULVER BLVD CULVER CITY | CRSP-CA | Listed | 0.14 E | -1 |
| 40 Maps: 1, 2, 4 | 434248 HC 9300 Culver, LLC | 9300 CULVER BLVD CULVER CITY | CRSP-CA | Listed | 0.14 E | -1 |
| 40 Maps: 1, 2, 4 | T10000011520 HC 9300 CULVER LLC | 9300 CULVER BLVD CULVER CITY | ENF-CA | Listed | 0.14 E | -1 |
| 40 Maps: 1, 2, 4 | 4 19C380495 9300 CULVER | 9300 CULVER BLVD Culver City | ENF-SMARTS-CA | Historical | 0.14 E | -1 |
| 40 Maps: 1, 2, 4 | T10000011520 HC 9300 CULVER LLC | 9300 CULVER BLVD CULVER CITY | LUST-Closed-CA | Completed - Case Closed | 0.14 E | -1 |
| 40 Maps: 1, 2, 4 | CAL000453824 SEPHORA 1324 | 9300 CULVER BLVD STE 109 CULVER CITY | RCRA-NON-US | Listed | 0.14 E | -1 |
| 40 Maps: 1, 2, 4 | 214787 HC 9300 Culver, LLC | 9300 Culver Blvd Culver City | UST-CA | Listed | 0.14 E | -1 |
| 41 Maps: 1, 2, 4 | 030488-060774-LAC SAMBAR | 9531 CULVER BLVD CULVER CITY | County-Others-CA | Listed | 0.15 S | -5 |
| 41 Maps: 1, 2, 4 | 030488-045357-LAC WILD HOG INC/DBA FORD FILLING | 9531 CULVER BLVD CULVER CITY | County-Others-CA | Listed | 0.15 S | -5 |
| 41 Maps: 1, 2, 4 | 51443 Ford's Filling Station | 9531 Culver Blvd Culver City | Hist-Service Stations | Listed | 0.15 S | -5 |
| 42 Maps: 1, 2, 4 | 031841-050118-LAC GYENARI RESTAURANT | 9540 WASHINGTON BLVD CULVER CITY | County-Others-CA | Listed | 0.15 E | -1 |


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| MAP ID | ID/SITE NAME | ADDRESS | DATABASE | STATUS | DISTANCE (MILES) | ELEV DIFF (FEET) |
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| 42 Maps: 1, 2, 4 | 031841-056356-LAC CULVER INVESTMENTS LLC | 9540 WASHINGTON BLVD CULVER CITY | County-Others-CA | Listed | 0.15 E | -1 |
| 42 Maps: 1, 2, 4 | 031841-057406-LAC LYFE KITCHEN | 9540 WASHINGTON BLVD CULVER CITY | County-Others-CA | Listed | 0.15 E | -1 |
| 42 Maps: 1, 2, 4 | 031841-057799-LAC LYFE KITCHEN | 9540 WASHINGTON BLVD CULVER CITY | County-Others-CA | Listed | 0.15 E | -1 |
| 42 Maps: 1, 2, 4 | 031841-063535-LAC OOAK KITCHEN | 9540 WASHINGTON BLVD CULVER CITY | County-Others-CA | Listed | 0.15 E | -1 |
| 43 Maps: 1, 2, 4 | 141083-SC CULVER HOTEL, TLI BUSINESS EXCHANGE INC | 9400 CULVER BLVD CULVER CITY | AIR-DIST-CA | Listed | 0.15 SE | -4 |
| 43 Maps: 1, 2, 4 | 028878-041078-LAC THE CULVER HOTEL | 9400 CULVER BLVD CULVER CITY | County-Others-CA | Listed | 0.15 SE | -4 |
| 43 Maps: 1, 2, 4 | 7711071 1X CULVER HOTEL | 9400 CULVER BLVD CULVER | Hist-CalFID-CA | Listed | 0.15 SE | -4 |
| 44 Maps: 1, 2, 4 | 028879-041079-LAC HONEY'S KETTLE FRIED CHICKEN | 9537 CULVER BLVD CULVER CITY | County-Others-CA | Listed | 0.15 S | -6 |
| 45 Maps: 1, 2, 4 | 7750231 1X VENICE AND CANFIELD LTD | 9211 VENICE BLVD LOS ANGELES | Hist-CalFID-CA | Listed | 0.15 NE | 3 |
| 46 Maps: 1, 2, 4 | 7756978 1X CULVER PALMS CH OF CHRIST | 3767 3771 3773 DELMAS TERRACE LOS ANGELES | Hist-CalFID-CA | Listed | 0.15 SW | -3 |
| 46 Maps: 1, 2, 4 | 7712075 1X CULVER PALMS CHURCH OF CHRIST | 3773 DELMAS TERRACE LOS ANGELES | Hist-CalFID-CA | Listed | 0.15 SW | -3 |
| 47 Maps: 1, 2, 4 | 028871-041070-LAC DAPHNE'S GREEK CAFE | 9516 CULVER BLVD CULVER CITY | County-Others-CA | Listed | 0.15 SE | -5 |


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| MAP ID | ID/SITE NAME | ADDRESS | DATABASE | STATUS | DISTANCE (MILES) | ELEV DIFF (FEET) |
|---|---|---|---|---|---|---|
| 48 Maps: 1, 2, 4 | 030463-050894-LAC CHIPOTLE STORE # 1167 | 9512 CULVER BLVD CULVER CITY | County-Others-CA | Listed | 0.15 SE | -5 |
| 48 Maps: 1, 2, 4 | 030463-044991-LAC HOWDYS TAQUERIA LLC | 9512 CULVER BLVD CULVER CITY | County-Others-CA | Listed | 0.15 SE | -5 |
| 48 Maps: 1, 2, 4 | 105187 Chipotle Mexican Grill #1167 | 9512 CULVER BLVD CULVER CITY | CRSP-CA | Listed | 0.15 SE | -5 |
| 49 Maps: 1, 2, 4 | 030758-046257-LAC K-ZO RESTAURANT | 9240 CULVER BLVD CULVER CITY | County-Others-CA | Listed | 0.15 E | -1 |
| 50 Maps: 1, 2, 4 | 028872-041072-LAC COLD STONE CREAMERY | 9514 CULVER BLVD CULVER CITY | County-Others-CA | Listed | 0.16 SE | -5 |
| 51 Maps: 1, 2, 4 | 028866-041063-LAC JOHNNY'S NY PIZZERIA & CAFE | 9510 CULVER BLVD CULVER CITY | County-Others-CA | Listed | 0.16 SE | -5 |
| 52 Maps: 1, 2, 4 | 031777-049938-LAC RUSH STREET | 9546 WASHINGTON BLVD CULVER CITY | County-Others-CA | Listed | 0.16 SE | -5 |
| 53 Maps: 1, 2, 4 | 006866-I07098-LAC DOUGLAS SERVICE STATION (DEST) | 9500 WASHINGTON BLVD CULVER CITY | County-Others-CA | Listed | 0.16 E | -1 |
| 54 Maps: 1, 2, 4 | 032929-054257-LAC AKASHA RESTAURANT | 9543 CULVER BLVD CULVER CITY | County-Others-CA | Listed | 0.16 S | -6 |
| 55 Maps: 1, 2, 4 | SC AQMD-SC-173381 SO. CALIFORNIA HOSPITAL AT CULVER CITY | 3828 DELMAS TERRACE CULVER CITY | Air-CA | Listed | 0.16 S | -6 |
| 55 Maps: 1, 2, 4 | 18193-SC BROTMAN PARTNERS LP,CAL LTD,BROTMAN MEDI | 3828 DELMAS TERRACE CULVER CITY | AIR-DIST-CA | Listed | 0.16 S | -6 |


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| MAP ID | ID/SITE NAME | ADDRESS | DATABASE | STATUS | DISTANCE (MILES) | ELEV DIFF (FEET) |
|---|---|---|---|---|---|---|
| 55 Maps: 1, 2, 4 | 173381-SC SO. CALIFORNIA HOSPITAL AT CULVER CITY | 3828 DELMAS TERRACE CULVER CITY | AIR-DIST-CA | Listed | 0.16 S | -6 |
| 55 Maps: 1, 2, 4 | 9060376854 Brotman Medical Ctr | 3828 Delmas Ter Culver City | ALLFACS-IL | Listed | 0.16 S | -6 |
| 55 Maps: 1, 2, 4 | 10302304 SOUTHERN CALIFORNIA HOSPITAL AT CULVER CITY | 3828 DELMAS TER CULVER CITY | CERS-CA | Listed | 0.16 S | -6 |
| 55 Maps: 1, 2, 4 | 006982-I07225-LAC BROTMAN MEDICAL CENTER | 3828 DELMAS TR CULVER CITY | County-Others-CA | Listed | 0.16 S | -6 |
| 55 Maps: 1, 2, 4 | 006982-007225-LAC BROTMAN MEDICAL CENTER | 3828 DELMAS TR CULVER CITY | County-UST-CA | Listed | 0.16 S | -6 |
| 55 Maps: 1, 2, 4 | 006982-062036-LAC SOUTHERN CALIFORNIA HOSPITAL | 3828 DELMAS TR CULVER CITY | County-UST-CA | Listed | 0.16 S | -6 |
| 55 Maps: 1, 2, 4 | 222154 BROTMAN MEDICAL CENTER | 3828 DELMAS TERRACE CULVER CITY | CRSP-CA | Listed | 0.16 S | -6 |
| 55 Maps: 1, 2, 4 | 13724 SOUTHERN CALIFORNIA HOSPITAL AT CULVER CITY | 3828 DELMAS TER CULVER CITY | CRSP-CA | Listed | 0.16 S | -6 |
| 55 Maps: 1, 2, 4 | 455792 BROTMAN PARTNERS LP,CAL LTD,BROTMAN MEDI | 3828 DELMAS TERRACE CULVER CITY | CRSP-CA | Listed | 0.16 S | -6 |
| 55 Maps: 1, 2, 4 | 59348 1X BROTMAN MEDICAL CENTER | 3828 DELMAS TERRACE CULVER CITY | Hist-CalFID-CA | Listed | 0.16 S | -6 |
| 55 Maps: 1, 2, 4 | 59348 BROTMAN MEDICAL CENTER | 3828 DELMAS TERRACE CULVER CITY | Hist-City-UST-CA | Listed | 0.16 S | -6 |


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| MAP ID | ID/SITE NAME | ADDRESS | DATABASE | STATUS | DISTANCE (MILES) | ELEV DIFF (FEET) |
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| 55 Maps: 1, 2, 4 | 207371 BROTMAN MEDICAL CENTER | 3828 DELMAS TERRACE CULVER CITY | Hist-Service Stations | Listed | 0.16 S | -6 |
| 55 Maps: 1, 2, 4 | 218223 BROTHMAN MEDICAL CENTER | 3828 DELMAS TERRACE CULVER CITY | Hist-UST-CA | Listed | 0.16 S | -6 |
| 55 Maps: 1, 2, 4 | T0603784846 BROTMAN MEDICAL CENTER | 3828 DELMAS TERRACE CULVER CITY | LUST-Closed-CA | Completed - Case Closed | 0.16 S | -6 |
| 55 Maps: 1, 2, 4 | CAL000401316 SOUTHERN CALIFORNIA HOSPITALS AT CULVER | 3828 DELMAS TER CULVER CITY | RCRA-NON-US | Listed | 0.16 S | -6 |
| 55 Maps: 1, 2, 4 | 222134 SOUTHERN CALIFORNIA HOSPITAL AT CULVER CITY | 3828 DELMAS TER CULVER CITY | UST-CA | Listed | 0.16 S | -6 |
| 55 Maps: 1, 2, 4 | 13724 SOUTHERN CALIFORNIA HOSPITAL AT CULVER CITY | 3828 DELMAS TER CULVER CITY | UST-CRSP-CA | Listed | 0.16 S | -6 |
| 56 Maps: 1, 2, 4 | 030829-060195-LAC CHOP DADDY'S | 9552 WASHINGTON BLVD CULVER CITY | County-Others-CA | Listed | 0.16 S | -6 |
| 56 Maps: 1, 2, 4 | 030829-063583-LAC BACOSHOP | 9552 WASHINGTON BLVD CULVER CITY | County-Others-CA | Listed | 0.16 S | -6 |
| 56 Maps: 1, 2, 4 | 030829-058643-LAC 041 BACARO | 9552 WASHINGTON BLVD CULVER CITY | County-Others-CA | Listed | 0.16 S | -6 |
| 56 Maps: 1, 2, 4 | 030829-046408-LAC SANTA MARIA BARBECUE CO | 9552 WASHINGTON BLVD CULVER CITY | County-Others-CA | Listed | 0.16 S | -6 |
| 57 Maps: 1, 2, 4 | 141172-SC BROTMAN PHYSICIANS PLAZA LLC | 9808 VENICE BLVD STE 404 CULVER CITY | AIR-DIST-CA | Listed | 0.17 SW | -5 |


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| MAP ID | ID/SITE NAME | ADDRESS | DATABASE | STATUS | DISTANCE (MILES) | ELEV DIFF (FEET) |
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| 57 Maps: 1, 2, 4 | 361511 RENAL CARE PARTNERS OF LOS ANGELES, INC., DBA USRC CULVER CITY DIALYSI | 9808 VENICE BLVD STE 200 CULVER CITY | CRSP-CA | Listed | 0.17 SW | -5 |
| 57 Maps: 1, 2, 4 | 3204365 WESTERN IMAGING CENTER | 9808 VENICE BLVD CULVER CITY | Hist-CalFID-CA | Listed | 0.17 SW | -5 |
| 57 Maps: 1, 2, 4 | 7745321 SOLOMON FOROUZESH MD | 9808 VENICE BLVD CULVER CITY | Hist-CalFID-CA | Listed | 0.17 SW | -5 |
| 57 Maps: 1, 2, 4 | CAD983637331 WESTERN IMAGING CENTER MED GROUP | 9808 VENICE BLVD 2ND FLOOR CULVER CITY | RCRA-NON-US | Listed | 0.17 SW | -5 |
| 58 Maps: 1, 2, 4 | 7757220 1X CULVER PALMS CHURCH OF CHRIST | 3771 DELMAS TERRACE LOS ANGELES | Hist-CalFID-CA | Listed | 0.17 SW | -4 |
| 58 Maps: 1, 2, 4 | 7757221 1X CULVER PALMS CHURCH OF CHRIST | 3767 DELMAS TERRACE LOS ANGELES | Hist-CalFID-CA | Listed | 0.17 SW | -4 |
| 59 Maps: 1, 2, 4 | 245053 Sony Pictures Ent.- Culver City | Not Reported by Agency | ENF-Wastewater-CA | Historical | 0.17 SE | -3 |
| 59 Maps: 1, 2, 4 | 249773 Sony Pictures Ent.- Culver City | Not Reported by Agency | ENF-Wastewater-CA | Historical | 0.17 SE | -3 |
| 60 Maps: 1, 2, 4 | 028962-041253-LAC OLIVER MCMILLAN CULVER CITY | 9540 CULVER BLVD CULVER CITY | County-Others-CA | Listed | 0.17 S | -6 |
| 61 Maps: 1, 2, 4 | CAR000002519 EATS INC | 3745 DURENGO AVE LOS ANGELES | RCRA-SQG-US | Listed | 0.17 NE | 5 |
| 62 Maps: 1, 2, 4 | 199124 RESCO SELF STORAGE | 3743-3781 SOUTH DURANAGO AVE LOS ANGELES | CRSP-CA | Listed | 0.17 NE | 5 |
| 62 Maps: 1, 2, 4 | SL2047R1682 RESCO SELF STORAGE | 3743-3781 SOUTH DURANAGO AVE LOS ANGELES | SLIC-Closed-CA | Completed - Case Closed | 0.17 NE | 5 |


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| MAP ID | ID/SITE NAME | ADDRESS | DATABASE | STATUS | DISTANCE (MILES) | ELEV DIFF (FEET) |
|---|---|---|---|---|---|---|
| 63 Maps: 1, 2, 4 | 45464 LUIS WATKINS CUSTOM WROUGHT IRON LL | 3737 S DURANGO AVE LOS ANGELES | CRSP-CA | Listed | 0.17 NE | 5 |
| 64 Maps: 1, 2, 4 | 156384-SC TRADER JOE'S #36 | 9290 CULVER BLVD CULVER CITY | AIR-DIST-CA | Listed | 0.17 E | -1 |
| 64 Maps: 1, 2, 4 | 033678-057352-LAC TRADER JOE'S | 9290 CULVER BLVD CULVER CITY | County-Others-CA | Listed | 0.17 E | -1 |
| 64 Maps: 1, 2, 4 | 426322 Trader Joe's #036 | 9290 CULVER BLVD CULVER CITY | CRSP-CA | Listed | 0.17 E | -1 |
| 64 Maps: 1, 2, 4 | CAL000435388 TRADER JOES 036 | 9290 CULVER BLVD CULVER CITY | RCRA-NON-US | Listed | 0.17 E | -1 |
| 65 Maps: 1, 2, 4 | CAL000394242 RENAL CAREPARTNERS OF LOS ANGELES INC DB | 9808 VENICE BLVD STE 200 CULVER CITY | RCRA-NON-US | Listed | 0.18 SW | -6 |
| 65 Maps: 1, 2, 4 | CAL000450592 EXODUS RECOVERY PHF LOS ANGELES | 9808 VENICE BLVD 3RD FLR CULVER CITY | RCRA-NON-US | Listed | 0.18 SW | -6 |
| 66 Maps: 1, 2, 4 | 92736-SC CITY OF CULVER CITY, FIRE STATION 1 | 9600 CULVER BLVD CULVER CITY | AIR-DIST-CA | Listed | 0.18 S | -7 |
| 66 Maps: 1, 2, 4 | 10299829 CULVER CITY FIRE STATION #1 | 9600 CULVER BLVD CULVER CITY | CERS-CA | Listed | 0.18 S | -7 |
| 66 Maps: 1, 2, 4 | 010282-I10164-LAC CITY OF CULVER CITY FIRE STA 1 | 9600 CULVER BLVD CULVER CITY | County-Others-CA | Listed | 0.18 S | -7 |
| 66 Maps: 1, 2, 4 | 010282-010164-LAC CITY OF CULVER CITY FIRE STA 1 | 9600 CULVER BLVD CULVER CITY | County-UST-CA | Listed | 0.18 S | -7 |
| 66 Maps: 1, 2, 4 | 242825 CITY OF CULVER CITY FIRE STA 1 | 9600 CULVER BLVD CULVER CITY | CRSP-CA | Listed | 0.18 S | -7 |


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|---|---|---|---|---|---|---|
| 66 Maps: 1, 2, 4 | 22828 CULVER CITY FIRE STATION #1 | 9600 CULVER BLVD CULVER CITY | CRSP-CA | Listed | 0.18 S | -7 |
| 66 Maps: 1, 2, 4 | T10000000542 CITY OF CULVER CITY FIRE STA 1 | 9600 CULVER BLVD CULVER CITY | ENF-CA | Listed | 0.18 S | -7 |
| 66 Maps: 1, 2, 4 | 6670208 CULVER CITY FIRE DEPT | 9600 CULVER BLVD CULVER CITY | Hist-CalFID-CA | Listed | 0.18 S | -7 |
| 66 Maps: 1, 2, 4 | 6670208 CULVER CITY FIRE STATION #1 | 9600 CULVER BLVD CULVER CITY | Hist-City-UST-CA | Listed | 0.18 S | -7 |
| 66 Maps: 1, 2, 4 | 207377 CULVER CITY FIRE STATION #1 | 9600 W CULVER BLVD CULVER CITY | Hist-Service Stations | Listed | 0.18 S | -7 |
| 66 Maps: 1, 2, 4 | T10000000542 CITY OF CULVER CITY FIRE STA 1 | 9600 CULVER BLVD CULVER CITY | LUST-Closed-CA | Completed - Case Closed | 0.18 S | -7 |
| 66 Maps: 1, 2, 4 | 222762 CULVER CITY FIRE STATION #1 | 9600 CULVER BLVD CULVER CITY | UST-CA | Listed | 0.18 S | -7 |
| 66 Maps: 1, 2, 4 | 2400 City of Culver City Fire Station 1 | 9600 Culver Boulevard Culver City | UST-Closed-CA | Closed | 0.18 S | -7 |
| 66 Maps: 1, 2, 4 | 22828 CULVER CITY FIRE STATION #1 | 9600 CULVER BLVD CULVER CITY | UST-CRSP-CA | Listed | 0.18 S | -7 |
| 67 Maps: 1, 2, 4 | 427142 PACIFIC'S CULVER STADIUM 12 | 9500 CULVER BLVD CULVER CITY | CRSP-CA | Listed | 0.19 SE | -6 |
| 68 Maps: 1, 2, 4 | 006920-007153-LAC B J CUSTOM CHROME PLATING | 9040 CULVER BLVD CULVER CITY | County-Others-CA | Listed | 0.19 E | 1 |
| 68 Maps: 1, 2, 4 | 006920-I07153-LAC B J CUSTOM CHROME | 9040 CULVER BLVD CULVER CITY | County-Others-CA | Listed | 0.19 E | 1 |
| 68 Maps: 1, 2, 4 | 7763651 1X B J CUSTOM CHROME | 9040 CULVER BLVD CULVER CITY | Hist-CalFID-CA | Listed | 0.19 E | 1 |


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| 68<br>Maps:<br>1, 2, 4 | 7763653<br>1X ROBERT E ANDERSON (PROPERTY) | 9040 CULVER BLVD<br>CULVER CITY | Hist-CalFID-CA | Listed | 0.19 E | 1 |
| 68<br>Maps:<br>1, 2, 4 | 7763652<br>1X D & J CUSTOM CHROME PLATING | 9040 CULVER BLVD<br>CULVER CITY | Hist-CalFID-CA | Listed | 0.19 E | 1 |
| 69<br>Maps:<br>1, 2, 4 | 006838-I07070-LAC<br>JACKS WHOLESALE DIV | 9036 CULVER BLVD<br>CULVER CITY | County-Others-CA | Listed | 0.19 E | 1 |
| 70<br>Maps:<br>1, 2, 4 | 033841-057974-LAC<br>EATALIAN CAFE DBA ENJOEAT | 3912 VAN BUREN PL<br>CULVER CITY | County-Others-CA | Listed | 0.19 SE | -5 |
| 71<br>Maps:<br>1, 2, 4 | 7748166<br>WILLIAM I ROFAEL | 9829 VENICE BLVD<br>LOS ANGELES | Hist-CalFID-CA | Listed | 0.19 SW | -5 |
| 71<br>Maps:<br>1, 2, 4 | 7748165<br>1X ADLY'S CHEVRON | 9829 VENICE BLVD<br>LOS ANGELES | Hist-CalFID-CA | Listed | 0.19 SW | -5 |
| 71<br>Maps:<br>1, 2, 4 | 4045411<br>WILLIAM I ROFAEL | 9829 VENICE<br>LOS ANGELES | Hist-USTReg-CA | Listed | 0.19 SW | -5 |
| 72<br>Maps:<br>1, 2, 4 | 7753255<br>G L X ENVIRONMENTAL SERVICES | 9143 EXPOSITION DR<br>LOS ANGELES | Hist-CalFID-CA | Listed | 0.2 NE | 8 |
| 72<br>Maps:<br>1, 2, 4 | 7753254<br>1X EXPOSITION ONE | 9143 EXPOSITION DR<br>LOS ANGELES | Hist-CalFID-CA | Listed | 0.2 NE | 8 |
| 72<br>Maps:<br>1, 2, 4 | 4287165<br>DORFMAN CONSTRUCTION CO. | 09143 EXPOSITION DR | Hist-Regional-Other-CA | Listed | 0.2 NE | 8 |
| 72<br>Maps:<br>1, 2, 4 | 3492954<br>DORFMAN CONSTRUCTION | 09143 EXPOSITION DR | Hist-Regional-Other-CA | Listed | 0.2 NE | 8 |
| 72<br>Maps:<br>1, 2, 4 | SD0010416<br>DORFMAN CONSTRUCTION CO. | 9143 EXPOSITION DR<br>LOS ANGELES | SML-CA | Listed | 0.2 NE | 8 |
| 73<br>Maps:<br>1, 2, 4 | 180749-SC<br>TONY'S FOOD | 9336 WASHINGTON BLVD<br>CULVER CITY | AIR-DIST-CA | Listed | 0.2 E | -3 |


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| MAP ID | ID/SITE NAME | ADDRESS | DATABASE | STATUS | DISTANCE (MILES) | ELEV DIFF (FEET) |
|---|---|---|---|---|---|---|
| 73 Maps: 1, 2, 4 | 141872-SC THE CULVER STUDIOS | 9336 W WASHINGTON BLVD CULVER CITY | AIR-DIST-CA | Listed | 0.2 E | -3 |
| 73 Maps: 1, 2, 4 | 75182-SC THE CULVER STUDIOS | 9336 W WASHINGTON BLVD CULVER CITY | AIR-DIST-CA | Listed | 0.2 E | -3 |
| 73 Maps: 1, 2, 4 | 87219-SC GTG ENTERTAINMENT | 9336 W WASHINGTON BLVD CULVER CITY | AIR-DIST-CA | Listed | 0.2 E | -3 |
| 73 Maps: 1, 2, 4 | 178125-SC THE CULVER STUDIOS OWNER, LLC | 9336 W WASHINGTON BLVD CULVER CITY | AIR-DIST-CA | Listed | 0.2 E | -3 |
| 73 Maps: 1, 2, 4 | 006971-020393-LAC THE CULVER STUDIOS | 9336 WASHINGTON BLVD CULVER CITY | County-Others-CA | Listed | 0.2 E | -3 |
| 73 Maps: 1, 2, 4 | 006971-I07209-LAC LAIRD INTL STUDIOS | 9336 WASHINGTON BLVD CULVER CITY | County-Others-CA | Listed | 0.2 E | -3 |
| 73 Maps: 1, 2, 4 | 006971-041440-LAC THE CULVER STUDIOS | 9336 WASHINGTON BLVD CULVER CITY | County-Others-CA | Listed | 0.2 E | -3 |
| 73 Maps: 1, 2, 4 | 006971-007209-LAC LAIRD INTL STUDIOS | 9336 WASHINGTON BLVD CULVER CITY | County-Others-CA | Listed | 0.2 E | -3 |
| 73 Maps: 1, 2, 4 | 353324 Sony Pictures Ent.-Culver City | 9336 WASHINGTON CULVER CITY | CRSP-CA | Listed | 0.2 E | -3 |
| 73 Maps: 1, 2, 4 | 512341 The Culver Studios | 9336 WEST WASHINGTON BLVD CULVER CITY | CRSP-CA | Listed | 0.2 E | -3 |
| 73 Maps: 1, 2, 4 | 403712 THE CULVER STUDIOS | 9336 W WASHINGTON BLVD CULVER CITY | CRSP-CA | Listed | 0.2 E | -3 |
| 73 Maps: 1, 2, 4 | 4047524 LAIRD INTERNATIONAL STUDIOS | 9336 W. WASHINGTON BLVD CULVER CITY | Hist-CalFID-CA | Listed | 0.2 E | -3 |
| 73 Maps: 1, 2, 4 | 108818 CULVER STUDIOS THE | 9336 W. WASHINGTON BLVD CULVER CITY | Hist-CalFID-CA | Listed | 0.2 E | -3 |


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| MAP ID | ID/SITE NAME | ADDRESS | DATABASE | STATUS | DISTANCE (MILES) | ELEV DIFF (FEET) |
|---|---|---|---|---|---|---|
| 73 Maps: 1, 2, 4 | 4047524 LAIRD INTL STUDIOS | 9336 W WASHINGTON CULVER CITY | Hist-USTReg-CA | Listed | 0.2 E | -3 |
| 73 Maps: 1, 2, 4 | CAD039063565 THE CULVER STUDIOS | 9336 WEST WASHINGTON BOULEVARD CULVER CITY | RCRA-LQG-US | Listed | 0.2 E | -3 |
| 73 Maps: 1, 2, 4 | CAL000399006 THE CULVER STUDIOS OWNER LLC | 9336 WASHINGTON BLVD CULVER CITY | RCRA-NON-US | Listed | 0.2 E | -3 |
| 74 Maps: 1, 2, 4 | CAC003050376 CAROL CAMP | 9735 WASHINGTON BLVD CULVER CITY | RCRA-NON-US | Listed | 0.2 S | -8 |
| 74 Maps: 1, 2, 4 | CAC003054184 LOT 9735, LLC C/O CLARETT WEST | 9735 WASHINGTON BOULEVARD CULVER CITY | RCRA-NON-US | Listed | 0.2 S | -8 |
| 75 Maps: 1, 2, 4 | 135367-SC CITY OF CULVER CITY, PUBLIC WORKS DEPT | 9099 WASHINGTON BLVD CULVER CITY | AIR-DIST-CA | Listed | 0.21 E | -2 |
| 75 Maps: 1, 2, 4 | 006834-I07066-LAC MURPHY BUICK INC | 9099 WASHINGTON BLVD CULVER CITY | County-Others-CA | Listed | 0.21 E | -2 |
| 75 Maps: 1, 2, 4 | 006834-041082-LAC ********** | 9099 WASHINGTON BLVD CULVER CITY | County-Others-CA | Listed | 0.21 E | -2 |
| 75 Maps: 1, 2, 4 | 006834-007066-LAC BILL MURPHY BUICK | 9099 WASHINGTON BLVD CULVER CITY | County-UST-CA | Listed | 0.21 E | -2 |
| 75 Maps: 1, 2, 4 | 156013 SPRINT CELL SITE LA60XC441 | 9099 WASHINGTON BLVD CULVER CITY | CRSP-CA | Listed | 0.21 E | -2 |
| 75 Maps: 1, 2, 4 | 7759102 BILL MURPHY BRICK, INC. | 9099 W. WASHINGTON BLVD CULVER CITY | Hist-CalFID-CA | Listed | 0.21 E | -2 |
| 75 Maps: 1, 2, 4 | 48111 BILL MURPHY BUICK, INC | 9099 W. WASHINGTON BLVD CULVER CITY | Hist-CalFID-CA | Listed | 0.21 E | -2 |
| 75 Maps: 1, 2, 4 | CAD981388176 FOX HILLS BUICK GMC PONTIAC | 9099 W WASHINGTON BLVD CULVER CITY | RCRA-SQG-US | Listed | 0.21 E | -2 |


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| MAP ID | ID/SITE NAME | ADDRESS | DATABASE | STATUS | DISTANCE (MILES) | ELEV DIFF (FEET) |
|---|---|---|---|---|---|---|
| 76 Maps: 1, 2, 4 | 362602 RESEARCH DEVELOPMENT | 9200 EXPOSITION BLVD LOS ANGELES | Hist-CalFID-CA | Listed | 0.21 N | 11 |
| 76 Maps: 1, 2, 4 | CAL000358579 LUIS WATKINS CUSTOM WROUGHT IRON LLC | 9200 EXPOSITION BLVD LOS ANGELES | RCRA-NON-US | Listed | 0.21 N | 11 |
| 76 Maps: 1, 2, 4 | CAD008373573 RESEARCH DEVELOPMENT | 9200 EXPOSITION BLVD LOS ANGELES | RCRA-SQG-US | Listed | 0.21 N | 11 |
| 77 Maps: 1, 2, 4 | 101739-SC LA SICILIANA INC. | 3928 VAN BUREN PL CULVER CITY | AIR-DIST-CA | Listed | 0.22 SE | -6 |
| 78 Maps: 1, 2, 4 | 110056120736 CULVER CITY UNIFIED SCHOOL ADMINISTRATIVE/ DISTRICE OFFICE | Not Reported by Agency | FTTS-ENF-US | Listed | 0.22 SE | -7 |
| 79 Maps: 1, 2, 4 | 931522 CHEVRON STATION 9 0449 | 9094 W. WASHINGTON BLVD CULVER CITY | Hist-CalFID-CA | Listed | 0.22 E | -2 |
| 79 Maps: 1, 2, 4 | 931522 CHEVRON | 9094 WASHINGTON CULVER CITY | Hist-HWS-CA | Listed | 0.22 E | -2 |
| 79 Maps: 1, 2, 4 | 931522 CHEVRON | 9094 WASHINGTON BLVD W CULVER CITY | Hist-LUSTIS-CA | Listed | 0.22 E | -2 |
| 79 Maps: 1, 2, 4 | 209988 90449 | 9094 W WASHINGTON BLVD CULVER CITY | Hist-UST-CA | Listed | 0.22 E | -2 |
| 79 Maps: 1, 2, 4 | T0603700068 CHEVRON #9-0449 (FORMER) | 9094 WASHINGTON BLVD CULVER CITY | LUST-Closed-CA | Completed - Case Closed | 0.22 E | -2 |
| 79 Maps: 1, 2, 4 | CAD983661802 CHEVRON STATION 9 0449 | 9094 W WASHINGTON BLVD CULVER CITY | RCRA-SQG-US | Listed | 0.22 E | -2 |
| 80 Maps: 1, 2, 4 | 183443-SC WEST END HOTEL LLC | 3927 VAN BUREN PL CULVER CITY | AIR-DIST-CA | Listed | 0.22 SE | -7 |


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| MAP ID | ID/SITE NAME | ADDRESS | DATABASE | STATUS | DISTANCE (MILES) | ELEV DIFF (FEET) |
|---|---|---|---|---|---|---|
| 80 Maps: 1, 2, 4 | 035211-063349-LAC PALIHOTEL CULVER CITY | 3927 VAN BUREN PL BLVD CULVER CITY | County-Others-CA | Listed | 0.22 SE | -7 |
| 81 Maps: 1, 2, 4 | 7760820 1X CARDIFF COURT GEN. PART. | 3645 CARDIFF AVE LOS ANGELES | Hist-CalFID-CA | Listed | 0.22 NW | 8 |
| 82 Maps: 1, 2, 4 | 2168-SC CULVER CITY UNI SCH DIST | 4034 IRVING PL CULVER CITY | AIR-DIST-CA | Listed | 0.22 SE | -8 |
| 82 Maps: 1, 2, 4 | 81592-SC CULVER CITY UNIFIED SCHOOL DIST | 4034 IRVING PL. CULVER CITY | AIR-DIST-CA | Listed | 0.22 SE | -8 |
| 83 Maps: 1, 2, 4 | 7760819 1X CARDIFF COURT GEN. PART. | 3641 CARDIFF AVE LOS ANGELES | Hist-CalFID-CA | Listed | 0.23 NW | 10 |
| 84 Maps: 1, 2, 4 | 13666 Golden Glow Cleaners | 9909 Venice Blvd Los Angeles | Cleaners-CA | Listed | 0.23 SW | -7 |
| 84 Maps: 1, 2, 4 | 78580 Golden Glow Cleaners | 9909 Venice Blvd Los Angeles | Hist-Cleaners | Listed | 0.23 SW | -7 |
| 84 Maps: 1, 2, 4 | 303708-PD GOLDEN GLOW CLEANERS | 9909 VENICE BLVD LOS ANGELES | Hist-Cleaners | Listed | 0.23 SW | -7 |
| 85 Maps: 1, 2, 4 | 006914-I07147-LAC MEMORIAL HOSPITAL SO CALIF | 3828 HUGHES AVE CULVER CITY | County-Others-CA | Listed | 0.23 SW | -8 |
| 86 Maps: 1, 2, 4 | 7760818 1X CARDIFF COURT GEN. PART. | 3631 CARDIFF AVE LOS ANGELES | Hist-CalFID-CA | Listed | 0.23 NW | 11 |
| 87 Maps: 1, 2, 4 | CAC003066125 K-GENEVA @ VENICE DEVELOPMENT, LLC | 9900 VENICE BLVD LOS ANGELES | RCRA-NON-US | Listed | 0.23 SW | -8 |
| 88 Maps: 1, 2, 4 | 95497 AT&T Mobility - VENICE / HUGHES OVLY (USID11931) | 3831 HUGHES AVE LOS ANGELES | CRSP-CA | Listed | 0.24 SW | -8 |


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| MAP ID | ID/SITE NAME | ADDRESS | DATABASE | STATUS | DISTANCE (MILES) | ELEV DIFF (FEET) |
|---|---|---|---|---|---|---|
| 89 Maps: 1, 2, 4 | 030567-045600-LAC RSH KAIZUKA INC | 9729 CULVER BLVD CULVER CITY | County-Others-CA | Listed | 0.24 S | -9 |
| 89 Maps: 1, 2, 4 | 030567-056139-LAC SAKI HOUSE BY HIKARI | 9729 CULVER BLVD CULVER CITY | County-Others-CA | Listed | 0.24 S | -9 |
| 90 Maps: 1, 2, 4 | CAL000421691 DYNAMIC AUTO IMAGES/CULVER CITY TOYOTA | 9077 WASHINGTON BLVD CULVER CITY | RCRA-NON-US | Listed | 0.24 E | 0 |
| 91 Maps: 1, 2, 4 | 124666-SC ALBERTSON'S #6169 | 8985 VENICE BLVD SUITE B LOS ANGELES | AIR-DIST-CA | Listed | 0.24 NE | 6 |
| 91 Maps: 1, 2, 4 | 170955-SC CVS PHARMACY #08879-01 | 8985 VENICE BLVD LOS ANGELES | AIR-DIST-CA | Listed | 0.24 NE | 6 |
| 91 Maps: 1, 2, 4 | 179881-SC HAGGEN #2161 | 8985 VENICE BLVD SUITE B LOS ANGELES | AIR-DIST-CA | Listed | 0.24 NE | 6 |
| 91 Maps: 1, 2, 4 | 174445-SC ALBERTSONS STORE #6169 | 8985 VENICE BLVD SUITE B LOS ANGELES | AIR-DIST-CA | Listed | 0.24 NE | 6 |
| 91 Maps: 1, 2, 4 | 149083 Ross Dress For Less #0414 | 8985 VENICE BLVD STE A4 LOS ANGELES | CRSP-CA | Listed | 0.24 NE | 6 |
| 91 Maps: 1, 2, 4 | 3972 Haggen 2161 | 8985 VENICE BLVD SUITE B LOS ANGELES | CRSP-CA | Listed | 0.24 NE | 6 |
| 91 Maps: 1, 2, 4 | 23120 CVS PHARMACY #8879 | 8985 W VENICE BLVD UN A LOS ANGELES | CRSP-CA | Listed | 0.24 NE | 6 |
| 91 Maps: 1, 2, 4 | 410255 Sprouts Farmers Market #411 | 8985 VENICE BLVD LOS ANGELES | CRSP-CA | Listed | 0.24 NE | 6 |
| 91 Maps: 1, 2, 4 | 465061 WESTERN GLOBE PROD INC | 8985 VENICE BLVD LOS ANGELES | Hist-CalFID-CA | Listed | 0.24 NE | 6 |
| 91 Maps: 1, 2, 4 | 7707986 SCOTT MOTORS | 8985 VENICE BLVD LOS ANGELES | Hist-CalFID-CA | Listed | 0.24 NE | 6 |


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| MAP ID | ID/SITE NAME | ADDRESS | DATABASE | STATUS | DISTANCE (MILES) | ELEV DIFF (FEET) |
|---|---|---|---|---|---|---|
| 91 Maps: 1, 2, 4 | 7707985 1X TALES FROM THE CRYPT | 8985 VENICE BLVD LOS ANGELES | Hist-CalFID-CA | Listed | 0.24 NE | 6 |
| 91 Maps: 1, 2, 4 | 7707984 1X ORCHID PRODUCTIONS | 8985 VENICE BLVD LOS ANGELES | Hist-CalFID-CA | Listed | 0.24 NE | 6 |
| 91 Maps: 1, 2, 4 | CAR000234542 CVS PHARMACY NO 8879 | 8985 VENICE BLVD LOS ANGELES | RCRA-LQG-US | Listed | 0.24 NE | 6 |
| 91 Maps: 1, 2, 4 | CAL000397475 ROSS DRESS FOR LESS #0414 | 8985 VENICE BLVD STE A4 LOS ANGELES | RCRA-NON-US | Listed | 0.24 NE | 6 |
| 91 Maps: 1, 2, 4 | CAL000424102 SPROUTS FARMERS MARKET #411 | 8985 VENICE BLVD LOS ANGELES | RCRA-NON-US | Listed | 0.24 NE | 6 |
| 91 Maps: 1, 2, 4 | CAL000441235 KEVIN TRUONG DDS APC | 8985 VENICE BLVD #A5 LOS ANGELES | RCRA-NON-US | Listed | 0.24 NE | 6 |
| 92 Maps: 1, 2, 4 | CAC003066121 K-GENEVA @ VENICE DEVELOPMENT, LLC | 3813 HUGHES AVE LOS ANGELES | RCRA-NON-US | Listed | 0.24 SW | -8 |
| 93 Maps: 1, 2, 4 | 7760817 1X CARDIF COURT GEN. PART. | 3627 CARDIFF AVE LOS ANGELES | Hist-CalFID-CA | Listed | 0.24 NW | 12 |
| 94 Maps: 1, 2, 4 | 032153-057361-LAC WILDCRAFT SOURDOUGH PIZZA | 9725 CULVER BLVD CULVER CITY | County-Others-CA | Listed | 0.24 S | -9 |
| 94 Maps: 1, 2, 4 | 032153-051292-LAC LE SAINT AMOUR | 9725 CULVER BLVD CULVER CITY | County-Others-CA | Listed | 0.24 S | -9 |
| 95 Maps: 1, 2, 4 | 803363 3715 South Hughes Avenue | Not Reported by Agency | Spills-SSO-CA | Listed | 0.24 W | -5 |
| 96 Maps: 1, 2, 4 | 7708212 1X GREAT WESTERN BANK | 9801 WASHINGTON BLVD CULVER CITY | Hist-CalFID-CA | Listed | 0.24 S | -10 |


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| MAP ID | ID/SITE NAME | ADDRESS | DATABASE | STATUS | DISTANCE (MILES) | ELEV DIFF (FEET) |
|---|---|---|---|---|---|---|
| 97 Maps: 1, 2, 4 | 033156-055067-LAC CITY TAVERN | 9739 CULVER BLVD CULVER CITY | County-Others-CA | Listed | 0.25 S | -10 |
| 98 Maps: 1, 2, 4 | 006871-I07103-LAC CULVER CITY RADIATOR SERVICE | 9085 WASHINGTON BLVD CULVER CITY | County-Others-CA | Listed | 0.25 E | -2 |
| 99 Maps: 1, 2, 4 | 177157-SC EAST BOROUGH FRAICHE VIETNAMESE | 9810 W WASHINGTON BLVD CULVER CITY | AIR-DIST-CA | Listed | 0.25 S | -10 |
| 99 Maps: 1, 2, 4 | 033692-057419-LAC CULVER LOFTS LLC | 9810 WASHINGTON BLVD CULVER CITY | County-Others-CA | Listed | 0.25 S | -10 |
| 99 Maps: 1, 2, 4 | CAP000225243 JAMES EDWARDS | 9810 W WASHINGTON CULVER CITY | RCRA-NON-US | Listed | 0.25 S | -10 |
| 100 Maps: 1, 2, 4 | CAP000225151 CULVER CROSSROADS | 9808 WASHINGTON BLVD CULVER CITY | RCRA-NON-US | Listed | 0.25 S | -10 |
| 101 Maps: 1, 2, 4 | 104943-SC MIKE MILLER TOYOTA | 9077 W WASHINGTON BLVD CULVER CITY | AIR-DIST-CA | Listed | 0.25 E | -2 |
| 101 Maps: 1, 2, 4 | 109143 CULVER CITY TOYOTA | 9077 W WASHINGTON BLVD CULVER CITY | AST-CRSP-CA | Listed | 0.25 E | -2 |
| 101 Maps: 1, 2, 4 | 006979-I07220-LAC MILLER TOYOTA | 9077 WASHINGTON BLVD CULVER CITY | County-Others-CA | Listed | 0.25 E | -2 |
| 101 Maps: 1, 2, 4 | 006979-058598-LAC CULVER CITY TOYOTA | 9077 WASHINGTON BLVD CULVER CITY | County-Others-CA | Listed | 0.25 E | -2 |
| 101 Maps: 1, 2, 4 | 006979-058111-LAC CULVER CITY TOYOTA | 9077 WASHINGTON BLVD CULVER CITY | County-Others-CA | Listed | 0.25 E | -2 |
| 101 Maps: 1, 2, 4 | 109143 CULVER CITY TOYOTA | 9077 W WASHINGTON BLVD CULVER CITY | CRSP-CA | Listed | 0.25 E | -2 |


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| MAP ID | ID/SITE NAME | ADDRESS | DATABASE | STATUS | DISTANCE (MILES) | ELEV DIFF (FEET) |
|---|---|---|---|---|---|---|
| 101 Maps: 1, 2, 4 | 274385 MIKE MILLER TOYOTA CHEVROLET I | 9077 W. WASHINGTON BLVD CULVER CITY | Hist-CalFID-CA | Listed | 0.25 E | -2 |
| 101 Maps: 1, 2, 4 | CAL000400152 GL CCT, LLC. DBA CULVER CITY TOYOTA | 9077 W WASHINGTON BLVD CULVER CITY | RCRA-NON-US | Listed | 0.25 E | -2 |
| 101 Maps: 1, 2, 4 | CAD982506610 MIKE MILLER TOYOTA CHEVROLET INC | 9077 W WASHINGTON BLVD CULVER CITY | RCRA-SQG-US | Listed | 0.25 E | -2 |
| 102 Maps: 1, 2, 4 | 006911-I07143-LAC JOES RADIATOR (DEST) | 9823 WASHINGTON BLVD CULVER CITY | County-Others-CA | Listed | 0.25 S | -10 |
| 103 Maps: 1, 2, 4 | 7761963 CULVER CITY REDEVELOPMENT | 9820 WASHINGTON BLVD CULVER CITY | Hist-CalFID-CA | Listed | 0.25 S | -10 |
| 104 Maps: 1, 2, 4 | 006831-I07063-LAC HAROLDS AUTO SUPPLY | 9076 WASHINGTON BLVD CULVER CITY | County-Others-CA | Listed | 0.25 E | -2 |
| 104 Maps: 1, 2, 4 | 006831-007063-LAC HAROLDS AUTO SUPPLY | 9076 WASHINGTON BLVD CULVER CITY | County-UST-CA | Listed | 0.25 E | -2 |
| 104 Maps: 1, 2, 4 | 187901 HAROLDS AUTO SUPPLY | 9076 WASHINGTON BLVD CULVER CITY | Hist-CalFID-CA | Listed | 0.25 E | -2 |
| 105 Maps: 1, 4 | SL2045F1619 DRY CLEANING FACILITY | 9016 VENICE BLVD LOS ANGELES | SLIC-Closed-CA | Completed - Case Closed | 0.32 NE | 3 |
| 106 Maps: 1, 4 | T0603705411 RISING SUN AUTOMOTIVE | 9005 WASHINGTON BLVD CULVER CITY | LUST-Closed-CA | Completed - Case Closed | 0.32 E | -2 |
| 107 Maps: 1, 4 | 60001607 Exposition Phase 2 | From intersection of Venice Blvd & South Robertson Blvd to intersection of Colorado Ave. and 4th St. Culver City to Santa Monica | VCP-NFA-CA | Certified | 0.34 NE | 5 |
| 108 Maps: 1, 4 | T0603704912 CULVER CITY FIRE STATION #2 | 4040 DUQUESNE AVE CULVER CITY | LUST-Closed-CA | Completed - Case Closed | 0.35 S | -13 |


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| MAP ID | ID/SITE NAME | ADDRESS | DATABASE | STATUS | DISTANCE (MILES) | ELEV DIFF (FEET) |
|---|---|---|---|---|---|---|
| 109 Maps: 1, 4 | T0603791306 FEDERAL EXPRESS CO | 3730 ROBERTSON BLVD S CULVER CITY | LUST-Closed-CA | Completed - Case Closed | 0.36 E | 1 |
| 110 Maps: 1, 4 | SD0000777 FEDERAL EXPRESS (FORMER) | 3700 S ROBERTSON BLVD CULVER CITY | SML-CA | Listed | 0.37 NE | 2 |
| 111 Maps: 1, 4 | 60002235 8888 Washington Blvd Project | 8888 Washington Boulevard Culver City | VCP-Active-CA | Active | 0.42 E | -2 |
| 112 Maps: 1, 4 | T0603705280 CULVER CITY SUBARU | 8850 WASHINGTON BLVD W CULVER CITY | LUST-Closed-CA | Completed - Case Closed | 0.46 E | -1 |
| 113 Maps: 1, 4 | T10000003502 Expo Metro Line Project | 8855 Exposition Blvd Culver City | LUST-Closed-CA | Completed - Case Closed | 0.46 NE | 2 |
| 114 Maps: 1, 4 | SL2043D1561 DOUBLETREE INVESTMENT INC | 9836 NATIONAL BLVD LOS ANGELES | SLIC-Open-CA | Open - Remediation | 0.47 NW | 22 |
| 115 Maps: 1, 4 | 9060375537 Westside Studio Services Inc | 10202 W Washington Blvd Culver City | ALLFACS-IL | Listed | 0.48 SW | -19 |
| 115 Maps: 1, 4 | T0603703288 SONY PICTURES STUDIOS | 10202 WASHINGTON BLVD W CULVER CITY | LUST-Closed-CA | Completed - Case Closed | 0.48 SW | -19 |
| 116 Maps: 1, 4 | T0603704272 CULVER CITY AUTO BODY | 10223 WASHINGTON BLVD W CULVER CITY | LUST-Closed-CA | Completed - Case Closed | 0.49 SW | -19 |
| 117 Maps: 1, 4 | T0603700870 UNOCAL #5795 | 9930 NATIONAL BLVD LOS ANGELES | LUST-Closed-CA | Completed - Case Closed | 0.49 NW | 23 |
| 118 Maps: 1, 4 | T0603775448 NATIONAL OIL | 9815 NATIONAL BLVD. LOS ANGELES | LUST-Closed-CA | Completed - Case Closed | 0.5 NW | 24 |
| 119 Maps: 1, 4 | 80000850 FIRST MOTION PIC UNIT | Not Reported by Agency | Military-Active-CA | Inactive - Needs Evaluation | 0.57 E | -5 |
| A1 Maps: 7 | 461 Culver City Transfer & Recycling Center | Not Reported by Agency | LA-LF-CA | Listed | 0.71 SE | N/A |


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| MAP ID | ID/SITE NAME | ADDRESS | DATABASE | STATUS | DISTANCE (MILES) | ELEV DIFF (FEET) |
|---|---|---|---|---|---|---|
| A2 Maps: 7 | 293 Culver City Dump | Not Reported by Agency | LA-LF-CA | Listed | 0.73 SE | N/A |
| A3 Maps: 7 | 42 City of Culver City | Not Reported by Agency | LA-LF-CA | Listed | 0.77 SE | N/A |
| A4 Maps: 7 | 145 MGM Dump | 4001 Overland Avenue Culver City | MethaneLF-CA | Closed | 0.82 SW | N/A |
| A5 Maps: 7 | 234 MGM Dump | Not Reported by Agency | LA-LF-CA | Listed | 0.82 SW | N/A |
| A6 Maps: 7 | 296 Hetzler Landfill | Not Reported by Agency | LA-LF-CA | Listed | 0.85 SE | N/A |
| A7 Maps: 7 | 496 Western District Satellite Yard | Not Reported by Agency | LA-LF-CA | Listed | 0.99 E | N/A |


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# POTENTIAL AREAS OF CONCERN/CONTAMINATION SUMMARY

| DATABASE SEARCHED | SUBJECT SITE WITHIN POTENTIAL AREA OF CONCERN | AREAS FOUND WITHIN 1-MILE RADIUS |
|---|---|---|
| NPL-R9-US | No | 0 |
| MethaneLF-CA | No | 1 |
| LA-LF-CA | No | 6 |
| Military-Bases-US | No | 0 |
| SGV-Deep-Plumes-CA | No | 0 |
| SGV-Shallow-Plumes-Puente-Valley-CA | No | 0 |
| SGV-Shallow-Plumes-CA | No | 0 |

# DATABASE OCCURRENCE SUMMARY

| HIGH RISK* OCCURRENCES IDENTIFIED IN REQUESTED SEARCH RADIUS | | |
|---|---|---|
| DATABASE SEARCHED | DISTANCE SEARCHED (MILES) | HIGH RISK OCCURRENCES FOUND |
| CERCLIS-US | 0.5 | 0 |
| CorAct-Open-CA | 0.5 | 0 |
| County-LUST-Open-CA | 0.5 | 0 |
| County-SLIC-Open-CA | 0.5 | 0 |
| Eval-Hist-Active-CA | 0.5 | 0 |
| Hist-UST-Cleanup-CA | 0.5 | 0 |
| LUST-Open-CA | 0.5 | 0 |
| Military-Active-CA | 1 | 1 |
| NPL-US | 1 | 0 |
| Proposed-NPL-US | 1 | 0 |
| Response-CA | 1 | 0 |
| SAA-Agreements-US | 1 | 0 |
| School-Active-CA | 0.5 | 0 |
| SLIC-Open-CA | 0.5 | 1 |
| State-Response-Active-CA | 1 | 0 |
| Superfund-Active-CA | 1 | 0 |
| Tribal-LUST-Open-Reg10 | 0.5 | 0 |
| Tribal-LUST-Open-Reg4 | 0.5 | 0 |
| Tribal-LUST-Open-Reg9 | 0.5 | 0 |
| Tribal-LUST-Reg7 | 0.5 | 0 |
| VCP-Active-CA | 0.5 | 1 |

* For the purposes of this report, “high risk” occurrences are those that have known contamination and have not received a “case closed” or “no further action” status from the agency that maintains the records.

| ASTM/AAI STANDARD RECORD SOURCES SUMMARY | | | | |
|---|---|---|---|---|
| STANDARD ENVIRONMENTAL RECORD SOURCES | ASTM MIN. SEARCH DIST. / ERS SEARCH DIST. | ERS DATABASE NAME | TOTAL LISTINGS | MAP ID #’S |


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| | (MILES) | | | |
|---|---|---|---|---|
| Federal NPL site list | 1.0 / 1.0 | NPL-US | 0 | None Listed |
| | | Proposed-NPL-US | 0 | None Listed |
| Federal Delisted NPL site list | 0.5 / 1.0 | Delisted-NPL-US | 0 | None Listed |
| Federal CERCLIS list | 0.5 / 0.5 | CERCLIS-US | 0 | None Listed |
| Federal CERCLIS NFRAP site list | 0.5 / 0.5 | CERCLIS-Archived-US | 0 | None Listed |
| Federal RCRA CORRACTS facilities list | 1.0 / 1.0 | RCRA-COR-US | 0 | None Listed |
| Federal RCRA non-CORRACTS TSD facilities list | 0.5 / 0.5 | RCRA-TSDF-US | 0 | None Listed |
| Federal RCRA generators list | Property and adjoining properties / 0.25 | RCRA-CESQG-US | 0 | None Listed |
| | | RCRA-LQG-US | 3 | 21, 73, 91 |
| | | RCRA-NON-US | 24 | 5, 11, 13, 22, 37, 40, 55, 57, 64, 65, 65, 73, 74, 74, 76, 87, 90, 91, 91, 91, 92, 99, 100, 101 |
| | | RCRA-SQG-US | 6 | 11, 61, 75, 76, 79, 101 |
| Federal Inst/Eng control registries | Property Only / 0.25 | Controls-RCRA-US | 0 | None Listed |
| | | Controls-US | 0 | None Listed |
| | | Hist-US-EC | 0 | None Listed |
| | | Hist-US-IC | 0 | None Listed |
| | | LIENS-US | 0 | None Listed |
| Federal ERNS list | Property Only / 0.0625 | ERNS-US | 0 | None Listed |
| State and Tribal-Equivalent NPL | 1.0 / 1.0 | Response-CA | 0 | None Listed |
| | | State-Response-Active-CA | 0 | None Listed |
| | | State-Response-NFA-CA | 0 | None Listed |
| | | State-Response-Other-CA | 0 | None Listed |
| State and Tribal-Equivalent CERCLIS | 0.5 / 0.5 | Superfund-Active-CA | 0 | None Listed |
| | | Superfund-NFA-CA | 0 | None Listed |
| | | Superfund-Other-CA | 0 | None Listed |
| State and Tribal landfill and/or solid waste disposal sites | 0.5 / 0.5 | County-SWF-CA | 0 | None Listed |
| | | Debris-US | 0 | None Listed |
| | | Hist-Dumps-US | 0 | None Listed |
| | | Land-Disposal-CA | 0 | None Listed |
| | | SWIS-CA | 0 | None Listed |
| | | SWLF-US | 0 | None Listed |


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| | | | | |
|---|---|---|---|---|
| | | Tribal-ODI-US | 0 | None Listed |
| State and Tribal Leaking Storage Tank Lists | 0.5 / 0.5 | County-LUST-CA | 0 | None Listed |
| | | County-LUST-Closed-CA | 0 | None Listed |
| | | County-LUST-Open-CA | 0 | None Listed |
| | | Hist-UST-Cleanup-CA | 0 | None Listed |
| | | LUST-Closed-CA | 14 | 21, 40, 55, 66, 79, 106, 108, 109, 112, 113, 115, 116, 117, 118 |
| | | LUST-Open-CA | 0 | None Listed |
| | | Tribal-LUST-Closed-Reg4 | 0 | None Listed |
| | | Tribal-LUST-Closed-Reg9 | 0 | None Listed |
| | | Tribal-LUST-Open-Reg10 | 0 | None Listed |
| | | Tribal-LUST-Open-Reg4 | 0 | None Listed |
| | | Tribal-LUST-Open-Reg9 | 0 | None Listed |
| | | Tribal-LUST-Reg1 | 0 | None Listed |
| | | Tribal-LUST-Reg7 | 0 | None Listed |
| State and Tribal Registered Storage Tank Lists | Property and adjoining properties / 0.25 | AST-CA | 0 | None Listed |
| | | AST-CRSP-CA | 1 | 101 |
| | | City-AST-CA | 0 | None Listed |
| | | City-UST-CA | 0 | None Listed |
| | | County-AST-CA | 0 | None Listed |
| | | County-UST-CA | 8 | 21, 35, 40, 55, 55, 66, 75, 104 |
| | | FEMA-UST-US | 0 | None Listed |
| | | Hist-UST-CA | 2 | 55, 79 |
| | | Tribal-UST-Reg1 | 0 | None Listed |
| | | Tribal-UST-Reg10 | 0 | None Listed |
| | | Tribal-UST-Reg4 | 0 | None Listed |
| | | Tribal-UST-Reg7 | 0 | None Listed |
| | | Tribal-UST-Reg9 | 0 | None Listed |
| | | UST-Abandoned-CA | 0 | None Listed |
| | | UST-CA | 4 | 21, 40, 55, 66 |
| | | UST-Closed-CA | 1 | 66 |
| | | USTComp-CA | 0 | None Listed |
| | | UST-CRSP-CA | 3 | 21, 55, 66 |
| | | UST-Priority-CA | 0 | None Listed |
| | | UST-Proposed-CA | 0 | None Listed |
| State and Tribal Inst/Eng Control Registries | Property Only / 0.5 | Controls-CA | 0 | None Listed |


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| | | | | |
|---|---|---|---|---|
| | | Deed-CA | 0 | None Listed |
| | | Hist-Controls-CA | 0 | None Listed |
| | | HWMP-Controls-CA | 0 | None Listed |
| | | Liens-CA | 0 | None Listed |
| State and Tribal Voluntary Cleanup Sites | 0.5 / 0.5 | Military-Active-CA | 1 | 119 |
| | | Military-NFA-CA | 0 | None Listed |
| | | Military-Other-CA | 0 | None Listed |
| | | School-Active-CA | 0 | None Listed |
| | | School-NFA-CA | 0 | None Listed |
| | | School-Other-CA | 0 | None Listed |
| | | Tribal-VCP-US | 0 | None Listed |
| | | VCP-Active-CA | 1 | 111 |
| | | VCP-NFA-CA | 1 | 107 |
| | | VCP-Other-CA | 0 | None Listed |
| State and Tribal Brownfield Sites | 0.5 / 0.5 | BF-MOA-CA | 0 | None Listed |
| | | BF-Tribal-US | 0 | None Listed |

**FEDERAL ASTM/AAI DATABASES**

| DATABASE SEARCHED | DISTANCE SEARCHED | SUBJECT SITE | 0.125 MILES | 0.25 MILES | 0.5 MILES | 1.0 MILES | TOTAL |
|---|---|---|---|---|---|---|---|
| BF-Tribal-US | 0.5 | 0 | 0 | 0 | 0 | - | 0 |
| BF-US | 0.5 | 0 | 0 | 0 | 0 | - | 0 |
| CERCLIS-Archived-US | 0.5 | 0 | 0 | 0 | 0 | - | 0 |
| CERCLIS-US | 0.5 | 0 | 0 | 0 | 0 | - | 0 |
| Controls-RCRA-US | 0.5 | 0 | 0 | 0 | 0 | - | 0 |
| Controls-US | 0.5 | 0 | 0 | 0 | 0 | - | 0 |
| Debris-US | 0.5 | 0 | 0 | 0 | 0 | - | 0 |
| Delisted-NPL-US | 1 | 0 | 0 | 0 | 0 | 0 | 0 |
| ERNS-US | 0.0625 | 0 | 0 | - | - | - | 0 |
| FEMA-UST-US | 0.25 | 0 | 0 | 0 | - | - | 0 |
| FTTS-ENF-US | 0.25 | 0 | 0 | 1 | - | - | 1 |
| Hist-Dumps-US | 0.5 | 0 | 0 | 0 | 0 | - | 0 |
| Hist-US-EC | 0.5 | 0 | 0 | 0 | 0 | - | 0 |
| Hist-US-IC | 0.5 | 0 | 0 | 0 | 0 | - | 0 |
| HMIS-US | 0.0625 | 0 | 0 | - | - | - | 0 |
| LIENS-US | 0.0625 | 0 | 0 | - | - | - | 0 |
| NPL-US | 1 | 0 | 0 | 0 | 0 | 0 | 0 |
| PADS-US | 0.0625 | 0 | 0 | - | - | - | 0 |
| PCB-US | 0.25 | 0 | 0 | 0 | - | - | 0 |
| Proposed-NPL-US | 1 | 0 | 0 | 0 | 0 | 0 | 0 |
| RCRA-CESQG-US | 0.25 | 0 | 0 | 0 | - | - | 0 |
| RCRA-COR-US | 1 | 0 | 0 | 0 | 0 | 0 | 0 |
| RCRA-LQG-US | 0.25 | 0 | 1 | 2 | - | - | 3 |
| RCRA-NON-US | 0.25 | 0 | 6 | 18 | - | - | 24 |
| RCRA-SQG-US | 0.25 | 0 | 1 | 5 | - | - | 6 |
| RCRA-TSDF-US | 0.5 | 0 | 0 | 0 | 0 | - | 0 |
| SAA-Agreements-US | 1 | 0 | 0 | 0 | 0 | 0 | 0 |
| SWLF-US | 0.5 | 0 | 0 | 0 | 0 | - | 0 |
| Tribal-LUST-Closed-Reg4 | 0.5 | 0 | 0 | 0 | 0 | - | 0 |
| Tribal-LUST-Closed-Reg9 | 0.5 | 0 | 0 | 0 | 0 | - | 0 |
| Tribal-LUST-Open-Reg10 | 0.5 | 0 | 0 | 0 | 0 | - | 0 |
| Tribal-LUST-Open-Reg4 | 0.5 | 0 | 0 | 0 | 0 | - | 0 |
| Tribal-LUST-Open-Reg9 | 0.5 | 0 | 0 | 0 | 0 | - | 0 |


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## FEDERAL ASTM/AAI DATABASES

| DATABASE SEARCHED | DISTANCE SEARCHED | SUBJECT SITE | 0.125 MILES | 0.25 MILES | 0.5 MILES | 1.0 MILES | TOTAL |
|---|---|---|---|---|---|---|---|
| Tribal-LUST-Reg1 | 0.5 | 0 | 0 | 0 | 0 | - | 0 |
| Tribal-LUST-Reg7 | 0.5 | 0 | 0 | 0 | 0 | - | 0 |
| Tribal-ODI-US | 0.5 | 0 | 0 | 0 | 0 | - | 0 |
| Tribal-UST-Reg1 | 0.25 | 0 | 0 | 0 | - | - | 0 |
| Tribal-UST-Reg10 | 0.25 | 0 | 0 | 0 | - | - | 0 |
| Tribal-UST-Reg4 | 0.25 | 0 | 0 | 0 | - | - | 0 |
| Tribal-UST-Reg7 | 0.25 | 0 | 0 | 0 | - | - | 0 |
| Tribal-UST-Reg9 | 0.25 | 0 | 0 | 0 | - | - | 0 |
| Tribal-VCP-US | 0.5 | 0 | 0 | 0 | 0 | - | 0 |

## STATE ASTM/AAI DATABASES

| DATABASE SEARCHED | DISTANCE SEARCHED | SUBJECT SITE | 0.125 MILES | 0.25 MILES | 0.5 MILES | 1.0 MILES | TOTAL |
|---|---|---|---|---|---|---|---|
| AST-CA | 0.25 | 0 | 0 | 0 | - | - | 0 |
| AST-CRSP-CA | 0.25 | 0 | 0 | 1 | - | - | 1 |
| BF-MOA-CA | 0.5 | 0 | 0 | 0 | 0 | - | 0 |
| BZ-HazWaste-CA | 0.5 | 0 | 0 | 0 | 0 | - | 0 |
| CERS-CA | 0.25 | 0 | 1 | 2 | - | - | 3 |
| CHMIRS-CA | 0.0625 | 0 | 0 | - | - | - | 0 |
| City-AST-CA | 0.25 | 0 | 0 | 0 | - | - | 0 |
| City-CUPA-CA | 0.25 | 0 | 0 | 0 | - | - | 0 |
| City-Others-CA | 0.25 | 0 | 0 | 0 | - | - | 0 |
| City-UST-CA | 0.25 | 0 | 0 | 0 | - | - | 0 |
| Controls-CA | 0.5 | 0 | 0 | 0 | 0 | - | 0 |
| CorAct-Closed-CA | 0.5 | 0 | 0 | 0 | 0 | - | 0 |
| CorAct-Open-CA | 0.5 | 0 | 0 | 0 | 0 | - | 0 |
| CorAct-Other-CA | 0.5 | 0 | 0 | 0 | 0 | - | 0 |
| CORTESE-CA | 0.25 | 0 | 0 | 0 | - | - | 0 |
| County-AST-CA | 0.25 | 0 | 0 | 0 | - | - | 0 |
| County-Hist-CA | 0.25 | 0 | 0 | 0 | - | - | 0 |
| County-LUST-CA | 0.5 | 0 | 0 | 0 | 0 | - | 0 |
| County-LUST-Closed-CA | 0.5 | 0 | 0 | 0 | 0 | - | 0 |
| County-LUST-Open-CA | 0.5 | 0 | 0 | 0 | 0 | - | 0 |
| County-Others-CA | 0.25 | 0 | 38 | 41 | - | - | 79 |
| County-SLIC-Closed-CA | 0.25 | 0 | 0 | 0 | - | - | 0 |
| County-SLIC-Open-CA | 0.5 | 0 | 0 | 0 | 0 | - | 0 |
| County-SML-CA | 0.5 | 0 | 0 | 0 | 0 | - | 0 |
| County-SWF-CA | 0.5 | 0 | 0 | 0 | 0 | - | 0 |
| County-UST-CA | 0.25 | 0 | 3 | 5 | - | - | 8 |
| CRSP-CA | 0.25 | 0 | 13 | 21 | - | - | 34 |
| CUPA-CA | 0.25 | 0 | 0 | 0 | - | - | 0 |
| Deed-CA | 0.5 | 0 | 0 | 0 | 0 | - | 0 |
| ENF-CA | 0.25 | 0 | 1 | 1 | - | - | 2 |
| ENF-SMARTS-CA | 0.25 | 0 | 1 | 0 | - | - | 1 |
| ENF-Wastewater-CA | 0.25 | 0 | 0 | 2 | - | - | 2 |
| Eval-Hist-Active-CA | 0.5 | 0 | 0 | 0 | 0 | - | 0 |
| Eval-Hist-NFA-CA | 0.5 | 0 | 0 | 0 | 0 | - | 0 |
| Eval-Hist-Other-CA | 0.5 | 0 | 0 | 0 | 0 | - | 0 |
| HazWaste-CA | 0.25 | 0 | 0 | 0 | - | - | 0 |
| Hist-Controls-CA | 0.5 | 0 | 0 | 0 | 0 | - | 0 |
| Hist-Cort-CA | 0.25 | 0 | 0 | 0 | - | - | 0 |
| HIST-R4-CA | 0.25 | 0 | 1 | 0 | - | - | 1 |
| HIST-SLIC-CV-CLOSED-CA | 0.5 | 0 | 0 | 0 | 0 | - | 0 |


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## STATE ASTM/AAI DATABASES

| DATABASE SEARCHED | DISTANCE SEARCHED | SUBJECT SITE | 0.125 MILES | 0.25 MILES | 0.5 MILES | 1.0 MILES | TOTAL |
|---|---|---|---|---|---|---|---|
| HIST-SLIC-CV-OPEN-CA | 0.5 | 0 | 0 | 0 | 0 | - | 0 |
| Hist-UST-CA | 0.25 | 0 | 0 | 2 | - | - | 2 |
| Hist-UST-Cleanup-CA | 0.5 | 0 | 0 | 0 | 0 | - | 0 |
| Hist-WIP-Active-CA | 0.5 | 0 | 0 | 0 | 0 | - | 0 |
| Hist-WIP-Backlog-CA | 0.5 | 0 | 0 | 0 | 0 | - | 0 |
| Hist-WIP-Historical-CA | 0.5 | 0 | 0 | 0 | 0 | - | 0 |
| HWIS-CA | 0.0625 | 0 | 0 | - | - | - | 0 |
| HWMP-Controls-CA | 0.5 | 0 | 0 | 0 | 0 | - | 0 |
| ICE-CA | 0.25 | 0 | 0 | 0 | - | - | 0 |
| Land-Disposal-CA | 0.5 | 0 | 0 | 0 | 0 | - | 0 |
| Liens-CA | 0.0625 | 0 | 0 | - | - | - | 0 |
| LUST-Closed-CA | 0.5 | 0 | 2 | 3 | 9 | - | 14 |
| LUST-Open-CA | 0.5 | 0 | 0 | 0 | 0 | - | 0 |
| Manifest2-RI | 0.0625 | 0 | 0 | - | - | - | 0 |
| Military-Active-CA | 1 | 0 | 0 | 0 | 0 | 1 | 1 |
| Military-NFA-CA | 0.5 | 0 | 0 | 0 | 0 | - | 0 |
| Military-Other-CA | 1 | 0 | 0 | 0 | 0 | 0 | 0 |
| PR-MOA-CA | 0.25 | 0 | 0 | 0 | - | - | 0 |
| Response-CA | 1 | 0 | 0 | 0 | 0 | 0 | 0 |
| School-Active-CA | 0.5 | 0 | 0 | 0 | 0 | - | 0 |
| School-NFA-CA | 0.5 | 0 | 0 | 0 | 0 | - | 0 |
| School-Other-CA | 0.5 | 0 | 0 | 0 | 0 | - | 0 |
| SLIC-Closed-CA | 0.5 | 0 | 0 | 1 | 1 | - | 2 |
| SLIC-Open-CA | 0.5 | 0 | 0 | 0 | 1 | - | 1 |
| SML-CA | 0.5 | 0 | 0 | 1 | 1 | - | 2 |
| State-Response-Active-CA | 1 | 0 | 0 | 0 | 0 | 0 | 0 |
| State-Response-NFA-CA | 0.5 | 0 | 0 | 0 | 0 | - | 0 |
| State-Response-Other-CA | 0.5 | 0 | 0 | 0 | 0 | - | 0 |
| Superfund-Active-CA | 1 | 0 | 0 | 0 | 0 | 0 | 0 |
| Superfund-NFA-CA | 1 | 0 | 0 | 0 | 0 | 0 | 0 |
| Superfund-Other-CA | 1 | 0 | 0 | 0 | 0 | 0 | 0 |
| SWIS-CA | 0.5 | 0 | 0 | 0 | 0 | - | 0 |
| SWRCY-CA | 0.5 | 0 | 0 | 0 | 0 | - | 0 |
| UST-Abandoned-CA | 0.25 | 0 | 0 | 0 | - | - | 0 |
| UST-CA | 0.25 | 0 | 2 | 2 | - | - | 4 |
| UST-Closed-CA | 0.25 | 0 | 0 | 1 | - | - | 1 |
| USTComp-CA | 0.25 | 0 | 0 | 0 | - | - | 0 |
| UST-CRSP-CA | 0.25 | 0 | 1 | 2 | - | - | 3 |
| UST-Priority-CA | 0.5 | 0 | 0 | 0 | 0 | - | 0 |
| UST-Proposed-CA | 0.25 | 0 | 0 | 0 | - | - | 0 |
| VCP-Active-CA | 0.5 | 0 | 0 | 0 | 1 | - | 1 |
| VCP-NFA-CA | 0.5 | 0 | 0 | 0 | 1 | - | 1 |
| VCP-Other-CA | 0.5 | 0 | 0 | 0 | 0 | - | 0 |

## SUPPLEMENTAL DATABASES

| DATABASE SEARCHED | DISTANCE SEARCHED | SUBJECT SITE | 0.125 MILES | 0.25 MILES | 0.5 MILES | 1.0 MILES | TOTAL |
|---|---|---|---|---|---|---|---|
| Air-CA | 0.25 | 0 | 1 | 1 | - | - | 2 |
| AIR-DIST-CA | 0.25 | 0 | 14 | 21 | - | - | 35 |
| ALLFACS-IL | 0.5 | 0 | 0 | 1 | 1 | - | 2 |
| BioFuel-US | 0.25 | 0 | 0 | 0 | - | - | 0 |
| CAF-CA | 0.25 | 0 | 0 | 0 | - | - | 0 |
| CDL-CA | 0.0625 | 0 | 0 | - | - | - | 0 |


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## SUPPLEMENTAL DATABASES

| DATABASE SEARCHED | DISTANCE SEARCHED | SUBJECT SITE | 0.125 MILES | 0.25 MILES | 0.5 MILES | 1.0 MILES | TOTAL |
|---|---|---|---|---|---|---|---|
| CDL-US | 0.0625 | 0 | 0 | - | - | - | 0 |
| CHWF-CA | 0.5 | 0 | 0 | 0 | 0 | - | 0 |
| Cleaners-CA | 0.25 | 0 | 2 | 1 | - | - | 3 |
| Coal-Ash-Dams-US | 0.5 | 0 | 0 | 0 | 0 | - | 0 |
| County-BI-CA | 0.25 | 0 | 0 | 0 | - | - | 0 |
| Dams-CA | 0.25 | 0 | 0 | 0 | - | - | 0 |
| DPR-CA | 0.25 | 0 | 0 | 0 | - | - | 0 |
| DryCleaners-CA | 0.25 | 0 | 4 | 0 | - | - | 4 |
| EGRID-US | 0.5 | 0 | 0 | 0 | 0 | - | 0 |
| EPA-Watch-List-US | 0.25 | 0 | 0 | 0 | - | - | 0 |
| FA-HW-CA | 0.0625 | 0 | 0 | - | - | - | 0 |
| FA-HW-US | 0.0625 | 0 | 0 | - | - | - | 0 |
| FA-SWF-CA | 0.0625 | 0 | 0 | - | - | - | 0 |
| FRS-US | 0.0625 | 0 | 4 | - | - | - | 4 |
| FTTS-INSP-US | 0.0625 | 0 | 0 | - | - | - | 0 |
| FUDS-US | 1 | 0 | 0 | 0 | 0 | 0 | 0 |
| FUSRAP-US | 0.25 | 0 | 0 | 0 | - | - | 0 |
| Haulers-CA | 0.0625 | 0 | 0 | - | - | - | 0 |
| Hist-AFS2-US | 0.25 | 0 | 0 | 0 | - | - | 0 |
| Hist-AFS-US | 0.25 | 0 | 0 | 0 | - | - | 0 |
| Hist-AST-CA | 0.25 | 0 | 0 | 0 | - | - | 0 |
| Hist-AWS-CA | 0.25 | 0 | 0 | 0 | - | - | 0 |
| Hist-CA | 0.0625 | 0 | 9 | - | - | - | 9 |
| Hist-CalFID-CA | 0.25 | 0 | 15 | 31 | - | - | 46 |
| Hist-CALSITES-CA | 0.25 | 0 | 0 | 0 | - | - | 0 |
| Hist-CERCLIS-NFRAP-US | 0.25 | 0 | 0 | 0 | - | - | 0 |
| Hist-CERCLIS-US | 0.25 | 0 | 0 | 0 | - | - | 0 |
| Hist-City-UST-CA | 0.25 | 0 | 1 | 2 | - | - | 3 |
| Hist-Deed-CA | 0.25 | 0 | 0 | 0 | - | - | 0 |
| Hist-DTG-CA | 0.25 | 0 | 0 | 0 | - | - | 0 |
| Hist-ERNS-US | 0.0625 | 0 | 0 | - | - | - | 0 |
| Hist-FIFRA-US | 0.25 | 0 | 0 | 0 | - | - | 0 |
| Hist-FINDS-US | 0.0625 | 0 | 1 | - | - | - | 1 |
| Hist-HWS-CA | 0.25 | 0 | 1 | 1 | - | - | 2 |
| Hist-LUSTIS-CA | 0.25 | 0 | 1 | 1 | - | - | 2 |
| HIST-MLTS-US | 0.25 | 0 | 0 | 0 | - | - | 0 |
| HIST-MTBE-CA | 0.25 | 0 | 0 | 0 | - | - | 0 |
| Hist-NPL-US | 0.25 | 0 | 0 | 0 | - | - | 0 |
| Hist-Orange-County-LF-CA | 0.25 | 0 | 0 | 0 | - | - | 0 |
| Historical-CA | 0.5 | 0 | 0 | 0 | 0 | - | 0 |
| Hist-Prop65-CA | 0.25 | 0 | 0 | 0 | - | - | 0 |
| Hist-RCRIS-US | 0.25 | 0 | 0 | 0 | - | - | 0 |
| Hist-Regional-LUST-CA | 0.25 | 0 | 0 | 0 | - | - | 0 |
| Hist-Regional-Other-CA | 0.25 | 0 | 0 | 2 | - | - | 2 |
| Hist-Regional-SLIC-CA | 0.25 | 0 | 0 | 0 | - | - | 0 |
| Hist-Regional-Spills-CA | 0.25 | 0 | 0 | 0 | - | - | 0 |
| Hist-Regional-SWLF-CA | 0.25 | 0 | 0 | 0 | - | - | 0 |
| Hist-Regional-UST-CA | 0.25 | 0 | 0 | 0 | - | - | 0 |
| Hist-SCL-CA | 0.25 | 0 | 0 | 0 | - | - | 0 |
| Hist-SWIS-CA | 0.25 | 0 | 0 | 0 | - | - | 0 |
| Hist-ToxicPits-CA | 0.25 | 0 | 0 | 0 | - | - | 0 |
| Hist-TRIS-US | 0.25 | 0 | 0 | 0 | - | - | 0 |
| Hist-US | 0.0625 | 0 | 1 | - | - | - | 1 |
| Hist-USGS-WaterWells-CA | 0.0625 | 0 | 0 | - | - | - | 0 |
| Hist-USTReg-CA | 0.25 | 0 | 0 | 2 | - | - | 2 |


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| SUPPLEMENTAL DATABASES | | | | | | | |
|---|---|---|---|---|---|---|---|
| DATABASE SEARCHED | DISTANCE SEARCHED | SUBJECT SITE | 0.125 MILES | 0.25 MILES | 0.5 MILES | 1.0 MILES | TOTAL |
| Hist-WaterWells-US | 0.0625 | 0 | 0 | - | - | - | 0 |
| Hist-WMUDS-CA | 0.25 | 0 | 0 | 0 | - | - | 0 |
| HWT-CA | 0.25 | 0 | 0 | 0 | - | - | 0 |
| ICIS-Air-US | 0.0625 | 0 | 0 | - | - | - | 0 |
| ICIS-FEC-US | 0.0625 | 0 | 0 | - | - | - | 0 |
| ICIS-NPDES-US | 0.0625 | 0 | 0 | - | - | - | 0 |
| LA-Waste-Haulers-CA | 0.0625 | 0 | 0 | - | - | - | 0 |
| Lead-Smelter-2-US | 0.25 | 0 | 0 | 0 | - | - | 0 |
| Lead-US | 0.25 | 0 | 0 | 0 | - | - | 0 |
| LMOP-US | 0.5 | 0 | 0 | 0 | 0 | - | 0 |
| Mines2-CA | 0.0625 | 0 | 0 | - | - | - | 0 |
| Mines-CA | 0.0625 | 0 | 0 | - | - | - | 0 |
| Mines-CDMG-CA | 0.0625 | 0 | 0 | - | - | - | 0 |
| MINES-US | 0.0625 | 0 | 0 | - | - | - | 0 |
| MLTS-US | 0.0625 | 0 | 0 | - | - | - | 0 |
| Mortgage-CA | 0.25 | 0 | 0 | 0 | - | - | 0 |
| MRDS-US | 0.25 | 0 | 0 | 0 | - | - | 0 |
| MWMP-CA | 0.25 | 0 | 0 | 0 | - | - | 0 |
| NCI-CA | 0.25 | 0 | 0 | 0 | - | - | 0 |
| NEI-LF-CA | 0.25 | 0 | 0 | 0 | - | - | 0 |
| NPDES-CA | 0.0625 | 0 | 0 | - | - | - | 0 |
| NPDES-SW-CA | 0.0625 | 0 | 0 | - | - | - | 0 |
| OGM-CA | 0.0625 | 0 | 0 | - | - | - | 0 |
| OGW-CA | 0.0625 | 0 | 0 | - | - | - | 0 |
| OSCF-CA | 0.5 | 0 | 0 | 0 | 0 | - | 0 |
| PCS-US | 0.25 | 0 | 0 | 0 | - | - | 0 |
| Perch1-CA | 0.25 | 0 | 0 | 0 | - | - | 0 |
| Perch2-CA | 0.25 | 0 | 0 | 0 | - | - | 0 |
| Project-CA | 0.25 | 0 | 0 | 0 | - | - | 0 |
| RADINFO-US | 0.0625 | 0 | 0 | - | - | - | 0 |
| RFG-Lab-US | 0.25 | 0 | 0 | 0 | - | - | 0 |
| RMP-US | 0.0625 | 0 | 0 | - | - | - | 0 |
| ROD-US | 0.5 | 0 | 0 | 0 | 0 | - | 0 |
| SDWIS-US | 0.25 | 0 | 0 | 0 | - | - | 0 |
| SP-CA | 0.25 | 0 | 0 | 0 | - | - | 0 |
| Spills-SSO-CA | 0.25 | 0 | 0 | 1 | - | - | 1 |
| SSTS-US | 0.0625 | 0 | 0 | - | - | - | 0 |
| TierPer-CA | 0.25 | 0 | 0 | 0 | - | - | 0 |
| TOMS-CA | 0.0625 | 0 | 0 | - | - | - | 0 |
| Tribal-Air-US | 0.25 | 0 | 0 | 0 | - | - | 0 |
| TRIS2000-US | 0.0625 | 0 | 0 | - | - | - | 0 |
| TRIS2010-US | 0.0625 | 0 | 0 | - | - | - | 0 |
| TRIS80-US | 0.0625 | 0 | 0 | - | - | - | 0 |
| TRIS90-US | 0.0625 | 0 | 0 | - | - | - | 0 |
| TSCA-US | 0.0625 | 0 | 0 | - | - | - | 0 |
| UIC2-CA | 0.0625 | 0 | 0 | - | - | - | 0 |
| UIC-CA | 0.0625 | 0 | 0 | - | - | - | 0 |
| UMTRA-US | 0.0625 | 0 | 0 | - | - | - | 0 |
| USGS-Waterwells-US | 0.0625 | 0 | 0 | - | - | - | 0 |
| Vapor-Intrusions-US | 0.5 | 0 | 0 | 0 | 0 | - | 0 |
| WDR-CA | 0.25 | 0 | 0 | 0 | - | - | 0 |

| PROPRIETARY HISTORIC DATABASES |
|---|


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| DATABASE SEARCHED | DISTANCE SEARCHED | SUBJECT SITE | 0.125 MILES | 0.25 MILES | 0.5 MILES | 1.0 MILES | TOTAL |
|---|---|---|---|---|---|---|---|
| Hist-Agriculture | 0.0625 | 0 | 0 | - | - | - | 0 |
| Hist-Auto Dealers | 0.0625 | 0 | 0 | - | - | - | 0 |
| Hist-Auto Repair | 0.25 | 0 | 2 | 0 | - | - | 2 |
| Hist-Chemical Manufacturing | 0.0625 | 0 | 0 | - | - | - | 0 |
| Hist-Chemical-Storage | 0.0625 | 0 | 0 | - | - | - | 0 |
| Hist-Cleaners | 0.25 | 0 | 1 | 2 | - | - | 3 |
| Hist-Convenience | 0.0625 | 0 | 1 | - | - | - | 1 |
| Hist-Disposal-Recycle | 0.0625 | 0 | 0 | - | - | - | 0 |
| Hist-Food-Processors | 0.0625 | 0 | 0 | - | - | - | 0 |
| Hist-Gun-Ranges | 0.0625 | 0 | 0 | - | - | - | 0 |
| Hist-Machine Shop | 0.0625 | 0 | 0 | - | - | - | 0 |
| Hist-Manufacturing | 0.0625 | 0 | 2 | - | - | - | 2 |
| Hist-Metal Plating | 0.0625 | 0 | 0 | - | - | - | 0 |
| Hist-Mining | 0.0625 | 0 | 0 | - | - | - | 0 |
| Hist-Mortuaries | 0.0625 | 0 | 0 | - | - | - | 0 |
| Hist-Oil-Gas | 0.0625 | 0 | 0 | - | - | - | 0 |
| Hist-OilGas-Refiners | 0.0625 | 0 | 0 | - | - | - | 0 |
| Hist-Other | 0.0625 | 0 | 0 | - | - | - | 0 |
| Hist-Paint-Stores | 0.0625 | 0 | 0 | - | - | - | 0 |
| Hist-Petroleum | 0.0625 | 0 | 0 | - | - | - | 0 |
| Hist-Post-Offices | 0.0625 | 0 | 0 | - | - | - | 0 |
| Hist-Printers | 0.0625 | 0 | 3 | - | - | - | 3 |
| Hist-Rental | 0.0625 | 0 | 0 | - | - | - | 0 |
| Hist-RV-Dealers | 0.0625 | 0 | 0 | - | - | - | 0 |
| Hist-Salvage | 0.0625 | 0 | 0 | - | - | - | 0 |
| Hist-Service Stations | 0.25 | 0 | 2 | 2 | - | - | 4 |
| Hist-Steel-Metals | 0.0625 | 0 | 0 | - | - | - | 0 |
| Hist-Textile | 0.0625 | 0 | 0 | - | - | - | 0 |
| Hist-Transportation | 0.0625 | 0 | 0 | - | - | - | 0 |
| Hist-Trucking | 0.0625 | 0 | 0 | - | - | - | 0 |
| Hist-Vehicle-Parts | 0.0625 | 0 | 0 | - | - | - | 0 |
| Hist-Vehicle-Washing | 0.0625 | 0 | 0 | - | - | - | 0 |


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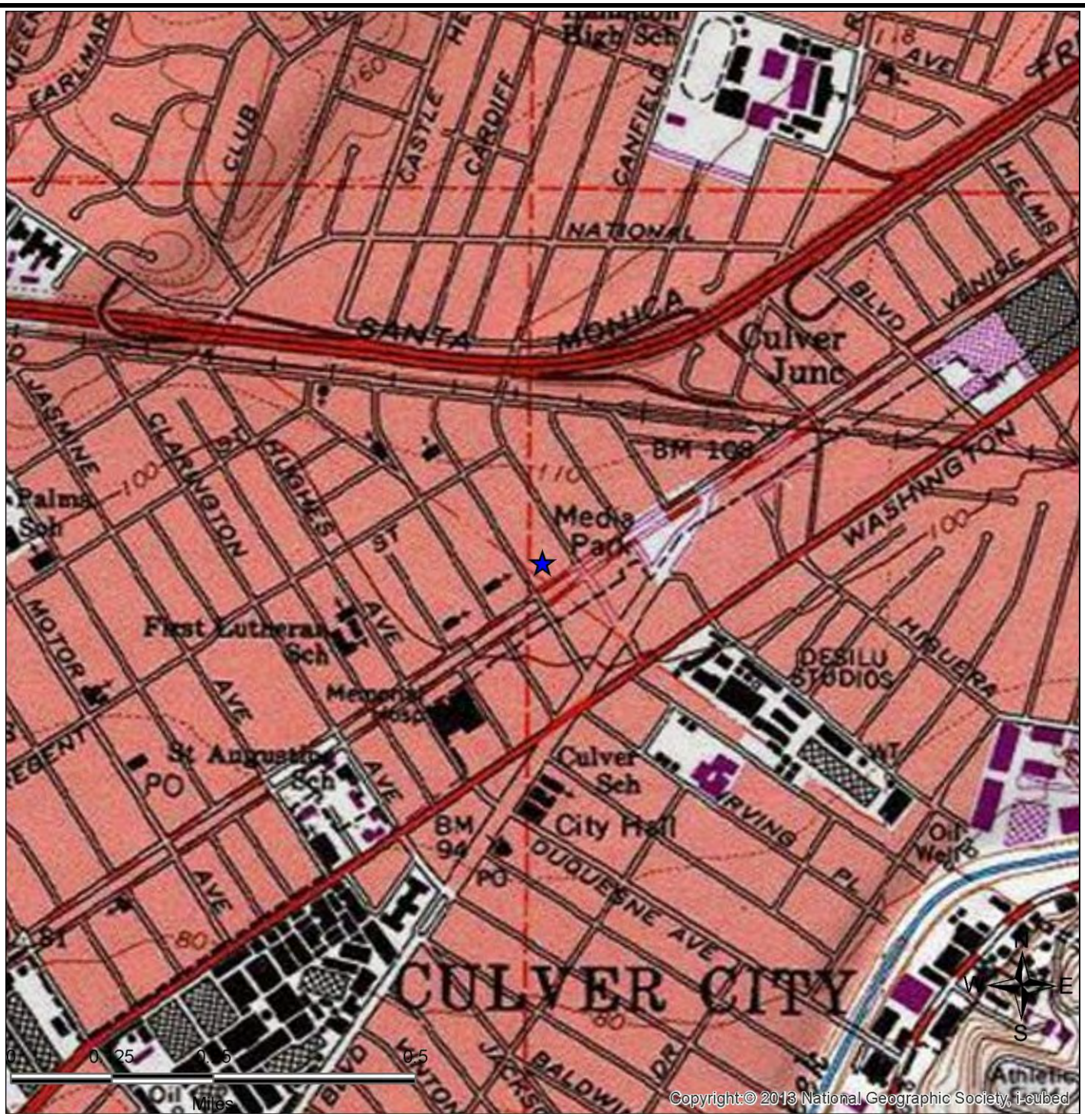


# SITE LOCATION TOPOGRAPHIC MAP

U.S. Geological Survey. Beverly Hills (Date Unavailable) Quadrangle, 7.5 Minute Series

| | | |
|---|---|---|
| GEM Group, Inc. | 9431 Venice Blvd<br>Culver City, CA 90034 | FIGURE: 1<br>JOB: 21-14105<br>DATE: 11/18/2021 |


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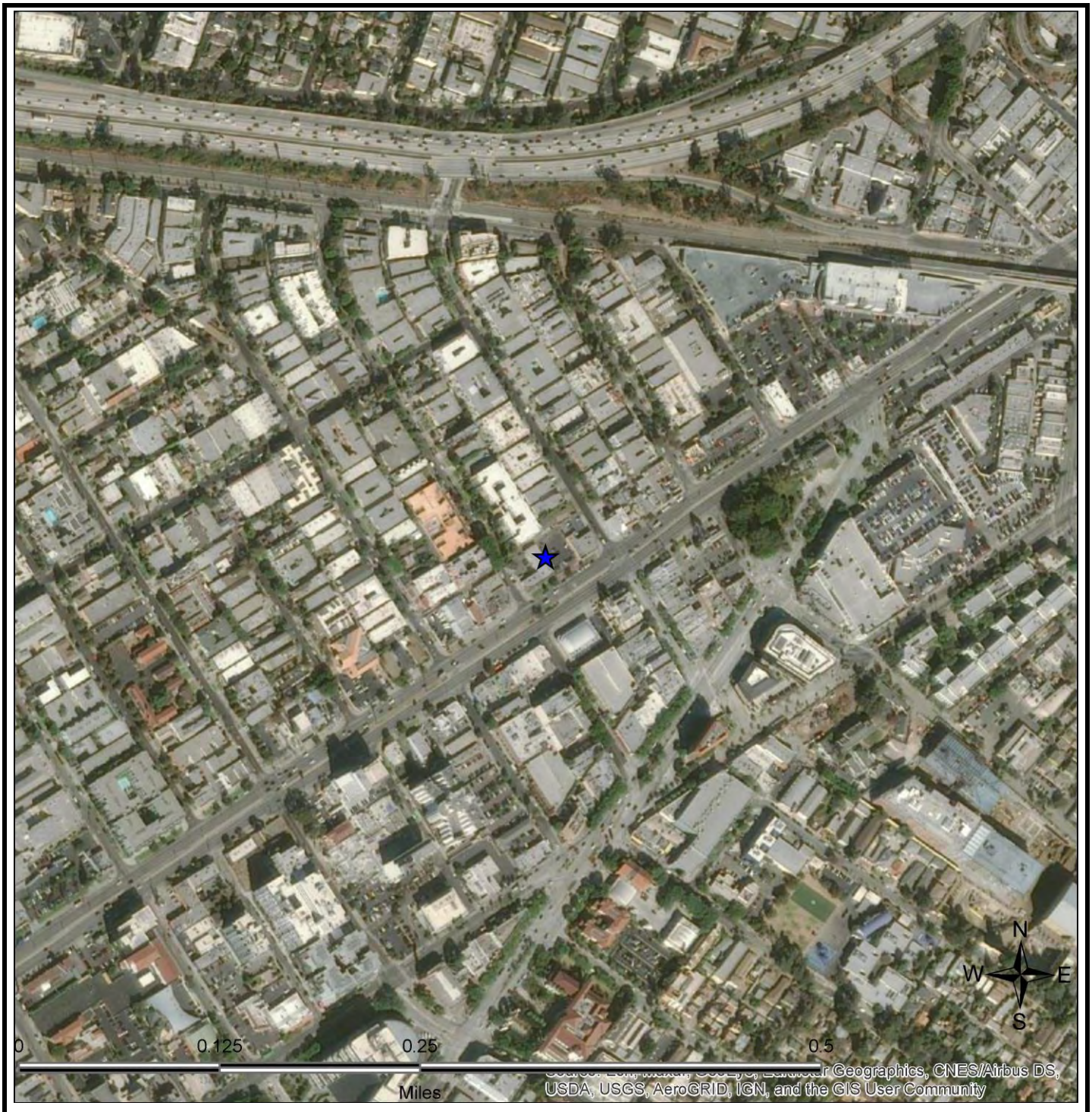


## SITE LOCATION MAP

| | | |
|---|---|---|
| GEM Group, Inc. | 9431 Venice Blvd<br>Culver City, CA 90034 | FIGURE: 2<br>JOB: 21-14105<br>DATE: 11/18/2021 |


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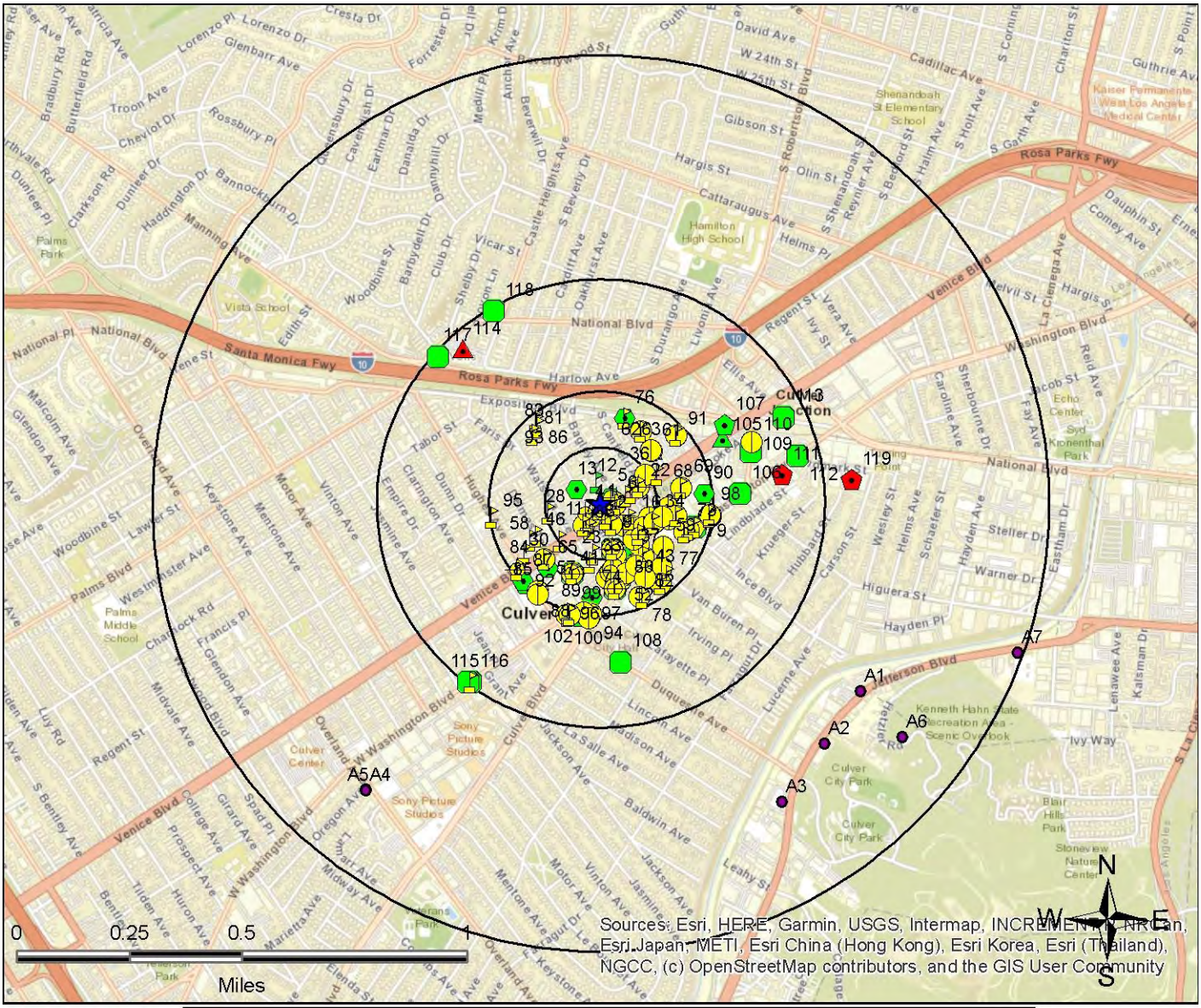
# 1-MILE RADIUS STREET MAP W/OCCURRENCES (MAP1)




All plotted occurrences represent approximate locations based on geographic information provided by the respective agency. Actual locations may vary due to numerous reasons such as: the size of the property, accuracy of the provided location, accuracy of the software used to determine the location, etc. **Occurrences are shown in three colors** to give a visual indication of the potential risk of the listed occurrence based on the type of list and the current status of the occurrence. Occurrences shown in **RED** are locations with known contamination that have not received a "case closed" or "no further action" status. Occurrences shown in **YELLOW** have been listed by the respective agency, but do not always represent an environmental risk. The detailed status information and description of the listing should be reviewed for further information. Occurrences shown in **GREEN** are occurrences that have active permits or have had contamination in the past but have received a "case closed" or "no further action" status and therefore, do not likely present an environmental risk.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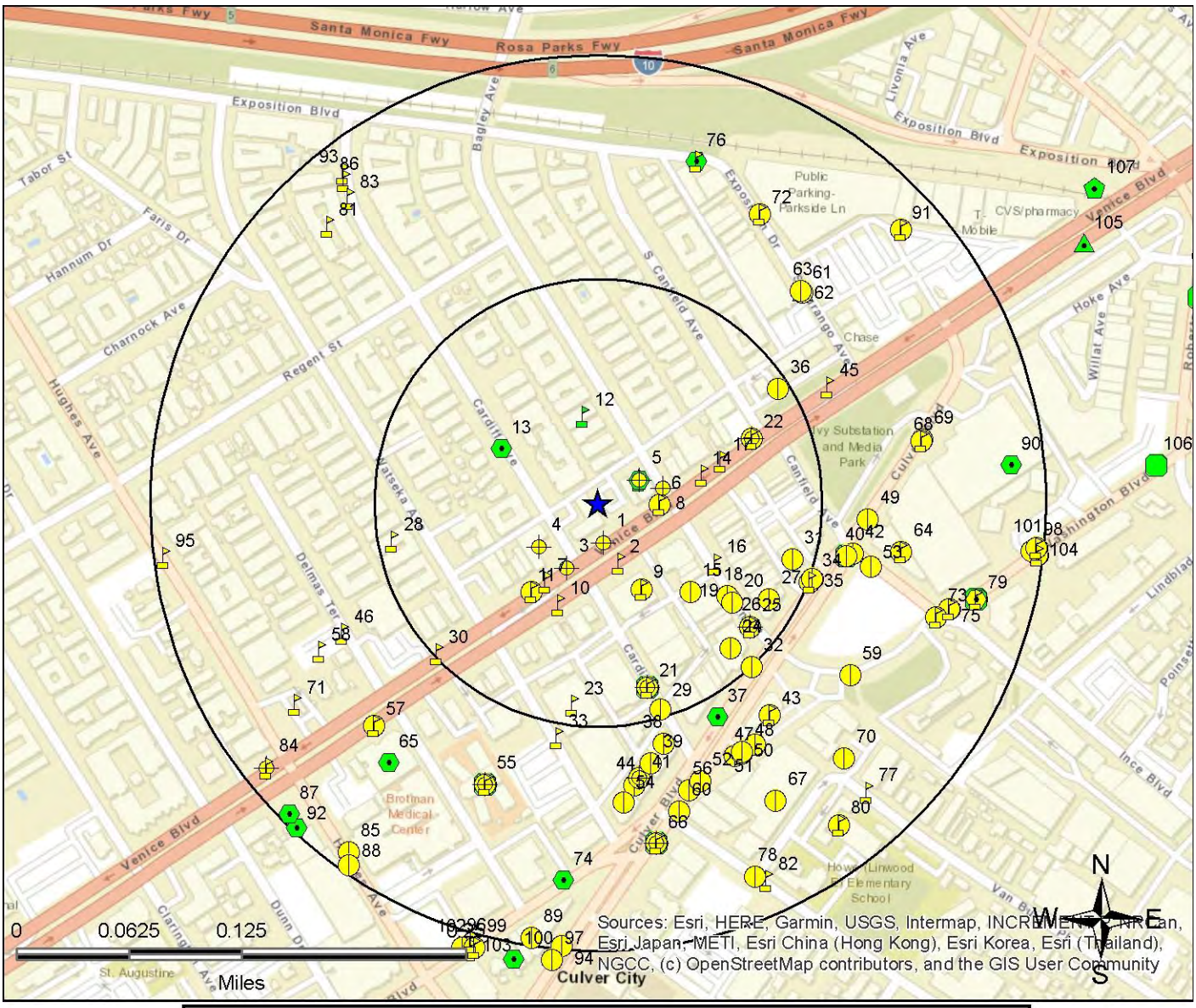
# 0.25-MILE RADIUS STREET MAP W/OCCURRENCES (MAP2)




All plotted occurrences represent approximate locations based on geographic information provided by the respective agency. Actual locations may vary due to numerous reasons such as: the size of the property, accuracy of the provided location, accuracy of the software used to determine the location, etc. **Occurrences are shown in three colors** to give a visual indication of the potential risk of the listed occurrence based on the type of list and the current status of the occurrence. Occurrences shown in **RED** are locations with known contamination that have not received a "case closed" or "no further action" status. Occurrences shown in **YELLOW** have been listed by the respective agency, but do not always represent an environmental risk. The detailed status information and description of the listing should be reviewed for further information. Occurrences shown in **GREEN** are occurrences that have active permits or have had contamination in the past but have received a "case closed" or "no further action" status and therefore, do not likely present an environmental risk.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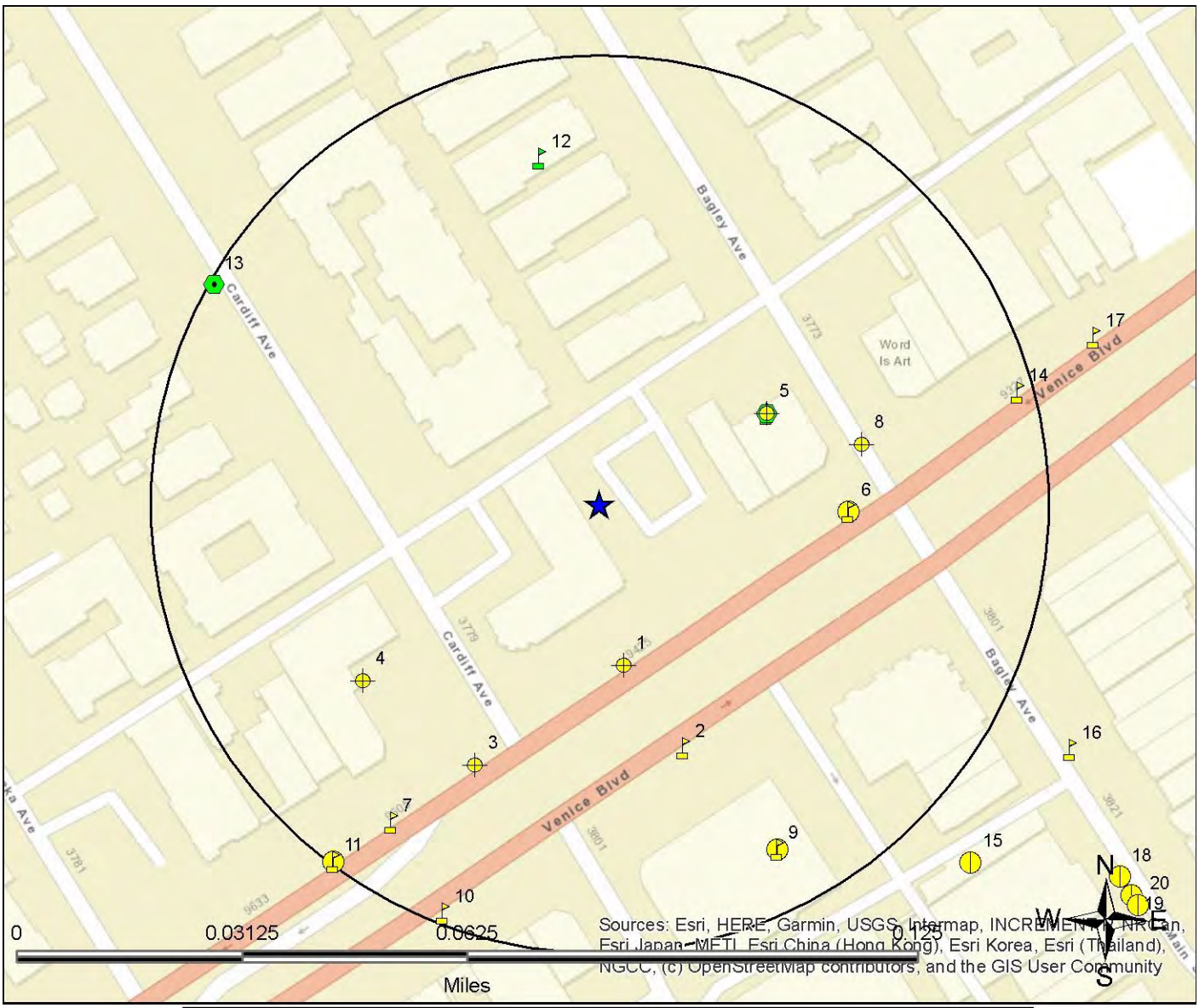
# 0.0625-MILE RADIUS STREET MAP W/ OCCURRENCES (MAP3)




All plotted occurrences represent approximate locations based on geographic information provided by the respective agency. Actual locations may vary due to numerous reasons such as: the size of the property, accuracy of the provided location, accuracy of the software used to determine the location, etc. **Occurrences are shown in three colors** to give a visual indication of the potential risk of the listed occurrence based on the type of list and the current status of the occurrence. Occurrences shown in **RED** are locations with known contamination that have not received a "case closed" or "no further action" status. Occurrences shown in **YELLOW** have been listed by the respective agency, but do not always represent an environmental risk. The detailed status information and description of the listing should be reviewed for further information. Occurrences shown in **GREEN** are occurrences that have active permits or have had contamination in the past but have received a "case closed" or "no further action" status and therefore, do not likely present an environmental risk.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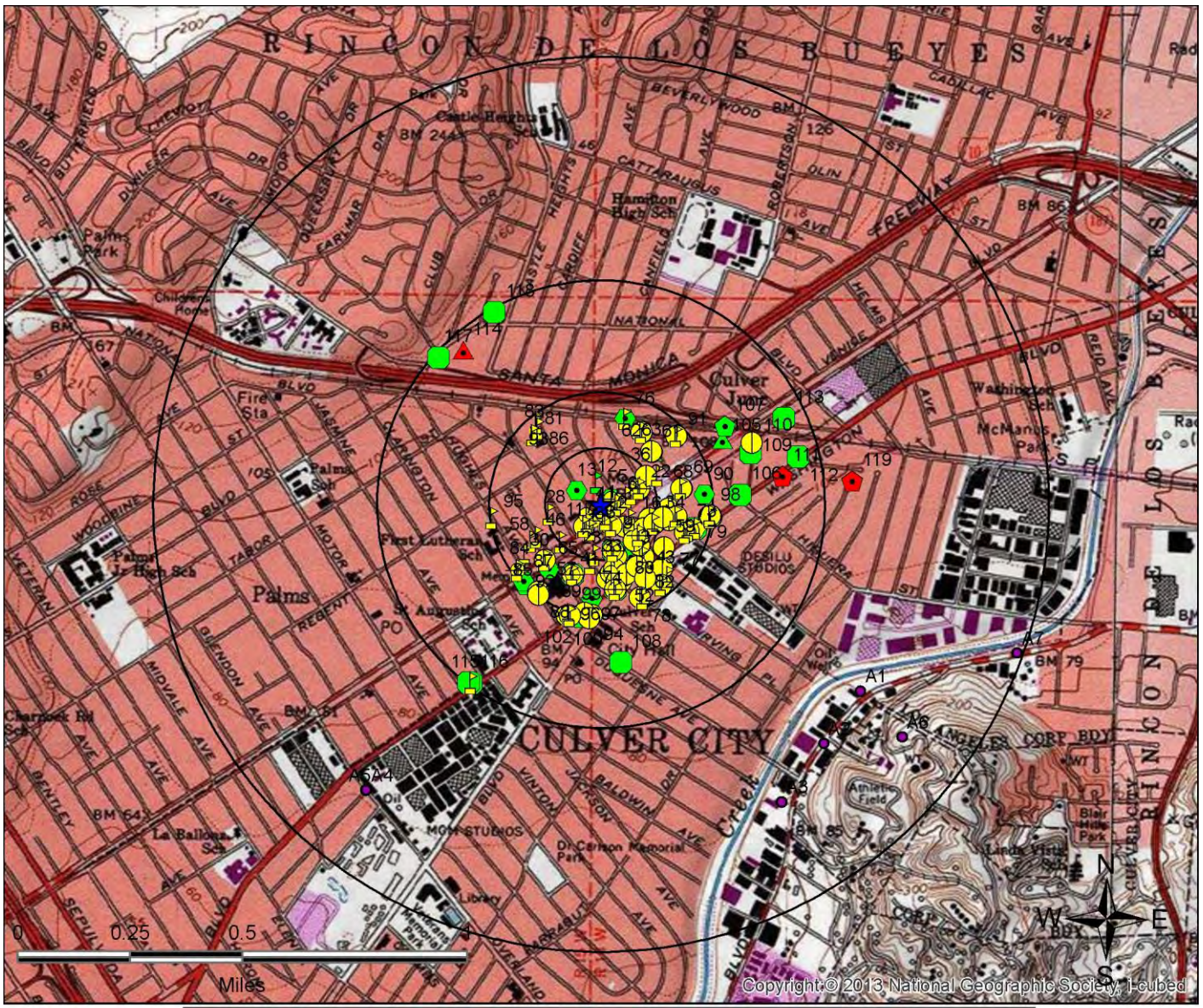
# 1-MILE TOPOGRAPHIC MAP W/OCCURRENCES (MAP4)




All plotted occurrences represent approximate locations based on geographic information provided by the respective agency. Actual locations may vary due to numerous reasons such as: the size of the property, accuracy of the provided location, accuracy of the software used to determine the location, etc. **Occurrences are shown in three colors** to give a visual indication of the potential risk of the listed occurrence based on the type of list and the current status of the occurrence. Occurrences shown in **RED** are locations with known contamination that have not received a "case closed" or "no further action" status. Occurrences shown in **YELLOW** have been listed by the respective agency, but do not always represent an environmental risk. The detailed status information and description of the listing should be reviewed for further information. Occurrences shown in **GREEN** are occurrences that have active permits or have had contamination in the past but have received a "case closed" or "no further action" status and therefore, do not likely present an environmental risk.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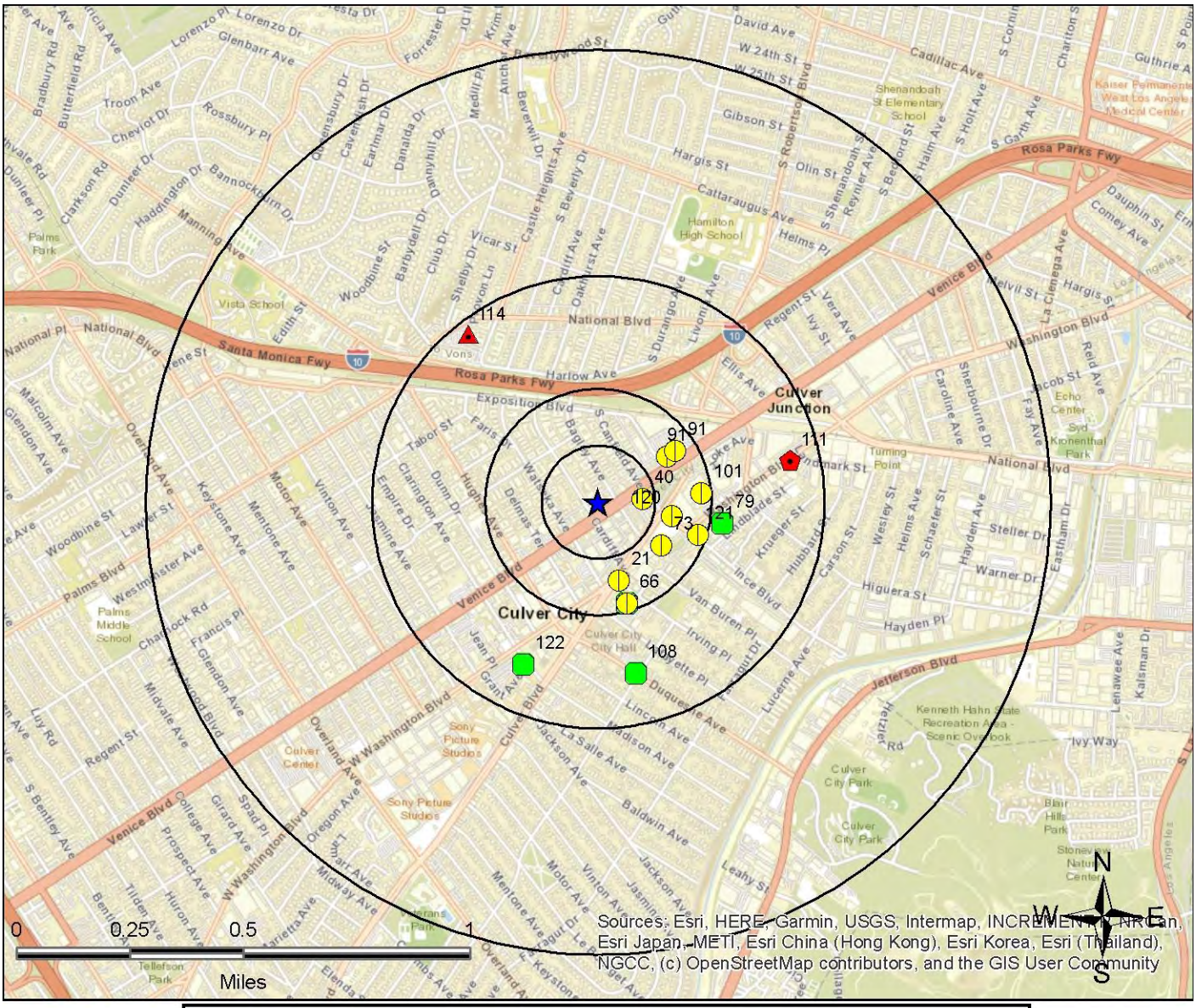
# AGENCY DIFFERENCES IN MAPPED LOCATIONS (MAP5)

Note: Occurrences on this map have agency provided coordinates which differ significantly from geocoded locations.




**Legend**

- Federal NPL
- Federal Delisted NPL
- Federal CERCLIS
- Federal CERCLIS NFRAP
- Federal LUST
- Federal RCRA CORRACTS
- Federal RCRA non-CORRACTS TSD
- Federal RCRA Generators
- Federal UST
- Federal Inst/Eng Controls
- Federal Brownfield
- Federal ERNS
- Federal Emergency Release Reports
- Emergency Release Reports
- State/Tribal NPL
- State/Tribal CERCLIS Equivalent
- State/Tribal LUST
- State/Tribal Voluntary Cleanup Sites
- State/Tribal UST
- State/Tribal Brownfield
- State/Tribal Inst/Eng Controls
- State/Tribal Landfill/Solid Waste
- State/Tribal RCRA Equivalent
- State/Tribal ASTM Other
- ERS Supplemental Govt Sources
- ERS Exclusive Historic Sources

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# SUMMARY OF AGENCY DIFFERENCES

| MAP ID | ID / SITE NAME | ADDRESS / DATABASE | AGENCY COORDINATES | DISTANCE (MILES) | DIRECTION |
|---|---|---|---|---|---|
| 21 | I-10218-UST<br>PACIFIC BELL | 3847 CARDIFF AVE S<br>HIST-R4-CA | -118.395, 34.023 | 0.17 | S |
| 40 | 448926<br>9300 CULVER | 9300 CULVER BLVD<br>CRSP-CA | -118.39415,<br>34.02564 | 0.1 | E |
| 40 | 4 19C380495<br>9300 CULVER | 9300 CULVER BLVD<br>ENF-SMARTS-CA | -118.39415,<br>34.02564 | 0.1 | E |
| 66 | 242825<br>CITY OF CULVER<br>CITY FIRE STA 1 | 9600 CULVER BLVD<br>CRSP-CA | -118.39468,<br>34.02228 | 0.22 | S |
| 66 | T10000000542<br>CITY OF CULVER<br>CITY FIRE STA 1 | 9600 CULVER BLVD<br>ENF-CA | -118.39468,<br>34.02228 | 0.22 | S |
| 66 | T10000000542<br>CITY OF CULVER<br>CITY FIRE STA 1 | 9600 CULVER BLVD<br>LUST-Closed-CA | -118.39468,<br>34.02228 | 0.22 | S |
| 73 | 353324<br>Sony Pictures Ent.-<br>Culver City | 9336 WASHINGTON<br>CRSP-CA | -118.39339,<br>34.02414 | 0.17 | SE |
| 79 | T0603700068<br>CHEVRON #9-0449<br>(FORMER) | 9094 WASHINGTON BLVD<br>LUST-Closed-CA | -118.39105,<br>34.02489 | 0.28 | E |
| 91 | 23120<br>CVS PHARMACY<br>#8879 | 8985 W VENICE BLVD UN A<br>CRSP-CA | -118.3929,<br>34.0272 | 0.22 | NE |
| 91 | 3972<br>Haggen 2161 | 8985 VENICE BLVD SUITE B<br>CRSP-CA | -118.3929,<br>34.0272 | 0.22 | NE |
| 91 | 410255<br>Sprouts Farmers<br>Market #411 | 8985 VENICE BLVD<br>CRSP-CA | -118.3929,<br>34.0272 | 0.22 | NE |
| 91 | 149083<br>Ross Dress For<br>Less #0414 | 8985 VENICE BLVD STE A4<br>CRSP-CA | -118.39323,<br>34.02702 | 0.19 | NE |
| 101 | 109143<br>CULVER CITY<br>TOYOTA | 9077 W WASHINGTON BLVD<br>AST-CRSP-CA | -118.39188,<br>34.02585 | 0.24 | E |
| 101 | 109143<br>CULVER CITY<br>TOYOTA | 9077 W WASHINGTON BLVD<br>CRSP-CA | -118.39188,<br>34.02585 | 0.24 | E |
| 108 | T0603704912<br>CULVER CITY FIRE<br>STATION #2 | 4040 DUQUESNE AVE<br>LUST-Closed-CA | -118.39431,<br>34.02002 | 0.38 | S |
| 111 | 60002235<br>8888 Washington<br>Blvd Project | 8888 Washington Boulevard<br>VCP-Active-CA | -118.38848,<br>34.02692 | 0.44 | E |


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| MAP ID | ID / SITE NAME | ADDRESS / DATABASE | AGENCY COORDINATES | DISTANCE (MILES) | DIRECTION |
|---|---|---|---|---|---|
| 114 | SL2043D1561<br>DOUBLETREE INVESTMENT INC | 9836 NATIONAL BLVD<br>SLIC-Open-CA | -118.40097, 34.03083 | 0.47 | NW |
| 120 | R-23603-UST<br>RISING SUN AUTOMOTIVE | 9005 WASHINGTON BLVD<br>HIST-R4-CA | -118.393, 34.0251 | 0.17 | E |
| 121 | 033189-02-UST<br>CHEVRON #9-0449 (FORMER) | 9094 WASHINGTON BLVD<br>HIST-R4-CA | -118.392, 34.0245 | 0.23 | E |
| 122 | T0603766772<br>SONY PICTURES STUDIOS | 10202 WEST WASHINGTON BOULEVARD<br>LUST-Closed-CA | -118.39866, 34.02028 | 0.38 | SW |


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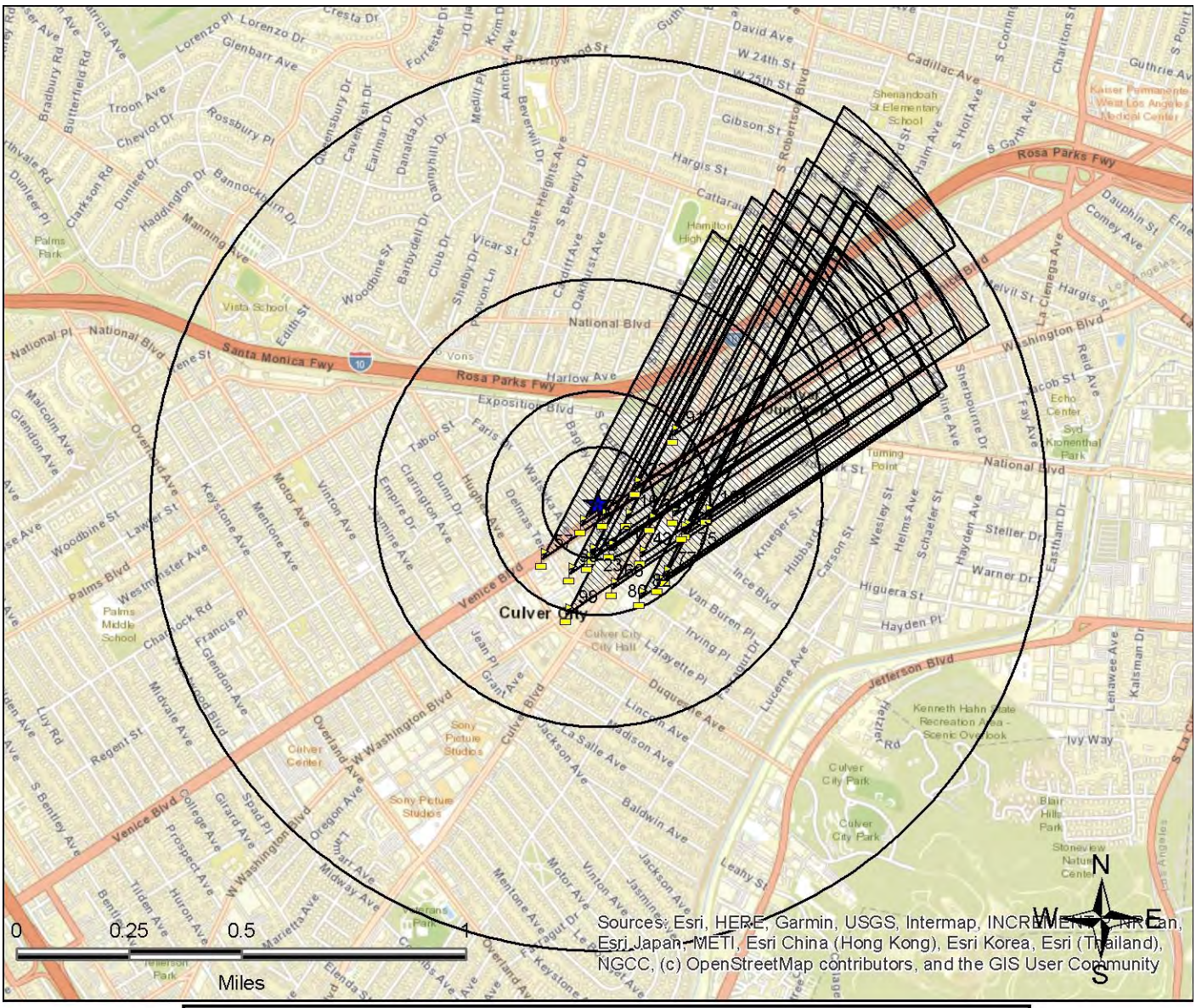
# MAPPED AIR PERMITS WITH POTENTIAL DISPERSION (MAP6)

Note: Occurrences on this map are reported in Air Quality databases. Potential air plumes are drawn in the direction of the prevailing wind.




**Legend**

- Federal NPL
- Federal Delisted NPL
- Federal CERCLIS
- Federal CERCLIS NFRAP
- Federal LUST
- Federal RCRA CORRACTS
- Federal RCRA non-CORRACTS TSD
- Federal RCRA Generators
- Federal UST
- Federal Inst/Eng Controls
- Federal Brownfield
- Federal ERNS
- Federal Emergency Release Reports
- Emergency Release Reports
- State/Tribal NPL
- State/Tribal CERCLIS Equivalent
- State/Tribal LUST
- State/Tribal Voluntary Cleanup Sites
- State/Tribal UST
- State/Tribal Brownfield
- State/Tribal Inst/Eng Controls
- State/Tribal Landfill/Solid Waste
- State/Tribal RCRA Equivalent
- State/Tribal ASTM Other
- ERS Supplemental Govt Sources
- ERS Exclusive Historic Sources

All plotted occurrences represent approximate locations based on geographic information provided by the respective agency/source. Actual locations may vary due to numerous reasons such as: the size of the property, accuracy of the provided location, accuracy of the software used to determine the location, etc. Potential air dispersion plumes are depicted to graphically show the direction contaminates may travel based on prevailing wind data and provide a visual screening tool only. Actual direction will vary especially by season. Depending on the actual contaminate, amount released, and other variables, the distance from the source the contaminate may travel can and will vary. Interpretation and review of all the actual relevant data by an environmental professional is recommended before making any decisions, conclusions or otherwise based on the map depictions, air data, and potential air dispersion plumes.

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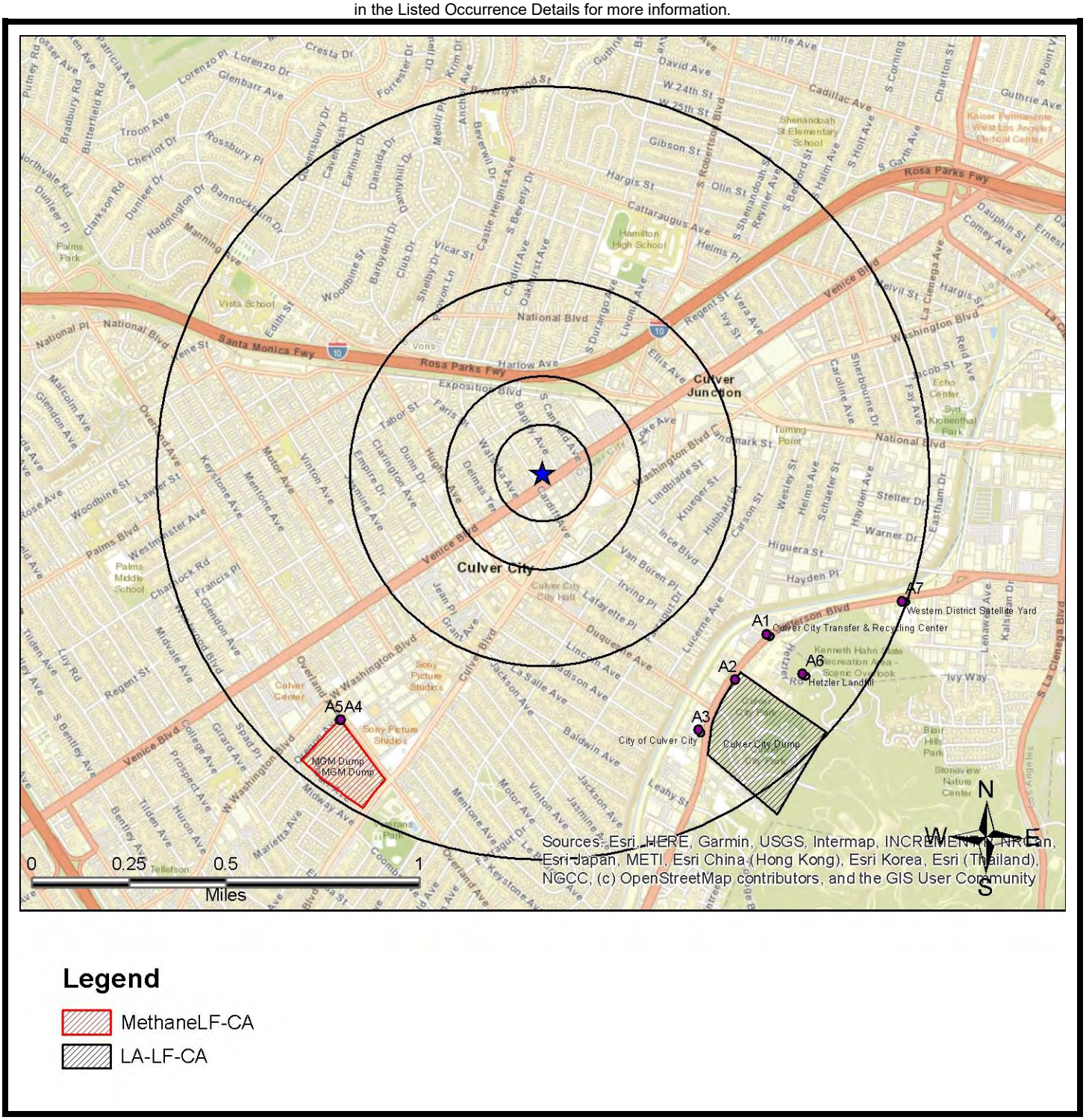
# POTENTIAL AREAS OF CONCERN/CONTAMINATION (MAP7)

Note: Locations shown may represent site boundaries, contamination plumes, or other information. See descriptions in the Listed Occurrence Details for more information.



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# LISTED OCCURRENCE DETAILS

| DATABASE | STATUS | DISTANCE | ELEVATION | MAP ID |
|---|---|---|---|---|
| Hist-Printers | Listed | 0.01 miles SE | 106 ft<br>(0 ft higher than site) | 1 |
| **SITE NAME** | | | **MAPS** | **ID** |
| FRIENDLY PRINTING | | | 1, 2, 3, 4 | 1147628-PD |
| **ADDRESS** | | | **CITY** | **ZIP** |
| 9439 VENICE BLVD | | | CULVER CITY | 90232-2623 |
| **DETAILS** | | | | |
| Listing Year: 1997<br>SIC Category: PRINTERS<br>SIC Code: 275202 | | | | |

| DATABASE | STATUS | DISTANCE | ELEVATION | MAP ID |
|---|---|---|---|---|
| AIR-DIST-CA | Listed | 0.03 miles SE | 105 ft<br>(1 ft lower than site) | 2 |
| **SITE NAME** | | | **MAPS** | **ID** |
| BALIAN'S MARKET | | | 1, 2, 3, 4 | 124207-SC |
| **ADDRESS** | | | **CITY** | **ZIP** |
| 9434 VENICE BLVD | | | CULVER CITY | 90232 |


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| DETAILS |
|---|
| District: South Coast AQMD<br>Compliance URL:<br>http://www3.aqmd.gov/webappl/fim/prog/novnc.aspx?fac_id=124207<br>Note: For additional Facility, Equipment, Emissions, Hearing Board or Transporation Plan Information click on different tabs.<br>Facility Id: 124207<br>County Code: LA<br>County: Los Angeles<br>Facility Status Code: A<br>Facility Status: ACTIVE<br>Number of Employees: 0<br>Location Zip Code Extension: Not Reported<br>Facility Representative First Name: GEORGE<br>Facility Representative Last Name: BALIAN<br>Location Area Code: 310<br>Location Phone Number: 8382864<br>Location Phone Extension: Not Reported<br>Mailing Address: 9434 VENICE BLVD<br>Mailing City: CULVER CITY<br>Mailing State: CA<br>Mailing Zip Code: 90232<br>Mailing Zip Code Extension: Not Reported<br>Mailing Area Code: 310<br>Mailing Phone Number: 8382864<br>Mailing Phone Extension: Not Reported<br>Mailing Representative First Name: GEORGE<br>Mailing Representative Last Name: BALIAN<br><br>More Details Link |

| DATABASE | STATUS | DISTANCE | ELEVATION | MAP ID |
|---|---|---|---|---|
| Hist-CA | No Longer Listed | 0.03 miles SE | 105 ft<br>(1 ft lower than site) | 2 |
| **SITE NAME** | | | **MAPS** | **ID** |
| UNIFIED WESTERN GROCERS | | | 1, 2, 3, 4 | CAC002320713 |
| **ADDRESS** | | | **CITY** | **ZIP** |
| 9434 VENICE BLVD | | | CULVER CITY | 902320000 |


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| DETAILS |
|---|
| Original Database: HWIS-CA<br>Last Agency Status: Listed<br>Archive Date: 10/07/21<br>No Longer Listed-EPA ID: CAC002320713<br>Facility County: 19<br>Mailing Street: 5200 SHEILA AVE<br>Mailing City: COMMERCE<br>Mailing State: CA<br>Mailing Zip: 900400000<br>Contact Name: UNIFIED WESTERN GROCERS<br>Contact Phone: 0000000000<br><br>Year: 2000<br>TONS: 0.04<br>TSD EPA ID: CAD028409019<br>Category Code: 331<br>Category Description: Off-specification, aged or surplus organics<br>Method Description: TRANSFER STATION |

| DATABASE | STATUS | DISTANCE | ELEVATION | MAP ID |
|---|---|---|---|---|
| Hist-Convenience | Listed | 0.03 miles SW | 105 ft<br>(1 ft lower than site) | 3 |
| **SITE NAME** | | | **MAPS** | **ID** |
| STAR MINI MART | | | 1, 2, 3, 4 | 258363-PD |
| **ADDRESS** | | | **CITY** | **ZIP** |
| 9601 VENICE BLVD | | | CULVER CITY | 90232-2625 |
| **DETAILS** | | | | |
| Listing Year: 1997<br>SIC Category: CONVENIENCE STORES<br>SIC Code: 541103 | | | | |


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| DATABASE | STATUS | DISTANCE | ELEVATION | MAP ID |
|---|---|---|---|---|
| Hist-Manufacturing | Listed | 0.03 miles SW | 105 ft<br>(1 ft lower than site) | 4 |
| **SITE NAME** | | | **MAPS** | **ID** |
| ISSA FOREIGN AUTO PARTS | | | 1, 2, 3, 4 | 864173-PD |
| **ADDRESS** | | | **CITY** | **ZIP** |
| 9603 VENICE BLVD | | | CULVER CITY | 90232-2625 |
| **DETAILS** | | | | |
| Listing Year: 1997<br>SIC Category: AUTOMOBILE PARTS & SUPPLIES-MFRS<br>SIC Code: 371401 | | | | |

| DATABASE | STATUS | DISTANCE | ELEVATION | MAP ID |
|---|---|---|---|---|
| Hist-Manufacturing | Listed | 0.03 miles SW | 105 ft<br>(1 ft lower than site) | 4 |
| **SITE NAME** | | | **MAPS** | **ID** |
| Issa Foreign Auto Parts | | | 1, 2, 3, 4 | 1341 |
| **ADDRESS** | | | **CITY** | **ZIP** |
| 9603 Venice Blvd | | | Culver City | 90232 |
| **DETAILS** | | | | |
| Site Added: 1/1/2013 | | | | |

| DATABASE | STATUS | DISTANCE | ELEVATION | MAP ID |
|---|---|---|---|---|
| Hist-CA | No Longer Listed | 0.04 miles NE | 107 ft<br>(1 ft higher than site) | 5 |
| **SITE NAME** | | | **MAPS** | **ID** |
| PIP 70 INC(DBA PIP PRINTING) | | | 1, 2, 3, 4 | CAL000138009 |
| **ADDRESS** | | | **CITY** | **ZIP** |
| 9401 VENICE BLVD | | | CULVER CITY | 902320000 |


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| DETAILS |
|---|
| Original Database: HWIS-CA<br>Last Agency Status: Listed<br>Archive Date: 10/07/21<br>No Longer Listed-EPA ID: CAL000138009<br>Facility County: 19<br>Mailing Street: 9401 VENICE BLVD<br>Mailing City: CULVER CITY<br>Mailing State: CA<br>Mailing Zip: 902320000<br>Contact Name: PIP 70 PRINTING INC<br>Contact Phone: 3108376151<br><br>Year: 2004<br>TONS: 0.56295<br>TSD EPA ID: CAD981402522<br>Category Code: 541<br>Category Description: Photochemicals/photoprocessing waste<br>Method Description: RECYCLER<br><br>Year: 2001<br>TONS: 0.06<br>TSD EPA ID: CAD093459485<br>Category Code: 541<br>Category Description: Photochemicals/photoprocessing waste<br>Method Description: RECYCLER<br><br>Year: 2000<br>More Details Link |

| DATABASE | STATUS | DISTANCE | ELEVATION | MAP ID |
|---|---|---|---|---|
| Hist-Printers | Listed | 0.04 miles NE | 107 ft<br>(1 ft higher than site) | 5 |
| **SITE NAME** | | | **MAPS** | **ID** |
| PIP PRINTING | | | 1, 2, 3, 4 | 123342 |
| **ADDRESS** | | | **CITY** | **ZIP** |
| 9401 VENICE BLVD | | | Culver City | 90232 |
| **DETAILS** | | | | |
| Sic Code: 2752<br>Desc: Printer/Publisher/Comm./Retail<br>Site Added: 2/2010 | | | | |


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| DATABASE | STATUS | DISTANCE | ELEVATION | MAP ID |
|---|---|---|---|---|
| Hist-Printers | Listed | 0.04 miles NE | 107 ft<br>(1 ft higher than site) | 5 |
| **SITE NAME** | | | **MAPS** | **ID** |
| PIP PRINTING | | | 1, 2, 3, 4 | 1194521-PD |
| **ADDRESS** | | | **CITY** | **ZIP** |
| 9401 VENICE BLVD | | | CULVER CITY | 90232-2623 |
| **DETAILS** | | | | |
| Listing Year: 1997<br>SIC Category: PRINTERS<br>SIC Code: 275202 | | | | |

| DATABASE | STATUS | DISTANCE | ELEVATION | MAP ID |
|---|---|---|---|---|
| RCRA-NON-US | Listed | 0.04 miles NE | 107 ft<br>(1 ft higher than site) | 5 |
| **SITE NAME** | | | **MAPS** | **ID** |
| WESTSIDE PRINT CENTER, INC. | | | 1, 2, 3, 4 | CAL000138009 |
| **ADDRESS** | | | **CITY** | **ZIP** |
| 9401 VENICE BLVD | | | CULVER CITY | 90232 |


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| DETAILS |
|---|
| Additional details may be found online using the following link:<br><br>https://enviro.epa.gov/enviro/rcrainfoquery_3.facility_information?pgm_sys_id=CAL000138009<br>Source Type: Implementer<br>Generator Status Universe: N<br>Generator Status: Non-Generator<br>NAICS1: ON-LINE INFORMATION SERVICES<br>Active Site Indicator: H----<br>Owner Name: WESTSIDE PRINT CTR INC.<br>Operator Name: SHEILA BENJAMIN-MGR<br>In Handler Universes: Y<br>In a Universe: Y<br>Short Term Generator: N<br>Importer Activity: N<br>Mixed Waste Generator: N<br>Transporter Activity: N<br>Transfer Facility: N<br>Recycler Activity: N<br>Onsite Burner Exemption: N<br>Furnace Exemption: N<br>Underground Injection Activity: N<br>Receives Waste From Off-site: N<br>Universal Waste: Y<br>Universal Waste Destination Facility: Y<br>Used Oil Universe: NNNNNNN<br>Federal Universal Waste: N<br>Active Site Federally Regulated TSDF: ------<br>More Details Link |

| DATABASE | STATUS | DISTANCE | ELEVATION | MAP ID |
|---|---|---|---|---|
| CRSP-CA | Listed | 0.04 miles E | 106 ft<br>(0 ft higher than site) | 6 |
| **SITE NAME** | | | **MAPS** | **ID** |
| WESTSIDE PRINT CENTER | | | 1, 2, 3, 4 | 171495 |
| **ADDRESS** | | | **CITY** | **ZIP** |
| 9401 W VENICE BLVD | | | CULVER CITY | 90232 |


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| DETAILS |
|---|
| Site Regulated Program Information<br>Site ID: 171495<br>Site EI ID: 10244170<br>Agency Provided Latitude: 34.02571<br>Agency Provided Longitude: -118.39548<br><br>Program Description: Hazardous Waste Generator<br><br>Evaluation Information<br>Evaluation Date: 12/4/2018<br>Violations Found? (Y/N): No<br>Evaluation General Type: Compliance Evaluation Inspection<br>Evaluation Type: Routine done by local agency<br>Evaluation Note(s): Mark Gordon, Owner<br>Evaluation Division: Los Angeles County Fire Department<br>Evaluation Program: HW<br>Evaluation Source: CERS<br><br>Evaluation Date: 6/8/2016<br>Violations Found? (Y/N): No<br>Evaluation General Type: Compliance Evaluation Inspection<br>Evaluation Type: Routine done by local agency<br>Evaluation Note(s): Mark Gordon<br>Evaluation Division: Los Angeles County Fire Department<br>Evaluation Program: HW<br>Evaluation Source: CERS<br>More Details Link |

| DATABASE | STATUS | DISTANCE | ELEVATION | MAP ID |
|---|---|---|---|---|
| FRS-US | Listed | 0.04 miles E | 106 ft<br>(0 ft higher than site) | 6 |
| **SITE NAME** | | | **MAPS** | **ID** |
| WESTSIDE PRINT CENTER | | | 1, 2, 3, 4 | 110064982336 |
| **ADDRESS** | | | **CITY** | **ZIP** |
| 9401 W VENICE BLVD | | | CULVER CITY | 90232 |

| DETAILS |
|---|
| FRS Facility Detail Report URL:<br>http://ofmpub.epa.gov/enviro/fii_query_detail.disp_program_facility?p_registry_id=110064982336<br>Create Date: 10-OCT-2015 08:08:57<br>Program System: CA-ENVIROVIEW<br>Interest Type(s): STATE MASTER |


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| DATABASE | STATUS | DISTANCE | ELEVATION | MAP ID |
|---|---|---|---|---|
| Cleaners-CA | Listed | 0.04 miles SW | 105 ft<br>(1 ft lower than site) | 7 |

| SITE NAME | MAPS | ID |
|---|---|---|
| Tiffany's Coin Laundry | 1, 2, 3, 4 | 22428 |

| ADDRESS | CITY | ZIP |
|---|---|---|
| 9607 Venice Blvd | Culver City | 90232 |

**DETAILS**

Facility and Program Information
County: Los Angeles
Executive First Name: Not Reported
Executive Last Name: Not Reported
Professional Title: Not Reported
Executive Title: Not Reported
Executive Gender: Not Reported
ZIP Four: 2625
Carrier Route: C006
Delivery Point Barcode: 72
Metro Area: LA-Long Bch, CA
Neighborhood: Palms
Phone Number Combined: (310) 202-0223
Fax Number Combined: 0
Toll Free Number Combined: 0
Website: Tiffanyslaundry.Com
Company Description: Not Reported
Primary SIC Code: 721501
Primary SIC Description: Laundries-Self Service
Primary SIC Ad Size: Bold
Primary SIC Year Appeared: 2006
SIC Code 1: 721501
SIC Code 1 Description: Laundries-Self Service
SIC Code 1 Ad Size: Not Reported
SIC Code 1 Year Appeared: Not Reported
SIC Code 2: Not Reported
SIC Code 2 Description: Not Reported
More Details Link


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| DATABASE | STATUS | DISTANCE | ELEVATION | MAP ID |
|---|---|---|---|---|
| Hist-CA | No Longer Listed | 0.04 miles SW | 105 ft<br>(1 ft lower than site) | 7 |

| SITE NAME | MAPS | ID |
|---|---|---|
| Tiffany's Coin Laundry | 1, 2, 3, 4 | 12380 |

| ADDRESS | CITY | ZIP |
|---|---|---|
| 9607 Venice Blvd | Culver City | 90232 |

**DETAILS**

Original Database: DCF2-CA
Last Agency Status: Listed
Archive Date: 05/04/16
No Longer Listed-County: Los Angeles
Executive First Name: Not Reported
Executive Last Name: Not Reported
Professional Title: Not Reported
Executive Title: Not Reported
Executive Gender: Not Reported
Executive Biography: Not Reported
ZIP Four: 2625
Carrier Route: C006
Delivery Point Barcode: 72
Metro Area: LA-Long Bch, CA
Neighborhood: Palms
Phone Number Combined: (310) 202-0223
Fax Number Combined: 0
Toll Free Number Combined: 0
Website: Not Reported
Company Description: Not Reported
Primary SIC Code: 721501
Primary SIC Description: Laundries-Self Service
Primary SIC Ad Size: Regular
Primary SIC Year Appeared: 2006
SIC Code 1: 721501
SIC Code 1 Description: Laundries-Self Service
SIC Code 1 Ad Size: Not Reported

More Details Link


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| DATABASE | STATUS | DISTANCE | ELEVATION | MAP ID |
|---|---|---|---|---|
| Hist-Cleaners | Listed | 0.04 miles NE | 107 ft<br>(1 ft higher than site) | 8 |
| **SITE NAME** | | | **MAPS** | **ID** |
| JOHNNYS TAILOR & DRY CLEANERS | | | 1, 2, 3, 4 | 307324-PD |
| **ADDRESS** | | | **CITY** | **ZIP** |
| 3809 BAGLEY AVE | | | LOS ANGELES | 90034 |
| **DETAILS** | | | | |
| Listing Year: 1997<br>SIC Category: CLEANERS<br>SIC Code: 721201 | | | | |

| DATABASE | STATUS | DISTANCE | ELEVATION | MAP ID |
|---|---|---|---|---|
| CRSP-CA | Listed | 0.05 miles SE | 105 ft<br>(1 ft lower than site) | 9 |
| **SITE NAME** | | | **MAPS** | **ID** |
| FMCNA CULVER CITY DIALYSIS SERVICES | | | 1, 2, 3, 4 | 117042 |
| **ADDRESS** | | | **CITY** | **ZIP** |
| 9432 VENICE BLVD | | | CULVER CITY | 90232 |


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| DETAILS |
|---|
| Site Regulated Program Information<br>Site ID: 117042<br>Site EI ID: 10248553<br>Agency Provided Latitude: 34.024818<br>Agency Provided Longitude: -118.395439<br><br>Program Description: Chemical Storage Facilities<br><br>Evaluation Information<br>Evaluation Date: 6/8/2016<br>Violations Found? (Y/N): Yes<br>Evaluation General Type: Compliance Evaluation Inspection<br>Evaluation Type: Routine done by local agency<br>Evaluation Note(s): On site for routine hazardous materials and business emergency plan inspection. Consent to enter and inspect was given by MAWVAL PARAYNO-BIOMED 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<br>https://cersbusiness2.calepa.ca.gov to complete a chemical inventory disclosure and business emergency plan. The fac<br>ility 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.<br>Evaluation Division: Los Angeles City Fire Department<br>Evaluation Program: HMRRP<br>Evaluation Source: CERS<br><br>Violation Information<br>Violation Date: 6/8/2016<br>Citation: HSC 6.95 25508.2 - California Health and Safety Code, Chapter 6.95, Section(s) 25508.2<br>Violation Description: Failure to annually review and electronically certify that the business plan is complete and accurate on or before the annual due date.<br>Violation Note(s): Not Reported<br>Violation Division: Los Angeles City Fire Department<br>More Details Link |

| DATABASE | STATUS | DISTANCE | ELEVATION | MAP ID |
|---|---|---|---|---|
| FRS-US | Listed | 0.05 miles SE | 105 ft<br>(1 ft lower than site) | 9 |
| **SITE NAME** | | | **MAPS** | **ID** |
| FMCNA CULVER CITY DIALYSIS SERVICES | | | 1, 2, 3, 4 | 110066305803 |
| **ADDRESS** | | | **CITY** | **ZIP** |
| 9432 VENICE BLVD | | | CULVER CITY | 90232 |


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| DETAILS |
|---|
| FRS Facility Detail Report URL:<br>http://ofmpub.epa.gov/enviro/fii_query_detail.disp_program_facility?p_registry_id=110066305803<br>Create Date: 14-OCT-2015 10:54:46<br>Program System: CA-ENVIROVIEW<br>Interest Type(s): STATE MASTER |

| DATABASE | STATUS | DISTANCE | ELEVATION | MAP ID |
|---|---|---|---|---|
| Hist-CalFID-CA | Listed | 0.05 miles S | 104 ft<br>(2 ft lower than site) | 10 |
| **SITE NAME** | | | **MAPS** | **ID** |
| 1X VIOLA JACKSON | | | 1, 2, 3, 4 | 7750783 |
| **ADDRESS** | | | **CITY** | **ZIP** |
| 9620 VENICE BLVD | | | CULVER CITY | 900340000 |
| **DETAILS** | | | | |
| Reported Date: 1998 | | | | |

| DATABASE | STATUS | DISTANCE | ELEVATION | MAP ID |
|---|---|---|---|---|
| Hist-CalFID-CA | Listed | 0.05 miles S | 104 ft<br>(2 ft lower than site) | 10 |
| **SITE NAME** | | | **MAPS** | **ID** |
| VIOLA JACKSON | | | 1, 2, 3, 4 | 7750784 |
| **ADDRESS** | | | **CITY** | **ZIP** |
| 9620 VENICE BLVD | | | CULVER CITY | 900340000 |
| **DETAILS** | | | | |
| Reported Date: 1998 | | | | |


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| DATABASE | STATUS | DISTANCE | ELEVATION | MAP ID |
|---|---|---|---|---|
| AIR-DIST-CA | Listed | 0.05 miles SW | 105 ft<br>(1 ft lower than site) | 11 |

| SITE NAME | MAPS | ID |
|---|---|---|
| SO FRESH CLEANERS | 1, 2, 3, 4 | 149278-SC |

| ADDRESS | CITY | ZIP |
|---|---|---|
| 9631 VENICE BLVD | CULVER CITY | 90230 |

**DETAILS**

District: South Coast AQMD
Compliance URL:
http://www3.aqmd.gov/webappl/fim/prog/novnc.aspx?fac_id=149278
Note: For additional Facility, Equipment, Emissions, Hearing Board or Transporation Plan Information click on different tabs.
Facility Id: 149278
County Code: LA
County: Los Angeles
Facility Status Code: A
Facility Status: ACTIVE
Number of Employees: 1
Location Zip Code Extension: Not Reported
Facility Representative First Name: JAE EOK
Facility Representative Last Name: OH
Location Area Code: 310
Location Phone Number: 8385646
Location Phone Extension: Not Reported
Mailing Address: 9631 VENICE BLVD
Mailing City: CULVER CITY
Mailing State: CA
Mailing Zip Code: 90230
Mailing Zip Code Extension: Not Reported
Mailing Area Code: 310
Mailing Phone Number: 8385646
Mailing Phone Extension: Not Reported
Mailing Representative First Name: JAE EOK
Mailing Representative Last Name: OH

More Details Link


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| DATABASE | STATUS | DISTANCE | ELEVATION | MAP ID |
|---|---|---|---|---|
| AIR-DIST-CA | Listed | 0.05 miles SW | 105 ft<br>(1 ft lower than site) | 11 |

| SITE NAME | MAPS | ID |
|---|---|---|
| TIP TOP CLEANERS | 1, 2, 3, 4 | 60856-SC |

| ADDRESS | CITY | ZIP |
|---|---|---|
| 9631 VENICE BLVD | CULVER CITY | 90230 |

**DETAILS**

District: South Coast AQMD
Compliance URL:
http://www3.aqmd.gov/webappl/fim/prog/novnc.aspx?fac_id=60856
Note: For additional Facility, Equipment, Emissions, Hearing Board or Transporation Plan Information click on different tabs.
Facility Id: 60856
County Code: LA
County: Los Angeles
Facility Status Code: I
Facility Status: INACTIVE
Number of Employees: 0
Location Zip Code Extension: Not Reported
Facility Representative First Name: Not Reported
Facility Representative Last Name: Not Reported
Location Area Code: Not Reported
Location Phone Number: Not Reported
Location Phone Extension: Not Reported
Mailing Address: 9631 VENICE BLVD
Mailing City: CULVER CITY
Mailing State: CA
Mailing Zip Code: 90230
Mailing Zip Code Extension: Not Reported
Mailing Area Code: Not Reported
Mailing Phone Number: Not Reported
Mailing Phone Extension: Not Reported
Mailing Representative First Name: Not Reported
Mailing Representative Last Name: Not Reported

More Details Link


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| DATABASE | STATUS | DISTANCE | ELEVATION | MAP ID |
|---|---|---|---|---|
| AIR-DIST-CA | Listed | 0.05 miles SW | 105 ft<br>(1 ft lower than site) | 11 |

| SITE NAME | MAPS | ID |
|---|---|---|
| SO FRESH & SO CLEAN'ERS | 1, 2, 3, 4 | 133298-SC |

| ADDRESS | CITY | ZIP |
|---|---|---|
| 9631 VENICE BLVD | CULVER CITY | 90230 |

**DETAILS**

District: South Coast AQMD
Compliance URL:
http://www3.aqmd.gov/webappl/fim/prog/novnc.aspx?fac_id=133298
Note: For additional Facility, Equipment, Emissions, Hearing Board or Transporation Plan Information click on different tabs.
Facility Id: 133298
County Code: LA
County: Los Angeles
Facility Status Code: S
Facility Status: SOLD
Number of Employees: 2
Location Zip Code Extension: Not Reported
Facility Representative First Name: EUN JIN
Facility Representative Last Name: KIM
Location Area Code: 310
Location Phone Number: 8385646
Location Phone Extension: Not Reported
Mailing Address: 9631 VENICE BLVD
Mailing City: CULVER CITY
Mailing State: CA
Mailing Zip Code: 90230
Mailing Zip Code Extension: Not Reported
Mailing Area Code: 310
Mailing Phone Number: 8385646
Mailing Phone Extension: Not Reported
Mailing Representative First Name: EUN JIN
Mailing Representative Last Name: KIM

More Details Link


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| DATABASE | STATUS | DISTANCE | ELEVATION | MAP ID |
|---|---|---|---|---|
| AIR-DIST-CA | Listed | 0.05 miles SW | 105 ft<br>(1 ft lower than site) | 11 |

| SITE NAME | MAPS | ID |
|---|---|---|
| TIP TOP CLEANERS | 1, 2, 3, 4 | 99522-SC |

| ADDRESS | CITY | ZIP |
|---|---|---|
| 9631 VENICE BLVD | CULVER CITY | 90230 |

**DETAILS**

District: South Coast AQMD
Compliance URL:
http://www3.aqmd.gov/webappl/fim/prog/novnc.aspx?fac_id=99522
Note: For additional Facility, Equipment, Emissions, Hearing Board or Transporation Plan Information click on different tabs.
Facility Id: 99522
County Code: LA
County: Los Angeles
Facility Status Code: S
Facility Status: SOLD
Number of Employees: 0
Location Zip Code Extension: Not Reported
Facility Representative First Name: TAE JUN
Facility Representative Last Name: HA
Location Area Code: 310
Location Phone Number: 8385646
Location Phone Extension: Not Reported
Mailing Address: 9631 VENICE BLVD
Mailing City: CULVER CITY
Mailing State: CA
Mailing Zip Code: 90230
Mailing Zip Code Extension: Not Reported
Mailing Area Code: 310
Mailing Phone Number: 8385646
Mailing Phone Extension: Not Reported
Mailing Representative First Name: TAE JUN
Mailing Representative Last Name: HA

More Details Link


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| DATABASE | STATUS | DISTANCE | ELEVATION | MAP ID |
|---|---|---|---|---|
| AIR-DIST-CA | Listed | 0.05 miles SW | 105 ft<br>(1 ft lower than site) | 11 |

| SITE NAME | MAPS | ID |
|---|---|---|
| SO FRESH SO CLEAN'ERS | 1, 2, 3, 4 | 140862-SC |

| ADDRESS | CITY | ZIP |
|---|---|---|
| 9631 VENICE BLVD | CULVER CITY | 90230 |

**DETAILS**

District: South Coast AQMD
Compliance URL:
http://www3.aqmd.gov/webappl/fim/prog/novnc.aspx?fac_id=140862
Note: For additional Facility, Equipment, Emissions, Hearing Board or Transporation Plan Information click on different tabs.
Facility Id: 140862
County Code: LA
County: Los Angeles
Facility Status Code: S
Facility Status: SOLD
Number of Employees: 1
Location Zip Code Extension: Not Reported
Facility Representative First Name: JOHN
Facility Representative Last Name: LEE
Location Area Code: 310
Location Phone Number: 8385646
Location Phone Extension: Not Reported
Mailing Address: 9631 VENICE BLVD
Mailing City: CULVER CITY
Mailing State: CA
Mailing Zip Code: 90230
Mailing Zip Code Extension: Not Reported
Mailing Area Code: 310
Mailing Phone Number: 8385646
Mailing Phone Extension: Not Reported
Mailing Representative First Name: JOHN
Mailing Representative Last Name: LEE

More Details Link


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| DATABASE | STATUS | DISTANCE | ELEVATION | MAP ID |
|---|---|---|---|---|
| AIR-DIST-CA | Listed | 0.05 miles SW | 105 ft<br>(1 ft lower than site) | 11 |

| SITE NAME | MAPS | ID |
|---|---|---|
| SO FRESH, SO CLEANERS | 1, 2, 3, 4 | 144848-SC |

| ADDRESS | CITY | ZIP |
|---|---|---|
| 9631 VENICE BLVD | CULVER CITY | 90230 |

**DETAILS**

District: South Coast AQMD
Compliance URL:
http://www3.aqmd.gov/webappl/fim/prog/novnc.aspx?fac_id=144848
Note: For additional Facility, Equipment, Emissions, Hearing Board or Transporation Plan Information click on different tabs.
Facility Id: 144848
County Code: LA
County: Los Angeles
Facility Status Code: S
Facility Status: SOLD
Number of Employees: 1
Location Zip Code Extension: Not Reported
Facility Representative First Name: KYU CHAN
Facility Representative Last Name: SHIN
Location Area Code: 310
Location Phone Number: 8385646
Location Phone Extension: Not Reported
Mailing Address: 9631 VENICE BLVD
Mailing City: CULVER CITY
Mailing State: CA
Mailing Zip Code: 90230
Mailing Zip Code Extension: Not Reported
Mailing Area Code: 310
Mailing Phone Number: 8385646
Mailing Phone Extension: Not Reported
Mailing Representative First Name: KYU CHAN
Mailing Representative Last Name: SHIN

More Details Link


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| DATABASE | STATUS | DISTANCE | ELEVATION | MAP ID |
|---|---|---|---|---|
| Cleaners-CA | Listed | 0.05 miles SW | 105 ft<br>(1 ft lower than site) | 11 |

| SITE NAME | MAPS | ID |
|---|---|---|
| So Fresh Cleaners | 1, 2, 3, 4 | 21144 |

| ADDRESS | CITY | ZIP |
|---|---|---|
| 9631 Venice Blvd | Culver City | 90232 |

**DETAILS**

Facility and Program Information
County: Los Angeles
Executive First Name: Jae
Executive Last Name: OH
Professional Title: Not Reported
Executive Title: Owner
Executive Gender: Male
ZIP Four: 2625
Carrier Route: C006
Delivery Point Barcode: 315
Metro Area: LA-Long Bch, CA
Neighborhood: Palms
Phone Number Combined: (310) 838-5646
Fax Number Combined: 0
Toll Free Number Combined: 0
Website: Sofreshcleaners.Com
Company Description: Not Reported
Primary SIC Code: 721201
Primary SIC Description: Cleaners
Primary SIC Ad Size: Not Reported
Primary SIC Year Appeared: 1992
SIC Code 1: 721201
SIC Code 1 Description: Cleaners
SIC Code 1 Ad Size: Not Reported
SIC Code 1 Year Appeared: Not Reported
SIC Code 2: 721602
SIC Code 2 Description: Drapery & Curtain Cleaners
More Details Link


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| DATABASE | STATUS | DISTANCE | ELEVATION | MAP ID |
|---|---|---|---|---|
| CRSP-CA | Listed | 0.05 miles SW | 105 ft<br>(1 ft lower than site) | 11 |

| SITE NAME | MAPS | ID |
|---|---|---|
| SO FRESH & SO CLEAN'ERS | 1, 2, 3, 4 | 68724 |

| ADDRESS | CITY | ZIP |
|---|---|---|
| 9631 W VENICE BLVD | CULVER CITY | 90232 |

**DETAILS**

Site Regulated Program Information
Site ID: 68724
Site EI ID: 10248778
Agency Provided Latitude: 34.02479
Agency Provided Longitude: -118.39654

Program Description: Chemical Storage Facilities

Program Description: Hazardous Waste Generator

Evaluation Information
Evaluation Date: 12/18/2018
Violations Found? (Y/N): Yes
Evaluation General Type: Compliance Evaluation Inspection
Evaluation Type: Routine done by local agency
Evaluation Note(s): Consent to enter, inspect and take photographs was given by: Jaeok Oh 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]
Evaluation Division: Los Angeles City Fire Department
Evaluation Program: HMRRP
Evaluation Source: CERS

Evaluation Date: 12/4/2018
Violations Found? (Y/N): No
Evaluation General Type: Compliance Evaluation Inspection
Evaluation Type: Routine done by local agency
Evaluation Note(s): Hye Kyung Oh, Manager
Evaluation Division: Los Angeles County Fire Department
More Details Link


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| DATABASE | STATUS | DISTANCE | ELEVATION | MAP ID |
|---|---|---|---|---|
| DryCleaners-CA | Listed | 0.05 miles SW | 105 ft<br>(1 ft lower than site) | 11 |

| SITE NAME | MAPS | ID |
|---|---|---|
| SO FRESH CLEANERS | 1, 2, 3, 4 | CAL000311233 |

| ADDRESS | CITY | ZIP |
|---|---|---|
| 9631 VENICE BLVD | CULVER CITY | 902322625 |

**DETAILS**

EPA ID: CAL000311233
Create Date: 9/1/2006 2:38:29 PM
Facility Act Ind: y
Inact Date: Not Reported
Facility Street2: Not Reported
County: Los Angeles
Latitude: 34.024694
Longitude: -118.396604
Mailing Name: Not Reported
Facility Mailing Address: 9631 VENICE BLVD
Facility Mailing Address 2: Not Reported
Facility Mailing City: CULVER CITY
Facility Mailing State: CA
Facility Mailing Zip Code: 902322625
Region Code: 3
Owner Name: JAE EOK OH
Owner Address: 9631 VENICE BLVD
Owner Address2: Not Reported
Owner City: CULVER CITY
Owner State: CA
Owner Zip Code: 902322625
Owner Phone Number: 2137030612
Owner Fax Number: 0000000000
Contact Name: JAE EOK OH
Contact Address: 9631 VENICE BLVD
Contact Address2: Not Reported
Contact City: CULVER CITY

More Details Link


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| DATABASE | STATUS | DISTANCE | ELEVATION | MAP ID |
|---|---|---|---|---|
| DryCleaners-CA | Listed | 0.05 miles SW | 105 ft<br>(1 ft lower than site) | 11 |

| SITE NAME | MAPS | ID |
|---|---|---|
| SO FRESH SO CLEANERS | 1, 2, 3, 4 | CAL000295288 |

| ADDRESS | CITY | ZIP |
|---|---|---|
| 9631 VENICE BLVD | CULVER CITY | 902322625 |

**DETAILS**

EPA ID: CAL000295288
Create Date: 6/16/2005 11:26:09 AM
Facility Act Ind: n
Inact Date: 8/30/2006
Facility Street2: Not Reported
County: Los Angeles
Latitude: 34.024694
Longitude: -118.396604
Mailing Name: Not Reported
Facility Mailing Address: 9631 VENICE BLVD
Facility Mailing Address 2: Not Reported
Facility Mailing City: CULVER CITY
Facility Mailing State: CA
Facility Mailing Zip Code: 902322625
Region Code: 3
Owner Name: EUNCHEE SHIN
Owner Address: 9631 VENICE BLVD
Owner Address2: Not Reported
Owner City: CULVER CITY
Owner State: CA
Owner Zip Code: 902322625
Owner Phone Number: 3108385646
Owner Fax Number: Not Reported
Contact Name: KYUCHAN SHIN
Contact Address: 9631 VENICE BLVD
Contact Address2: Not Reported
Contact City: CULVER CITY

More Details Link


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| DATABASE | STATUS | DISTANCE | ELEVATION | MAP ID |
|---|---|---|---|---|
| DryCleaners-CA | Listed | 0.05 miles SW | 105 ft<br>(1 ft lower than site) | 11 |

| SITE NAME | MAPS | ID |
|---|---|---|
| TIP TOP CLEANERS | 1, 2, 3, 4 | CAL000012908 |

| ADDRESS | CITY | ZIP |
|---|---|---|
| 9631 VENICE BLVD | CULVER CITY | 902322625 |

**DETAILS**

EPA ID: CAL000012908
Create Date: 11/14/1989
Facility Act Ind: N
Inact Date: 6/30/2002
Facility Street2: Not Reported
County: Los Angeles
Latitude: 34.024843
Longitude: -118.396337
Mailing Name: Not Reported
Facility Mailing Address: 9631 VENICE BLVD
Facility Mailing Address 2: Not Reported
Facility Mailing City: CULVER CITY
Facility Mailing State: CA
Facility Mailing Zip Code: 902322625
Region Code: 3
Owner Name: TAE JUN HA & KENNETH HA
Owner Address: 1044 NEWBY ST
Owner Address2: Not Reported
Owner City: GLENDALE
Owner State: CA
Owner Zip Code: 912010000
Owner Phone Number: 0000000000
Owner Fax Number: Not Reported
Contact Name: TAE JUN HA CLEANER
Contact Address: 9631 VENICE BLVD
Contact Address2: Not Reported
Contact City: CULVER CITY

More Details Link


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| DATABASE | STATUS | DISTANCE | ELEVATION | MAP ID |
|---|---|---|---|---|
| DryCleaners-CA | Listed | 0.05 miles SW | 105 ft<br>(1 ft lower than site) | 11 |

| SITE NAME | MAPS | ID |
|---|---|---|
| TIP TOP CLEANERS | 1, 2, 3, 4 | CA0000072736 |

| ADDRESS | CITY | ZIP |
|---|---|---|
| 9631 VENICE BLVD | CULVER CITY | 902300000 |

**DETAILS**

EPA ID: CA0000072736
Create Date: 12/8/1995
Facility Act Ind: N
Inact Date: 6/30/1996
Facility Street2: Not Reported
County: Los Angeles
Latitude: 34.024871
Longitude: -118.396602
Mailing Name: Not Reported
Facility Mailing Address: 9631 VENICE BLVD
Facility Mailing Address 2: Not Reported
Facility Mailing City: CULVER CITY
Facility Mailing State: CA
Facility Mailing Zip Code: 902300000
Region Code: 3
Owner Name: TAE JUN HA
Owner Address: 9631 VENICE BLVD
Owner Address2: Not Reported
Owner City: CULVER CITY
Owner State: CA
Owner Zip Code: 902300000
Owner Phone Number: 2138385646
Owner Fax Number: Not Reported
Contact Name: INACT PER 96 VQ AD
Contact Address: 9631 VENICE BLVD
Contact Address2: Not Reported
Contact City: CULVER CITY

More Details Link


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| DATABASE | STATUS | DISTANCE | ELEVATION | MAP ID |
|---|---|---|---|---|
| FRS-US | Listed | 0.05 miles SW | 105 ft<br>(1 ft lower than site) | 11 |
| **SITE NAME** | | | **MAPS** | **ID** |
| TIP TOP CLEANERS | | | 1, 2, 3, 4 | 110002612548 |
| **ADDRESS** | | | **CITY** | **ZIP** |
| 9631 VENICE BLVD | | | CULVER CITY | 90230 |

**DETAILS**

FRS Facility Detail Report URL:
http://ofmpub.epa.gov/enviro/fii_query_detail.disp_program_facility?p_registry_id=110002612548
Create Date: 01-MAR-2000 00:00:00
Update Date: 29-DEC-2014 08:54:12
Program System: RCRAINFO
Interest Type(s): SQG

| DATABASE | STATUS | DISTANCE | ELEVATION | MAP ID |
|---|---|---|---|---|
| FRS-US | Listed | 0.05 miles SW | 105 ft<br>(1 ft lower than site) | 11 |
| **SITE NAME** | | | **MAPS** | **ID** |
| SO FRESH & SO CLEAN'ERS | | | 1, 2, 3, 4 | 110066615648 |
| **ADDRESS** | | | **CITY** | **ZIP** |
| 9631 W VENICE BLVD | | | CULVER CITY | 90232 |

**DETAILS**

FRS Facility Detail Report URL:
http://ofmpub.epa.gov/enviro/fii_query_detail.disp_program_facility?p_registry_id=110066615648
Create Date: 14-OCT-2015 12:22:35
Program System: CA-ENVIROVIEW
Interest Type(s): STATE MASTER


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| DATABASE | STATUS | DISTANCE | ELEVATION | MAP ID |
|---|---|---|---|---|
| Hist-CA | Name Changed | 0.05 miles SW | 105 ft<br>(1 ft lower than site) | 11 |

| SITE NAME | MAPS | ID |
|---|---|---|
| SO FRESH CLEANERS | 1, 2, 3, 4 | CAL000311233 |

| ADDRESS | CITY | ZIP |
|---|---|---|
| 9631 VENICE BLVD | CULVER CITY | 90232 |

**DETAILS**

Original Database: HWIS-CA
Last Agency Status: Listed
Archive Date: 04/28/16
Name Changed-Year: 2008
CAT_DESC: Aqueous solution with total organic residues less than 10 percent
CODE_VALUE_DESC: SOLVENTS RECOVERY

Year: 2008
CAT_DESC: Halogenated solvents (chloroforms, methyl chloride, perchloroethylene, etc)
CODE_VALUE_DESC: SOLVENTS RECOVERY

Year: 2008
CAT_DESC: Hydrocarbon solvents (benzene, hexane, Stoddard, Etc.)
CODE_VALUE_DESC: SOLVENTS RECOVERY
TONS: 0.275

Year: 2007
CAT_DESC: Halogenated solvents (chloroforms, methyl chloride, perchloroethylene, etc)
CODE_VALUE_DESC: SOLVENTS RECOVERY

Year: 2007
CAT_DESC: Aqueous solution with total organic residues less than 10 percent
CODE_VALUE_DESC: SOLVENTS RECOVERY

Year: 2007
CAT_DESC: Hydrocarbon solvents (benzene, hexane, Stoddard, Etc.)
CODE_VALUE_DESC: SOLVENTS RECOVERY

More Details Link


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| DATABASE | STATUS | DISTANCE | ELEVATION | MAP ID |
|---|---|---|---|---|
| Hist-CA | No Longer Listed | 0.05 miles SW | 105 ft<br>(1 ft lower than site) | 11 |

| SITE NAME | MAPS | ID |
|---|---|---|
| TIP TOP CLEANERS | 1, 2, 3, 4 | CAL000012908 |

| ADDRESS | CITY | ZIP |
|---|---|---|
| 9631 VENICE BLVD | CULVER CITY | 902300000 |

**DETAILS**

Original Database: HWIS-CA
Last Agency Status: Listed
Archive Date: 10/07/21
No Longer Listed-EPA ID: CAL000012908
Facility County: 19
Mailing Street: 9631 VENICE BLVD
Mailing City: CULVER CITY
Mailing State: CA
Mailing Zip: 902322625
Contact Name: TAE JUN HA & KENNETH MA
Contact Phone: 0000000000

Year: 2005
TONS: Not Reported
TSD EPA ID: NVR000076158
Category Code: 213
Category Description: Hydrocarbon solvents (benzene, hexane, Stoddard, Etc.)
Method Description: Not Reported

Year: 2005
TONS: 0.1251
TSD EPA ID: NVR000076158
Category Code: 211
Category Description: Halogenated solvents (chloroforms, methyl chloride, perchloroethylene, etc)
Method Description: Invalid Disposal Code

Year: 2005
More Details Link


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| DATABASE | STATUS | DISTANCE | ELEVATION | MAP ID |
|---|---|---|---|---|
| Hist-CA | No Longer Listed | 0.05 miles SW | 105 ft<br>(1 ft lower than site) | 11 |

| SITE NAME | MAPS | ID |
|---|---|---|
| SO FRESH SO CLEANERS | 1, 2, 3, 4 | CAL000295288 |

| ADDRESS | CITY | ZIP |
|---|---|---|
| 9631 VENICE BLVD | CULVER CITY | 902322625 |

**DETAILS**

Original Database: HWIS-CA
Last Agency Status: Listed
Archive Date: 10/07/21
No Longer Listed-EPA ID: CAL000295288
Facility County: 19
Mailing Street: 9631 VENICE BLVD
Mailing City: CULVER CITY
Mailing State: CA
Mailing Zip: 902322625
Contact Name: KYUCHAN SHIN
Contact Phone: 3108385646

Year: 2006
TONS: Not Reported
TSD EPA ID: NVR000076158
Category Code: Not Reported
Category Description: Not Reported
Method Description: RECYCLER

Year: 2006
TONS: 0.1251
TSD EPA ID: NVR000076158
Category Code: 211
Category Description: Halogenated solvents (chloroforms, methyl chloride, perchloroethylene, etc)
Method Description: RECYCLER

Year: 2005
More Details Link


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| DATABASE | STATUS | DISTANCE | ELEVATION | MAP ID |
|---|---|---|---|---|
| Hist-CA | No Longer Listed | 0.05 miles SW | 105 ft<br>(1 ft lower than site) | 11 |

| SITE NAME | MAPS | ID |
|---|---|---|
| SO FRESH SO CLEANERS | 1, 2, 3, 4 | CAL000311233 |

| ADDRESS | CITY | ZIP |
|---|---|---|
| 9631 VENICE BLVD | CULVER CITY | 902322625 |

**DETAILS**

Original Database: HWIS-CA
Last Agency Status: Listed
Archive Date: 10/07/21
No Longer Listed-EPA ID: CAL000311233
Facility County: 19
Mailing Street: 9631 VENICE BLVD
Mailing City: CULVER CITY
Mailing State: CA
Mailing Zip: 902322625
Contact Name: JAE EOK OH
Contact Phone: 3108385646

Year: 2008
TONS: Not Reported
TSD EPA ID: NVR000076158
Category Code: 211
Category Description: Halogenated solvents (chloroforms, methyl chloride, perchloroethylene, etc)
Method Description: SOLVENTS RECOVERY

Year: 2008
TONS: 0.275
TSD EPA ID: NVR000076158
Category Code: 213
Category Description: Hydrocarbon solvents (benzene, hexane, Stoddard, Etc.)
Method Description: SOLVENTS RECOVERY

Year: 2008
More Details Link


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| DATABASE | STATUS | DISTANCE | ELEVATION | MAP ID |
|---|---|---|---|---|
| Hist-CA | Name Changed | 0.05 miles SW | 105 ft<br>(1 ft lower than site) | 11 |
| **SITE NAME** | | | **MAPS** | **ID** |
| SO FRESH, SO CLEANERS, JAE EOK OH DBA | | | 1, 2, 3, 4 | 149278-SC |
| **ADDRESS** | | | **CITY** | **ZIP** |
| 9631 VENICE BLVD | | | CULVER CITY | 90230 |

**DETAILS**

Original Database: AIR-DIST-CA
Last Agency Status: Listed
Archive Date: 09/02/15
Name Changed-District: South Coast APCD
Business Info ID: 149278
County Code: LA
County: Los Angeles
Facility Status: ACTIVE
Number of Employees: 1
Location Zip Code Extension: Not Reported
Facility Representative First Name: JAE EOK
Facility Representative Last Name: OH
Location Area Code: 310
Location Phone Number: 8385646
Location Phone Extension: Not Reported
Mailing Address: 9631 VENICE BLVD
Mailing City: CULVER CITY
Mailing State: CA
Mailing Zip Code: 90230
Mailing Zip Code Extension: Not Reported
Mailing Area Code: 310
Mailing Phone Number: 8385646
Mailing Phone Extension: Not Reported
Mailing Representative First Name: JAE EOK
Mailing Representative Last Name: OH

| DATABASE | STATUS | DISTANCE | ELEVATION | MAP ID |
|---|---|---|---|---|
| Hist-FINDS-US | Listed | 0.05 miles SW | 105 ft<br>(1 ft lower than site) | 11 |
| **SITE NAME** | | | **MAPS** | **ID** |
| TIP TOP CLEANERS | | | 1, 2, 3, 4 | 4867113 |
| **ADDRESS** | | | **CITY** | **ZIP** |
| 9631 VENICE BLVD | | | CULVER CITY | 902322625 |


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| DETAILS |
|---|
| Reported Date: 1998 |

| DATABASE | STATUS | DISTANCE | ELEVATION | MAP ID |
|---|---|---|---|---|
| Hist-US | No Longer Listed | 0.05 miles SW | 105 ft (1 ft lower than site) | 11 |
| **SITE NAME** | | | **MAPS** | **ID** |
| TIP TOP CLEANERS | | | 1, 2, 3, 4 | 5CB2F9E-CA0000072736 |
| **ADDRESS** | | | **CITY** | **ZIP** |
| 9631 VENICE BLVD | | | CULVER CITY | 90230 |
| **DETAILS** | | | | |
| OrgDatabase: RCRA<br>ArchDate: 3/23/2013 | | | | |

| DATABASE | STATUS | DISTANCE | ELEVATION | MAP ID |
|---|---|---|---|---|
| RCRA-NON-US | Listed | 0.05 miles SW | 105 ft (1 ft lower than site) | 11 |
| **SITE NAME** | | | **MAPS** | **ID** |
| SO FRESH CLEANERS | | | 1, 2, 3, 4 | CAL000311233 |
| **ADDRESS** | | | **CITY** | **ZIP** |
| 9631 VENICE BLVD | | | CULVER CITY | 90232 |


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| DETAILS |
|---|
| Additional details may be found online using the following link:<br><br>https://enviro.epa.gov/enviro/rcrainfoquery_3.facility_information?pgm_sys_id=CAL000311233<br>Source Type: Implementer<br>Generator Status Universe: N<br>Generator Status: Non-Generator<br>NAICS1: DRYCLEANING AND LAUNDRY SERVICES (EXCEPT COIN-OPERATED)<br>Active Site Indicator: H----<br>Owner Name: JAE EOK OH<br>Operator Name: JAE EOK OH<br>In Handler Universes: Y<br>In a Universe: Y<br>Short Term Generator: N<br>Importer Activity: N<br>Mixed Waste Generator: N<br>Transporter Activity: N<br>Transfer Facility: N<br>Recycler Activity: N<br>Onsite Burner Exemption: N<br>Furnace Exemption: N<br>Underground Injection Activity: N<br>Receives Waste From Off-site: N<br>Universal Waste: Y<br>Universal Waste Destination Facility: Y<br>Used Oil Universe: NNNNNNN<br>Federal Universal Waste: N<br>Active Site Federally Regulated TSDF: ------<br>More Details Link |

| DATABASE | STATUS | DISTANCE | ELEVATION | MAP ID |
|---|---|---|---|---|
| RCRA-SQG-US | Listed | 0.05 miles SW | 105 ft<br>(1 ft lower than site) | 11 |
| **SITE NAME** | | | **MAPS** | **ID** |
| TIP TOP CLEANERS | | | 1, 2, 3, 4 | CA0000072736 |
| **ADDRESS** | | | **CITY** | **ZIP** |
| 9631 VENICE BLVD | | | CULVER CITY | 90230 |


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| DETAILS |
|---|
| Additional details may be found online using the following link:<br><br>https://enviro.epa.gov/enviro/rcrainfoquery_3.facility_information?pgm_sys_id=CA0000072736<br>Source Type: Notification<br>Generator Status Universe: SQG<br>Generator Status: Small Quantity Generator<br>NAICS1: DRYCLEANING AND LAUNDRY SERVICES (EXCEPT COIN-OPERATED)<br>Active Site Indicator: H----<br>Owner Name: TAE JUN HA<br>In Handler Universes: Y<br>In a Universe: Y<br>Short Term Generator: N<br>Importer Activity: N<br>Mixed Waste Generator: N<br>Transporter Activity: N<br>Transfer Facility: N<br>Recycler Activity: N<br>Onsite Burner Exemption: N<br>Furnace Exemption: N<br>Underground Injection Activity: N<br>Receives Waste From Off-site: N<br>Universal Waste: N<br>Universal Waste Destination Facility: N<br>Used Oil Universe: NNNNNNN<br>Federal Universal Waste: N<br>Active Site Federally Regulated TSDF: ------<br>Active Site Converter TSDF: ------<br>More Details Link |

| DATABASE | STATUS | DISTANCE | ELEVATION | MAP ID |
|---|---|---|---|---|
| Hist-CA | No Longer Listed | 0.06 miles N | 109 ft<br>(3 ft higher than site) | 12 |

| SITE NAME | MAPS | ID |
|---|---|---|
| YOUNG, JAE & LEE, BYUNG KUK | 1, 2, 3, 4 | CAC002761727 |

| ADDRESS | CITY | ZIP |
|---|---|---|
| 3753 BAGLEY AVE | LOS ANGELES | 900344107 |


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| DETAILS |
|---|
| Original Database: HWIS-CA<br>Last Agency Status: Listed<br>Archive Date: 10/07/21<br>No Longer Listed-EPA ID: CAC002761727<br>Facility County: 19<br>Mailing Street: 3753 BAGLEY AVE<br>Mailing City: LOS ANGELES<br>Mailing State: CA<br>Mailing Zip: 900344107<br>Contact Name: YOUNG, JAE & LEE, BYUNG KUK<br>Contact Phone: 8187520442<br><br>Year: 2014<br>TONS: 0.4<br>TSD EPA ID: AZC950823111<br>Category Code: 151<br>Category Description: Asbestos containing waste<br>Method Description: LANDFILL OR SURFACE IMPOUNDMENT THAT WILL BE CLOSED AS LANDFILL( TO INCLUDE ON-SITE TREATMENT AND/OR STABILIZATION) |

| DATABASE | STATUS | DISTANCE | ELEVATION | MAP ID |
|---|---|---|---|---|
| RCRA-NON-US | Listed | 0.06 miles NW | 108 ft<br>(2 ft higher than site) | 13 |
| **SITE NAME** | | | **MAPS** | **ID** |
| FRAME DTCC, LLC. | | | 1, 2, 4 | CAC002997276 |
| **ADDRESS** | | | **CITY** | **ZIP** |
| 3749 S. CARDIFF AVENUE | | | LOS ANGELES | 90034 |


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| DETAILS |
|---|
| Additional details may be found online using the following link:<br><br>https://enviro.epa.gov/enviro/rcrainfoquery_3.facility_information?pgm_sys_id=CAC002997276<br>Source Type: Implementer<br>Generator Status Universe: N<br>Generator Status: Non-Generator<br>NAICS1: ALL OTHER WASTE MANAGEMENT SERVICES<br>Active Site Indicator: H----<br>Owner Name: FRAME DTCC, LLC.<br>Operator Name: FRAME DTCC, LLC.<br>In Handler Universes: Y<br>In a Universe: Y<br>Short Term Generator: N<br>Importer Activity: N<br>Mixed Waste Generator: N<br>Transporter Activity: N<br>Transfer Facility: N<br>Recycler Activity: N<br>Onsite Burner Exemption: N<br>Furnace Exemption: N<br>Underground Injection Activity: N<br>Receives Waste From Off-site: N<br>Universal Waste: Y<br>Universal Waste Destination Facility: Y<br>Used Oil Universe: NNNNNNN<br>Federal Universal Waste: N<br>Active Site Federally Regulated TSDF: ------<br>More Details Link |

| DATABASE | STATUS | DISTANCE | ELEVATION | MAP ID |
|---|---|---|---|---|
| Hist-CalFID-CA | Listed | 0.07 miles NE | 107 ft<br>(1 ft higher than site) | 14 |
| **SITE NAME** | | | **MAPS** | **ID** |
| HISTOLOGY SERVICE GROUP INC | | | 1, 2, 4 | 7762202 |
| **ADDRESS** | | | **CITY** | **ZIP** |
| 9327 VENICE BLVD | | | CULVER CITY | 902320000 |
| **DETAILS** | | | | |
| Reported Date: 1998 | | | | |


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| DATABASE | STATUS | DISTANCE | ELEVATION | MAP ID |
|---|---|---|---|---|
| County-Others-CA | Listed | 0.07 miles SE | 105 ft<br>(1 ft lower than site) | 15 |
| **SITE NAME** | | | **MAPS** | **ID** |
| LA ROCCO'S PIZZERIA | | | 1, 2, 4 | 031888-050287-LAC |
| **ADDRESS** | | | **CITY** | **ZIP** |
| 3819 MAIN ST | | | CULVER CITY | 90232 |

**DETAILS**

Source of the list: County of Los Angeles
Responsible Agency: Los Angeles Department of Public Works Industrial Waste & Stormwater Permits
URL:
http://ladpw.org/epd/OpenFileReview/Results.aspx?streetno=3819&streetdr=&streetname=MAIN&zip=90232
File URL:
http://ladpw.org/epd/OpenFileReview/DMSResults.aspx?fileno=050287
File Number: 031888-050287
Status: PERM
Status Description: Active Permitted File
Type: I
Type Description: Industrial Waste File

| DATABASE | STATUS | DISTANCE | ELEVATION | MAP ID |
|---|---|---|---|---|
| AIR-DIST-CA | Listed | 0.07 miles E | 105 ft<br>(1 ft lower than site) | 16 |
| **SITE NAME** | | | **MAPS** | **ID** |
| SEVEN STAR COFFEE SHOP | | | 1, 2, 4 | 73100-SC |
| **ADDRESS** | | | **CITY** | **ZIP** |
| 3820 MAIN ST | | | CULVER CITY | 90230 |


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| DETAILS |
|---|
| District: South Coast AQMD<br>Compliance URL:<br>http://www3.aqmd.gov/webappl/fim/prog/novnc.aspx?fac_id=73100<br>Note: For additional Facility, Equipment, Emissions, Hearing Board or Transporation Plan Information click on different tabs.<br>Facility Id: 73100<br>County Code: LA<br>County: Los Angeles<br>Facility Status Code: A<br>Facility Status: ACTIVE<br>Number of Employees: 0<br>Location Zip Code Extension: Not Reported<br>Facility Representative First Name: Not Reported<br>Facility Representative Last Name: Not Reported<br>Location Area Code: Not Reported<br>Location Phone Number: Not Reported<br>Location Phone Extension: Not Reported<br>Mailing Address: 3820 MAIN ST<br>Mailing City: CULVER CITY<br>Mailing State: CA<br>Mailing Zip Code: 90230<br>Mailing Zip Code Extension: Not Reported<br>Mailing Area Code: Not Reported<br>Mailing Phone Number: Not Reported<br>Mailing Phone Extension: Not Reported<br>Mailing Representative First Name: Not Reported<br>Mailing Representative Last Name: Not Reported<br><br>More Details Link |

| DATABASE | STATUS | DISTANCE | ELEVATION | MAP ID |
|---|---|---|---|---|
| Hist-CalFID-CA | Listed | 0.08 miles NE | 108 ft<br>(2 ft higher than site) | 17 |
| **SITE NAME** | | | **MAPS** | **ID** |
| 1X HISTOLOGY SERVICE GROUP INC | | | 1, 2, 4 | 7712834 |
| **ADDRESS** | | | **CITY** | **ZIP** |
| 9323 VENICE BLVD | | | CULVER CITY | 902320000 |
| **DETAILS** | | | | |
| Reported Date: 1998 | | | | |


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| DATABASE | STATUS | DISTANCE | ELEVATION | MAP ID |
|---|---|---|---|---|
| County-Others-CA | Listed | 0.09 miles SE | 104 ft<br>(2 ft lower than site) | 18 |
| **SITE NAME** | | | **MAPS** | **ID** |
| LUNCH | | | 1, 2, 4 | 032710-053006-LAC |
| **ADDRESS** | | | **CITY** | **ZIP** |
| 3829 MAIN ST | | | CULVER CITY | 90232 |

**DETAILS**

Source of the list: County of Los Angeles
Responsible Agency: Los Angeles Department of Public Works Industrial Waste & Stormwater Permits
URL:
http://ladpw.org/epd/OpenFileReview/Results.aspx?streetno=3829&streetdr=&streetname=MAIN&zip=90232
File URL:
http://ladpw.org/epd/OpenFileReview/DMSResults.aspx?fileno=053006
File Number: 032710-053006
Status: CLOS
Status Description: Closed File. File no longer has an active permit.
Type: I
Type Description: Industrial Waste File

| DATABASE | STATUS | DISTANCE | ELEVATION | MAP ID |
|---|---|---|---|---|
| County-Others-CA | Listed | 0.09 miles SE | 104 ft<br>(2 ft lower than site) | 18 |
| **SITE NAME** | | | **MAPS** | **ID** |
| HANJIP KOREAN BBQ | | | 1, 2, 4 | 032710-060780-LAC |
| **ADDRESS** | | | **CITY** | **ZIP** |
| 3829 MAIN ST | | | CULVER CITY | 90232 |


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| DETAILS |
|---|
| Source of the list: County of Los Angeles<br>Responsible Agency: Los Angeles Department of Public Works Industrial Waste & Stormwater Permits<br>URL:<br>http://ladpw.org/epd/OpenFileReview/Results.aspx?streetno=3829&streetdr=&streetname=MAIN&zip=90232<br>File URL:<br>http://ladpw.org/epd/OpenFileReview/DMSResults.aspx?fileno=060780<br>File Number: 032710-060780<br>Status: PERM<br>Status Description: Active Permitted File<br>Type: I<br>Type Description: Industrial Waste File |

| DATABASE | STATUS | DISTANCE | ELEVATION | MAP ID |
|---|---|---|---|---|
| County-Others-CA | Listed | 0.09 miles SE | 104 ft<br>(2 ft lower than site) | 19 |
| **SITE NAME** | | | **MAPS** | **ID** |
| LIBRA GROUP INC | | | 1, 2, 4 | 032784-053297-LAC |
| **ADDRESS** | | | **CITY** | **ZIP** |
| 3833 MAIN ST | | | CULVER CITY | 90232 |
| **DETAILS** | | | | |
| Source of the list: County of Los Angeles<br>Responsible Agency: Los Angeles Department of Public Works Industrial Waste & Stormwater Permits<br>URL:<br>http://ladpw.org/epd/OpenFileReview/Results.aspx?streetno=3833&streetdr=&streetname=MAIN&zip=90232<br>File URL:<br>http://ladpw.org/epd/OpenFileReview/DMSResults.aspx?fileno=053297<br>File Number: 032784-053297<br>Status: PERM<br>Status Description: Active Permitted File<br>Type: I<br>Type Description: Industrial Waste File | | | | |


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| DATABASE | STATUS | DISTANCE | ELEVATION | MAP ID |
|---|---|---|---|---|
| County-Others-CA | Listed | 0.09 miles SE | 104 ft<br>(2 ft lower than site) | 20 |
| **SITE NAME** | | | **MAPS** | **ID** |
| KABAB BISTRO | | | 1, 2, 4 | 033018-054630-LAC |
| **ADDRESS** | | | **CITY** | **ZIP** |
| 3835 MAIN ST | | | CULVER CITY | 90232 |

**DETAILS**

Source of the list: County of Los Angeles
Responsible Agency: Los Angeles Department of Public Works Industrial Waste & Stormwater Permits
URL:
http://ladpw.org/epd/OpenFileReview/Results.aspx?streetno=3835&streetdr=&streetname=MAIN&zip=90232
File URL:
http://ladpw.org/epd/OpenFileReview/DMSResults.aspx?fileno=054630
File Number: 033018-054630
Status: CLOS
Status Description: Closed File. File no longer has an active permit.
Type: I
Type Description: Industrial Waste File

| DATABASE | STATUS | DISTANCE | ELEVATION | MAP ID |
|---|---|---|---|---|
| County-Others-CA | Listed | 0.09 miles SE | 104 ft<br>(2 ft lower than site) | 20 |
| **SITE NAME** | | | **MAPS** | **ID** |
| SIGNATURE BURGER | | | 1, 2, 4 | 033018-060239-LAC |
| **ADDRESS** | | | **CITY** | **ZIP** |
| 3835 MAIN ST | | | CULVER CITY | 90232 |


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| DETAILS |
|---|
| Source of the list: County of Los Angeles<br>Responsible Agency: Los Angeles Department of Public Works Industrial Waste & Stormwater Permits<br>URL:<br>http://ladpw.org/epd/OpenFileReview/Results.aspx?streetno=3835&streetdr=&streetname=MAIN&zip=90232<br>File URL:<br>http://ladpw.org/epd/OpenFileReview/DMSResults.aspx?fileno=060239<br>File Number: 033018-060239<br>Status: PERM<br>Status Description: Active Permitted File<br>Type: I<br>Type Description: Industrial Waste File |

| DATABASE | STATUS | DISTANCE | ELEVATION | MAP ID |
|---|---|---|---|---|
| AIR-DIST-CA | Listed | 0.1 miles S | 103 ft<br>(3 ft lower than site) | 21 |
| **SITE NAME** | | | **MAPS** | **ID** |
| PACIFIC BELL, AT&T CALIFORNIA, DBA | | | 1, 2, 4 | 15631-SC |
| **ADDRESS** | | | **CITY** | **ZIP** |
| 3847 CARDIFF AVE | | | CULVER CITY | 90232 |


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| DETAILS |
|---|
| District: South Coast AQMD<br>Compliance URL:<br>http://www3.aqmd.gov/webappl/fim/prog/novnc.aspx?fac_id=15631<br>Note: For additional Facility, Equipment, Emissions, Hearing Board or Transporation Plan Information click on different tabs.<br>Facility Id: 15631<br>County Code: LA<br>County: Los Angeles<br>Facility Status Code: A<br>Facility Status: ACTIVE<br>Number of Employees: 0<br>Location Zip Code Extension: Not Reported<br>Facility Representative First Name: TOM<br>Facility Representative Last Name: SUTER<br>Location Area Code: 818<br>Location Phone Number: 5782375<br>Location Phone Extension: Not Reported<br>Mailing Address: PO BOX 5095 C/O ENV. MGMT RM 4W200M ATTN: MINDY LUSK<br>Mailing City: SAN RAMON<br>Mailing State: CA<br>Mailing Zip Code: 94583<br>Mailing Zip Code Extension: 0995<br>Mailing Area Code: 818<br>Mailing Phone Number: 5782375<br>Mailing Phone Extension: Not Reported<br>Mailing Representative First Name: TOM<br>Mailing Representative Last Name: SUTER<br><br>More Details Link |

| DATABASE | STATUS | DISTANCE | ELEVATION | MAP ID |
|---|---|---|---|---|
| CERS-CA | Listed | 0.1 miles S | 103 ft<br>(3 ft lower than site) | 21 |
| **SITE NAME** | | | **MAPS** | **ID** |
| AT&T California - H4113 | | | 1, 2, 4 | 10310470 |
| **ADDRESS** | | | **CITY** | **ZIP** |
| 3847 Cardiff Ave | | | Culver City | 90232 |


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| DETAILS |
|---|
| General Program & Facility Information<br>CERS ID: 10310470<br>Facility ID: LACoFA0006544<br>Facility Regulator Key ID: FA0006544<br>Organization Code: 90002299<br>Business/Organization Name: PACIFIC BELL TELEPHONE COMPANY dba AT&T CALIFORNIA<br>Multiple Jurisdictional Business? (Y/N): Yes<br>Business Origin: Business<br>Count of Business' CERS User Accounts: 72<br>Facility Count for Business: 1074<br>Last Submittal Date (any element): 5/22/2017 6:24:26 AM<br>Count of Submitted Elements: 42<br>Remote Facility? (Y/N): No<br>Small Quantity Generator Facility? (Y/N): No<br>Local Facility Grouping: Not Reported<br><br>Facility Specific Information<br>Assessor Parcel Number (APN): Not Reported<br>Number of Employees: 4<br>Property Owner Name: Not Reported<br>Property Owner Phone Number: Not Reported<br>Property Owner Mailing Address: Not Reported<br>Property Owner Mailing City: Not Reported<br>Property Owner Mailing State: Not Reported<br>Property Owner Mailing Zip Code: Not Reported<br>Property Owner Mailing Country: Not Reported<br>More Details Link |

| DATABASE | STATUS | DISTANCE | ELEVATION | MAP ID |
|---|---|---|---|---|
| County-Others-CA | Listed | 0.1 miles S | 103 ft<br>(3 ft lower than site) | 21 |
| **SITE NAME** | | | **MAPS** | **ID** |
| PACIFIC BELL DBA AT&T CA | | | 1, 2, 4 | 010333-056982-LAC |
| **ADDRESS** | | | **CITY** | **ZIP** |
| 3847 CARDIFF AVE | | | CULVER CITY | 90230 |


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| DETAILS |
|---|
| Source of the list: County of Los Angeles<br>Responsible Agency: Los Angeles Department of Public Works Industrial Waste & Stormwater Permits<br>URL:<br>http://ladpw.org/epd/OpenFileReview/Results.aspx?streetno=3847&streetdr=&streetname=CARDIFF&zip=90230<br>File URL:<br>http://ladpw.org/epd/OpenFileReview/DMSResults.aspx?fileno=056982<br>File Number: 010333-056982<br>Status: PERM<br>Status Description: Active Permitted File<br>Type: I<br>Type Description: Industrial Waste File |

| DATABASE | STATUS | DISTANCE | ELEVATION | MAP ID |
|---|---|---|---|---|
| County-UST-CA | Listed | 0.1 miles S | 103 ft<br>(3 ft lower than site) | 21 |
| SITE NAME | | | MAPS | ID |
| PACIFIC BELL CLCYCA11/H4113 | | | 1, 2, 4 | 010333-010218-LAC |
| ADDRESS | | | CITY | ZIP |
| 3847 CARDIFF AVE | | | CULVER CITY | 90230 |

| DETAILS |
|---|
| Source of the list: County of Los Angeles<br>Responsible Agency: Los Angeles Department of Public Works<br>URL:<br>http://ladpw.org/epd/OpenFileReview/Results.aspx?streetno=3847&streetdr=&streetname=CARDIFF&zip=90230<br>File URL:<br>http://ladpw.org/epd/OpenFileReview/DMSResults.aspx?fileno=010218<br>File Number: 010333-010218<br>Status: PERM<br>Status Description: Active Permitted File<br>Type: T<br>Type Description: Underground Storage Tank File |


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| DATABASE | STATUS | DISTANCE | ELEVATION | MAP ID |
|---|---|---|---|---|
| CRSP-CA | Listed | 0.1 miles S | 103 ft<br>(3 ft lower than site) | 21 |

| SITE NAME | MAPS | ID |
|---|---|---|
| AT&T California - H4113 | 1, 2, 4 | 436215 |

| ADDRESS | CITY | ZIP |
|---|---|---|
| 3847 CARDIFF AVE | CULVER CITY | 90232 |

**DETAILS**

Site Regulated Program Information
Site ID: 436215
Site EI ID: 10310470
Agency Provided Latitude: 34.023978
Agency Provided Longitude: -118.395364

Program Description: Chemical Storage Facilities

Program Description: Hazardous Waste Generator

Program Description: Underground Storage Tank

Evaluation Information
Evaluation Date: 9/17/2018
Violations Found? (Y/N): No
Evaluation General Type: Compliance Evaluation Inspection
Evaluation Type: Routine done by local agency
Evaluation Note(s): Inspected by: J.Luna  Consent by: Alex Coronado
Evaluation Division: Culver City Fire Department
Evaluation Program: HMRRP
Evaluation Source: CERS

Evaluation Date: 8/16/2018
Violations Found? (Y/N): No
Evaluation General Type: Compliance Evaluation Inspection
Evaluation Type: Routine done by local agency

More Details Link


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| DATABASE | STATUS | DISTANCE | ELEVATION | MAP ID |
|---|---|---|---|---|
| CRSP-CA | Listed | 0.1 miles S | 103 ft<br>(3 ft lower than site) | 21 |

| SITE NAME | MAPS | ID |
|---|---|---|
| T-Mobile West, LLC LA02556A | 1, 2, 4 | 73460 |

| ADDRESS | CITY | ZIP |
|---|---|---|
| 3847 CARDIFF AVE | CULVER CITY | 90232 |

**DETAILS**

Site Regulated Program Information
Site ID: 73460
Site EI ID: 10310428
Agency Provided Latitude: 34.023978
Agency Provided Longitude: -118.395364

Program Description: Chemical Storage Facilities

Evaluation Information
Evaluation Date: 6/14/2016
Violations Found? (Y/N): No
Evaluation General Type: Compliance Evaluation Inspection
Evaluation Type: Routine done by local agency
Evaluation Note(s): Inspectors: T. Mac Tavish/ J. Luna  Consent: John Marquez
Evaluation Division: Culver City Fire Department
Evaluation Program: HMRRP
Evaluation Source: CERS

Evaluation Date: 6/18/2014
Violations Found? (Y/N): No
Evaluation General Type: Compliance Evaluation Inspection
Evaluation Type: Routine done by local agency
Evaluation Note(s): INSPECTORS: J. LUNA/ T. MAC TAVISH  CONSENT: JOHN MARQUES (TECHNICIAN)
Evaluation Division: Culver City Fire Department
Evaluation Program: HMRRP
Evaluation Source: CERS

More Details Link


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| DATABASE | STATUS | DISTANCE | ELEVATION | MAP ID |
|---|---|---|---|---|
| CRSP-CA | Listed | 0.1 miles S | 103 ft (3 ft lower than site) | 21 |
| **SITE NAME** | | | **MAPS** | **ID** |
| PACIFIC BELL | | | 1, 2, 4 | 215976 |
| **ADDRESS** | | | **CITY** | **ZIP** |
| 3847 CARDIFF AVE S | | | CULVER CITY | 90232 |

**DETAILS**

Site Regulated Program Information
Site ID: 215976
Site EI ID: T0603703592
Agency Provided Latitude: 34.023966
Agency Provided Longitude: -118.395271

Program Description: Leaking Underground Storage Tank Cleanup Site

Evaluation Information
: Not Reported
:Violation Information
: Not Reported
:Enforcement Information
: Not Reported
:Chemical Information
: Not Reported
:Coordinate Information
: Not Reported
:

| DATABASE | STATUS | DISTANCE | ELEVATION | MAP ID |
|---|---|---|---|---|
| Hist-CalFID-CA | Listed | 0.1 miles S | 103 ft (3 ft lower than site) | 21 |
| **SITE NAME** | | | **MAPS** | **ID** |
| PACIFIC BELL | | | 1, 2, 4 | 315310 |
| **ADDRESS** | | | **CITY** | **ZIP** |
| 3847 CARDIFF AVE | | | CULVER CITY | 90232 |

**DETAILS**

Reported Date: 1998


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| DATABASE | STATUS | DISTANCE | ELEVATION | MAP ID |
|---|---|---|---|---|
| Hist-CalFID-CA | Listed | 0.1 miles S | 103 ft (3 ft lower than site) | 21 |
| **SITE NAME** | | | **MAPS** | **ID** |
| PACIFIC TELEPHONE AND TELEGRAPH CO | | | 1, 2, 4 | 3776111 |
| **ADDRESS** | | | **CITY** | **ZIP** |
| 3847 CARDIFF AVE | | | CULVER CITY | 90232 |
| **DETAILS** | | | | |
| Reported Date: 1998 | | | | |

| DATABASE | STATUS | DISTANCE | ELEVATION | MAP ID |
|---|---|---|---|---|
| Hist-CalFID-CA | Listed | 0.1 miles S | 103 ft (3 ft lower than site) | 21 |
| **SITE NAME** | | | **MAPS** | **ID** |
| PACIFIC TELEPHONE AND TELEGRPH | | | 1, 2, 4 | 3776112 |
| **ADDRESS** | | | **CITY** | **ZIP** |
| 3847 CARDIFF AVE | | | CULVER CITY | 90232 |
| **DETAILS** | | | | |
| Reported Date: 1998 | | | | |

| DATABASE | STATUS | DISTANCE | ELEVATION | MAP ID |
|---|---|---|---|---|
| Hist-City-UST-CA | Listed | 0.1 miles S | 103 ft (3 ft lower than site) | 21 |
| **SITE NAME** | | | **MAPS** | **ID** |
| PACIFIC BELL CLCYCA11/H4113 | | | 1, 2, 4 | 4023370 |
| **ADDRESS** | | | **CITY** | **ZIP** |
| 3847 CARDIFF AVE | | | CULVER CITY | |


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| DETAILS |
|---|
| Reported Date: 1998<br>List: Los Angeles County UST, Street Number Book<br>Agency: Los Angeles County Department of Public Works |

| DATABASE | STATUS | DISTANCE | ELEVATION | MAP ID |
|---|---|---|---|---|
| Hist-HWS-CA | Listed | 0.1 miles S | 103 ft<br>(3 ft lower than site) | 21 |
| **SITE NAME** | | | **MAPS** | **ID** |
| PACIFIC BELL | | | 1, 2, 4 | 315310 |
| **ADDRESS** | | | **CITY** | **ZIP** |
| 3847 CARDIFF | | | CULVER CITY | 90232 |
| **DETAILS** | | | | |
| Reported Date: 1998 | | | | |

| DATABASE | STATUS | DISTANCE | ELEVATION | MAP ID |
|---|---|---|---|---|
| Hist-LUSTIS-CA | Listed | 0.1 miles S | 103 ft<br>(3 ft lower than site) | 21 |
| **SITE NAME** | | | **MAPS** | **ID** |
| PACIFIC BELL | | | 1, 2, 4 | 315310 |
| **ADDRESS** | | | **CITY** | **ZIP** |
| 3847 CARDIFF AVE S | | | CULVER CITY | 90232 |
| **DETAILS** | | | | |
| Reported Date: 1998 | | | | |


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| DATABASE | STATUS | DISTANCE | ELEVATION | MAP ID |
|---|---|---|---|---|
| HIST-R4-CA | Listed | 0.1 miles S | 103 ft<br>(3 ft lower than site) | 21 |
| **SITE NAME** | | | **MAPS** | **ID** |
| PACIFIC BELL | | | 1, 2, 4 | I-10218-UST |
| **ADDRESS** | | | **CITY** | **ZIP** |
| 3847 CARDIFF AVE S | | | CULVER CITY | 90232 |

**DETAILS**

Type: UST
Source of the list: Region 4 - Los Angeles Regional Water Quality Control Board
CASENO: I-10218
STAFF: Not Reported
LEGENDCODE: LC
LOCATION COMMUNITY: Not Reported
LOCATION XSTREET: WASHINGTON BLVD.
STATUS: 9
LEADAGENCY: L
DISTANCE: 6032
STATE_WELL: 02S14W05D08S
DTW: 0
LAT: 34.0230388836
LONG: -118.394552409

| DATABASE | STATUS | DISTANCE | ELEVATION | MAP ID |
|---|---|---|---|---|
| Hist-Service Stations | Listed | 0.1 miles S | 103 ft<br>(3 ft lower than site) | 21 |
| **SITE NAME** | | | **MAPS** | **ID** |
| PACIFIC BELL CLCYCA11/H4113 | | | 1, 2, 4 | 207394 |
| **ADDRESS** | | | **CITY** | **ZIP** |
| 3847 CARDIFF AVE | | | CULVER CITY | 90230 |

**DETAILS**

AS OF DATE: 1/31/2002
SITE TYPE: UTILITY
TANK TYPE: UST
COUNTY: LOS ANGELES


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| DATABASE | STATUS | DISTANCE | ELEVATION | MAP ID |
|---|---|---|---|---|
| LUST-Closed-CA | Completed - Case Closed | 0.1 miles S | 103 ft<br>(3 ft lower than site) | 21 |

| SITE NAME | MAPS | ID |
|---|---|---|
| PACIFIC BELL | 1, 2, 4 | T0603703592 |

| ADDRESS | CITY | ZIP |
|---|---|---|
| 3847 CARDIFF AVE S | CULVER CITY | 90232 |

**DETAILS**

Sites Details
URL:
http://geotracker.waterboards.ca.gov/profile_report.asp?global_id=T0603703592
Global ID: T0603703592
Case Type: LUST Cleanup Site
Status: Completed - Case Closed
Status Date: Not Reported
CUF Case: NO
Lead Agency: LOS ANGELES COUNTY
Case Worker: JOA
Local Agency: LOS ANGELES COUNTY
RB Case Number: I-10218
Loc Case Number: Not Reported
File Location: Not Reported
Potential Contaminants of Concern: Diesel
Potential Media Affected: Soil
Site History: Not Reported
Begin Date: 1990-07-24 00:00:00
How Discovered: Other Means
How Discovered Description: Not Reported
Stop Method: Not Reported
Stop Method Description: Not Reported
Agency Provided Latitude: 34.0239657
Agency Provided Longitude: -118.3952717

Regulatory Activities Details
More Details Link


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| DATABASE | STATUS | DISTANCE | ELEVATION | MAP ID |
|---|---|---|---|---|
| RCRA-LQG-US | Listed | 0.1 miles S | 103 ft<br>(3 ft lower than site) | 21 |

| SITE NAME | MAPS | ID |
|---|---|---|
| PACIFIC BELL | 1, 2, 4 | CAT080023153 |

| ADDRESS | CITY | ZIP |
|---|---|---|
| 3847 CARDIFF AVE | CULVER CITY | 90230 |

**DETAILS**

Additional details may be found online using the following link:

https://enviro.epa.gov/enviro/rcrainfoquery_3.facility_information?pgm_sys_id=CAT080023153
Source Type: Notification
Generator Status Universe: LQG
Generator Status: Large Quantity Generator
Active Site Indicator: H----
Owner Name: NOT REQUIRED
In Handler Universes: Y
In a Universe: Y
Short Term Generator: N
Importer Activity: N
Mixed Waste Generator: N
Transporter Activity: Y
Transfer Facility: N
Recycler Activity: N
Onsite Burner Exemption: N
Furnace Exemption: N
Underground Injection Activity: N
Receives Waste From Off-site: N
Universal Waste: N
Universal Waste Destination Facility: N
Used Oil Universe: NNNNNNN
Federal Universal Waste: N
Active Site Federally Regulated TSDF: ------
Active Site Converter TSDF: ------
Active Site State Regulated TSDF: ------

More Details Link


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| DATABASE | STATUS | DISTANCE | ELEVATION | MAP ID |
|---|---|---|---|---|
| UST-CA | Listed | 0.1 miles S | 103 ft<br>(3 ft lower than site) | 21 |
| **SITE NAME** | | | **MAPS** | **ID** |
| AT&T California - H4113 | | | 1, 2, 4 | 222580 |
| **ADDRESS** | | | **CITY** | **ZIP** |
| 3847 Cardiff Ave | | | Culver City | 90232 |

**DETAILS**

More Information on Site? Go to Following Link:
http://geotracker.waterboards.ca.gov/search.asp
CERSID: 10310470
Global ID: LACoFA0006544
COUNTY: Los Angeles
Permitting Agency: Los Angeles County Fire Department
Agency Provided Latitude: 34.02398
Agency Provided Longitude: -118.39536
PROJECT TYPE: Not Reported
RB Case Number: Not Reported
LOC Case Number: Not Reported
Case Worker: Not Reported
MTBE DATE: Not Reported
GW CONC (PPB): Not Reported
MATRIX: Not Reported

| DATABASE | STATUS | DISTANCE | ELEVATION | MAP ID |
|---|---|---|---|---|
| UST-CRSP-CA | Listed | 0.1 miles S | 103 ft<br>(3 ft lower than site) | 21 |
| **SITE NAME** | | | **MAPS** | **ID** |
| AT&T California - H4113 | | | 1, 2, 4 | 436215 |
| **ADDRESS** | | | **CITY** | **ZIP** |
| 3847 CARDIFF AVE | | | CULVER CITY | 90232 |


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| DETAILS |
|---|
| Site Regulated Program Information<br>Site ID: 436215<br>Site EI ID: 10310470<br>Agency Provided Latitude: 34.023978<br>Agency Provided Longitude: -118.395364<br><br>Program Description: Underground Storage Tank<br><br>Evaluation Information<br>Evaluation Date: 11/2/2020<br>Violations Found? (Y/N): No<br>Evaluation General Type: Compliance Evaluation Inspection<br>Evaluation Type: Routine done by local agency<br>Evaluation Note(s): Not Reported<br>Evaluation Division: Culver City Fire Department<br>Evaluation Program: HMRRP<br>Evaluation Source: CERS<br><br>Evaluation Date: 8/11/2020<br>Violations Found? (Y/N): No<br>Evaluation General Type: Compliance Evaluation Inspection<br>Evaluation Type: Routine done by local agency<br>Evaluation Note(s): Not Reported<br>Evaluation Division: Los Angeles County Department of Public Works<br>Evaluation Program: UST<br>Evaluation Source: CERS<br>More Details Link |

| DATABASE | STATUS | DISTANCE | ELEVATION | MAP ID |
|---|---|---|---|---|
| Air-CA | Listed | 0.1 miles NE | 108 ft<br>(2 ft higher than site) | 22 |
| **SITE NAME** | | | **MAPS** | **ID** |
| MANUEL'S BODY SHOP | | | 1, 2, 4 | SC AQMD-SC-6799 |
| **ADDRESS** | | | **CITY** | **ZIP** |
| 9301 VENICE BLVD | | | CULVER CITY | 90230 |


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| DETAILS |
|---|
| Toxic Facility Information<br>Agency ID Desc: The first portion is the Air Quality District, the second portion is the County, the last is the Facility ID<br>Facility ID: 6799<br>Database Year: 2015<br>Air Basin: SC<br>County Code: 19<br>District Code: SC<br>District: SOUTH COAST AQMD<br>Facility SIC Code: 9999<br>COID: LA<br>Prioritization Thresholds: Not Reported<br>Health Risk Assessment (HRA): Not Reported<br>Non-Cancer Chronic Hazard Index: Not Reported<br>Non-Cancer Acute Hazard Index: Not Reported<br>CHAPIS: Not Reported<br>CERR Code: Not Reported<br><br>Pollutant Information<br>: Not Reported |

| DATABASE | STATUS | DISTANCE | ELEVATION | MAP ID |
|---|---|---|---|---|
| AIR-DIST-CA | Listed | 0.1 miles NE | 108 ft<br>(2 ft higher than site) | 22 |
| **SITE NAME** | | | **MAPS** | **ID** |
| MANUEL'S BODY SHOP | | | 1, 2, 4 | 6799-SC |
| **ADDRESS** | | | **CITY** | **ZIP** |
| 9301 VENICE BLVD | | | CULVER CITY | 90230 |


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| DETAILS |
|---|
| District: South Coast AQMD<br>Compliance URL:<br>http://www3.aqmd.gov/webappl/fim/prog/novnc.aspx?fac_id=6799<br>Note: For additional Facility, Equipment, Emissions, Hearing Board or Transporation Plan Information click on different tabs.<br>Facility Id: 6799<br>County Code: LA<br>County: Los Angeles<br>Facility Status Code: A<br>Facility Status: ACTIVE<br>Number of Employees: 16<br>Location Zip Code Extension: Not Reported<br>Facility Representative First Name: ELENA<br>Facility Representative Last Name: ALONZO<br>Location Area Code: 310<br>Location Phone Number: 8363701<br>Location Phone Extension: Not Reported<br>Mailing Address: 9301 VENICE BLVD<br>Mailing City: CULVER CITY<br>Mailing State: CA<br>Mailing Zip Code: 90230<br>Mailing Zip Code Extension: Not Reported<br>Mailing Area Code: 310<br>Mailing Phone Number: 8363701<br>Mailing Phone Extension: Not Reported<br>Mailing Representative First Name: ELENA<br>Mailing Representative Last Name: ALONZO<br><br>More Details Link |

| DATABASE | STATUS | DISTANCE | ELEVATION | MAP ID |
|---|---|---|---|---|
| CRSP-CA | Listed | 0.1 miles NE | 108 ft<br>(2 ft higher than site) | 22 |
| **SITE NAME** | | | **MAPS** | **ID** |
| MANUEL'S BODY SHOP | | | 1, 2, 4 | 132691 |
| **ADDRESS** | | | **CITY** | **ZIP** |
| 9301 W VENICE BLVD | | | CULVER CITY | 90232 |


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| DETAILS |
|---|
| Site Regulated Program Information<br>Site ID: 132691<br>Site EI ID: 10244167<br>Agency Provided Latitude: 34.0262<br>Agency Provided Longitude: -118.39462<br><br>Program Description: Chemical Storage Facilities<br><br>Program Description: Hazardous Waste Generator<br><br>Evaluation Information<br>Evaluation Date: 12/17/2018<br>Violations Found? (Y/N): Yes<br>Evaluation General Type: Other/Unknown<br>Evaluation Type: Other, not routine, done by local agency<br>Evaluation Note(s): Second Notice of Violation Inspection Report Documents uploaded to CERS were reviewed. Indicated previously in this report are violations, originally issued on 06/29/2018, that have not been resolved by the original COMPLY BY date. These violations have been re-issued and the violation class upgraded. Review and correct all violations indicated in this report, on or before the new COMPLY BY date associated with each violation. Failure to resolve these violations will result in this facility being subject to formal enforcement. NOTE: The LAMC, Sections (L.A.M.C. SECTIONS 57.105.1.4; 57.120.3; 57.121.2 and 57.121.2.1.) requires businesses that store, use or handle hazardous materials in the City of Los Angeles to obtain a Consolidated Permit from the Los Angeles Fire Department CUPA **** Annual submission of a Hazardous Materials Business Plan into CERS is required between January 1 and March 1 of every year. Please remember that any change in inventory of greater [Truncated]<br>Evaluation Division: Los Angeles City Fire Department<br>Evaluation Program: HMRRP<br>Evaluation Source: CERS<br><br>Evaluation Date: 8/16/2018<br>Violations Found? (Y/N): No<br>Evaluation General Type: Other/Unknown<br>Evaluation Type: Other, not routine, done by local agency<br>Evaluation Note(s): Follow up inspection conducted - violations corrected & NOV abated<br>Evaluation Division: Los Angeles County Fire Department<br>More Details Link |

| DATABASE | STATUS | DISTANCE | ELEVATION | MAP ID |
|---|---|---|---|---|
| Hist-Auto Repair | Listed | 0.1 miles NE | 108 ft<br>(2 ft higher than site) | 22 |
| **SITE NAME** | | | **MAPS** | **ID** |
| MANUELS BODY SHOP | | | 1, 2, 4 | 501786-PD |
| **ADDRESS** | | | **CITY** | **ZIP** |
| 9301 VENICE BLVD | | | CULVER CITY | 90232-2621 |


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| DETAILS |
|---|
| Listing Year: 1997<br>SIC Category: AUTOMOBILE BODY-REPAIRING & PAINTING<br>SIC Code: 753201 |

| DATABASE | STATUS | DISTANCE | ELEVATION | MAP ID |
|---|---|---|---|---|
| Hist-CalFID-CA | Listed | 0.1 miles NE | 108 ft<br>(2 ft higher than site) | 22 |
| **SITE NAME** | | | **MAPS** | **ID** |
| MANUEL'S BODY SHOP | | | 1, 2, 4 | 256908 |
| **ADDRESS** | | | **CITY** | **ZIP** |
| 9301 VENICE BLVD | | | CULVER CITY | 902300000 |
| **DETAILS** | | | | |
| Reported Date: 1998 | | | | |

| DATABASE | STATUS | DISTANCE | ELEVATION | MAP ID |
|---|---|---|---|---|
| RCRA-NON-US | Listed | 0.1 miles NE | 108 ft<br>(2 ft higher than site) | 22 |
| **SITE NAME** | | | **MAPS** | **ID** |
| MANUEL'S BODY SHOP INC | | | 1, 2, 4 | CAD066689688 |
| **ADDRESS** | | | **CITY** | **ZIP** |
| 9301 VENICE BLVD | | | CULVER CITY | 90232 |


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| DETAILS |
|---|
| Additional details may be found online using the following link:<br><br>https://enviro.epa.gov/enviro/rcrainfoquery_3.facility_information?pgm_sys_id=CAD066689688<br>Source Type: Implementer<br>Generator Status Universe: N<br>Generator Status: Non-Generator<br>NAICS1: GENERAL AUTOMOTIVE REPAIR<br>Active Site Indicator: H----<br>Owner Name: FREDDY ROBLEDO, PRESIDENT<br>Operator Name: FREDDY ROBLEDO<br>In Handler Universes: Y<br>In a Universe: Y<br>Short Term Generator: N<br>Importer Activity: N<br>Mixed Waste Generator: N<br>Transporter Activity: N<br>Transfer Facility: N<br>Recycler Activity: N<br>Onsite Burner Exemption: N<br>Furnace Exemption: N<br>Underground Injection Activity: N<br>Receives Waste From Off-site: N<br>Universal Waste: Y<br>Universal Waste Destination Facility: Y<br>Used Oil Universe: NNNNNNN<br>Federal Universal Waste: N<br>Active Site Federally Regulated TSDF: ------<br>More Details Link |

| DATABASE | STATUS | DISTANCE | ELEVATION | MAP ID |
|---|---|---|---|---|
| AIR-DIST-CA | Listed | 0.1 miles S | 102 ft<br>(4 ft lower than site) | 23 |
| **SITE NAME** | | | **MAPS** | **ID** |
| CELEBRITY DIRECTORY ASSISTANCE | | | 1, 2, 4 | 112713-SC |
| **ADDRESS** | | | **CITY** | **ZIP** |
| 3840 WATSEKA AVE | | | CULVER CITY | 90232 |


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| DETAILS |
|---|
| District: South Coast AQMD<br>Compliance URL:<br>http://www3.aqmd.gov/webappl/fim/prog/novnc.aspx?fac_id=112713<br>Note: For additional Facility, Equipment, Emissions, Hearing Board or Transporation Plan Information click on different tabs.<br>Facility Id: 112713<br>County Code: LA<br>County: Los Angeles<br>Facility Status Code: A<br>Facility Status: ACTIVE<br>Number of Employees: 0<br>Location Zip Code Extension: Not Reported<br>Facility Representative First Name: JIM<br>Facility Representative Last Name: MCKEE<br>Location Area Code: 310<br>Location Phone Number: 2537906<br>Location Phone Extension: Not Reported<br>Mailing Address: 3840 WATSEKA AVE<br>Mailing City: CULVER CITY<br>Mailing State: CA<br>Mailing Zip Code: 90232<br>Mailing Zip Code Extension: Not Reported<br>Mailing Area Code: 310<br>Mailing Phone Number: 2537906<br>Mailing Phone Extension: Not Reported<br>Mailing Representative First Name: JIM<br>Mailing Representative Last Name: MCKEE<br><br>More Details Link |

| DATABASE | STATUS | DISTANCE | ELEVATION | MAP ID |
|---|---|---|---|---|
| County-Others-CA | Listed | 0.11 miles SE | 103 ft<br>(3 ft lower than site) | 24 |
| **SITE NAME** | | | **MAPS** | **ID** |
| ROCCO'S TAVERN | | | 1, 2, 4 | 033275-055651-LAC |
| **ADDRESS** | | | **CITY** | **ZIP** |
| 3843 MAIN ST | | | CULVER CITY | 90232 |


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| DETAILS |
|---|
| Source of the list: County of Los Angeles<br>Responsible Agency: Los Angeles Department of Public Works Industrial Waste & Stormwater Permits<br>URL:<br>http://ladpw.org/epd/OpenFileReview/Results.aspx?streetno=3843&streetdr=&streetname=MAIN&zip=90232<br>File URL:<br>http://ladpw.org/epd/OpenFileReview/DMSResults.aspx?fileno=055651<br>File Number: 033275-055651<br>Status: PERM<br>Status Description: Active Permitted File<br>Type: I<br>Type Description: Industrial Waste File |

| DATABASE | STATUS | DISTANCE | ELEVATION | MAP ID |
|---|---|---|---|---|
| CRSP-CA | Listed | 0.11 miles SE | 103 ft<br>(3 ft lower than site) | 24 |
| **SITE NAME** | | | **MAPS** | **ID** |
| Rocco's Tavern | | | 1, 2, 4 | 362334 |
| **ADDRESS** | | | **CITY** | **ZIP** |
| 3843 MAIN ST | | | CULVER CITY | 90232 |


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| DETAILS |
|---|
| Site Regulated Program Information<br>Site ID: 362334<br>Site EI ID: 10653910<br>Agency Provided Latitude: 34.024357<br>Agency Provided Longitude: -118.394562<br><br>Program Description: Chemical Storage Facilities<br><br>Evaluation Information<br>: Not Reported<br>:Violation Information<br>: Not Reported<br>:Enforcement Information<br>: Not Reported<br>:Chemical Information<br>: Not Reported<br>:Coordinate Information<br>Program ID: 10653910<br>ENV INT Type Code: HMBP<br>Coordinate Name: Not Reported<br>Reference Point Type Description: Center of a facility or station.<br>Agency Provided Latitude: 34.024360<br>Agency Provided Longitude: -118.394560<br><br>More Details Link |

| DATABASE | STATUS | DISTANCE | ELEVATION | MAP ID |
|---|---|---|---|---|
| County-Others-CA | Listed | 0.11 miles SE | 104 ft<br>(2 ft lower than site) | 25 |
| **SITE NAME** | | | **MAPS** | **ID** |
| SPINFISH POKE HOUSE | | | 1, 2, 4 | 035098-062976-LAC |
| **ADDRESS** | | | **CITY** | **ZIP** |
| 3847 MAIN ST | | | CULVER CITY | 90232 |


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| DETAILS |
|---|
| Source of the list: County of Los Angeles<br>Responsible Agency: Los Angeles Department of Public Works Industrial Waste & Stormwater Permits<br>URL:<br>http://ladpw.org/epd/OpenFileReview/Results.aspx?streetno=3847&streetdr=&streetname=MAIN&zip=90232<br>File URL: Not Reported<br>File Number: 035098-062976<br>Status: OPEN<br>Status Description: Open File for record purposes.<br>Type: I<br>Type Description: Industrial Waste File<br><br>Source of the list: County of Los Angeles<br>Responsible Agency: Los Angeles Department of Public Works Industrial Waste & Stormwater Permits<br>URL:<br>http://ladpw.org/epd/OpenFileReview/Results.aspx?streetno=3847&streetdr=&streetname=MAIN&zip=90232<br>File URL:<br>http://ladpw.org/epd/OpenFileReview/DMSResults.aspx?fileno=062976<br>File Number: 035098-062976<br>Status: OPEN<br>Status Description: Open File for record purposes.<br>Type: I<br>Type Description: Industrial Waste File |

| DATABASE | STATUS | DISTANCE | ELEVATION | MAP ID |
|---|---|---|---|---|
| County-Others-CA | Listed | 0.11 miles SE | 104 ft<br>(2 ft lower than site) | 26 |
| SITE NAME | | | MAPS | ID |
| TENTENYU RAMEN | | | 1, 2, 4 | 033809-062323-LAC |
| ADDRESS | | | CITY | ZIP |
| 3849 MAIN ST | | | CULVER CITY | 90232 |


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| DETAILS |
|---|
| Source of the list: County of Los Angeles<br>Responsible Agency: Los Angeles Department of Public Works Industrial Waste & Stormwater Permits<br>URL:<br>http://ladpw.org/epd/OpenFileReview/Results.aspx?streetno=3849&streetdr=&streetname=MAIN&zip=90232<br>File URL:<br>http://ladpw.org/epd/OpenFileReview/DMSResults.aspx?fileno=062323<br>File Number: 033809-062323<br>Status: OPEN<br>Status Description: Open File for record purposes.<br>Type: I<br>Type Description: Industrial Waste File<br><br>Source of the list: County of Los Angeles<br>Responsible Agency: Los Angeles Department of Public Works Industrial Waste & Stormwater Permits<br>URL:<br>http://ladpw.org/epd/OpenFileReview/Results.aspx?streetno=3849&streetdr=&streetname=MAIN&zip=90232<br>File URL:<br>http://ladpw.org/epd/OpenFileReview/DMSResults.aspx?fileno=062323<br>File Number: 033809-062323<br>Status: PERM<br>Status Description: Active Permitted File<br>Type: I<br>Type Description: Industrial Waste File |

| DATABASE | STATUS | DISTANCE | ELEVATION | MAP ID |
|---|---|---|---|---|
| County-Others-CA | Listed | 0.11 miles SE | 104 ft<br>(2 ft lower than site) | **26** |
| **SITE NAME** | | | **MAPS** | **ID** |
| WHICHWICH? | | | 1, 2, 4 | 033809-057846-LAC |
| **ADDRESS** | | | **CITY** | **ZIP** |
| 3849 MAIN ST | | | CULVER CITY | 90232 |


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| DETAILS |
|---|
| Source of the list: County of Los Angeles<br>Responsible Agency: Los Angeles Department of Public Works Industrial Waste & Stormwater Permits<br>URL:<br>http://ladpw.org/epd/OpenFileReview/Results.aspx?streetno=3849&streetdr=&streetname=MAIN&zip=90232<br>File URL:<br>http://ladpw.org/epd/OpenFileReview/DMSResults.aspx?fileno=057846<br>File Number: 033809-057846<br>Status: PERM<br>Status Description: Active Permitted File<br>Type: I<br>Type Description: Industrial Waste File<br><br>Source of the list: County of Los Angeles<br>Responsible Agency: Los Angeles Department of Public Works Industrial Waste & Stormwater Permits<br>URL:<br>http://ladpw.org/epd/OpenFileReview/Results.aspx?streetno=3849&streetdr=&streetname=MAIN&zip=90232<br>File URL:<br>http://ladpw.org/epd/OpenFileReview/DMSResults.aspx?fileno=057846<br>File Number: 033809-057846<br>Status: CLOS<br>Status Description: Closed File. File no longer has an active permit.<br>Type: I<br>Type Description: Industrial Waste File |

| DATABASE | STATUS | DISTANCE | ELEVATION | MAP ID |
|---|---|---|---|---|
| Hist-Auto Repair | Listed | 0.11 miles SE | 104 ft<br>(2 ft lower than site) | **26** |
| **SITE NAME** | | | **MAPS** | **ID** |
| SPORTEVE INC | | | 1, 2, 4 | 22844 |
| **ADDRESS** | | | **CITY** | **ZIP** |
| 3849 MAIN ST | | | Culver City | 90232 |
| **DETAILS** | | | | |
| Sic Code: 5531<br>Desc: Auto, Truck & Tire Service<br>Site Added: 2/2010 | | | | |


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| DATABASE | STATUS | DISTANCE | ELEVATION | MAP ID |
|---|---|---|---|---|
| Hist-CalFID-CA | Listed | 0.11 miles SE | 104 ft<br>(2 ft lower than site) | 26 |
| **SITE NAME** | | | **MAPS** | **ID** |
| 1X BANK OF AMERICA, THE | | | 1, 2, 4 | 7750332 |
| **ADDRESS** | | | **CITY** | **ZIP** |
| 3849 MAIN ST | | | CULVER CITY | 900710000 |
| **DETAILS** | | | | |
| Reported Date: 1998 | | | | |

| DATABASE | STATUS | DISTANCE | ELEVATION | MAP ID |
|---|---|---|---|---|
| County-Others-CA | Listed | 0.11 miles SE | 104 ft<br>(2 ft lower than site) | 27 |
| **SITE NAME** | | | **MAPS** | **ID** |
| LA PIE INC | | | 1, 2, 4 | 034234-059752-LAC |
| **ADDRESS** | | | **CITY** | **ZIP** |
| 3850 MAIN ST | | | CULVER CITY | 90232 |
| **DETAILS** | | | | |
| Source of the list: County of Los Angeles<br>Responsible Agency: Los Angeles Department of Public Works Industrial Waste & Stormwater Permits<br>URL:<br>http://ladpw.org/epd/OpenFileReview/Results.aspx?streetno=3850&streetdr=&streetname=MAIN&zip=90232<br>File URL:<br>http://ladpw.org/epd/OpenFileReview/DMSResults.aspx?fileno=059752<br>File Number: 034234-059752<br>Status: PERM<br>Status Description: Active Permitted File<br>Type: I<br>Type Description: Industrial Waste File | | | | |


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| DATABASE | STATUS | DISTANCE | ELEVATION | MAP ID |
|---|---|---|---|---|
| CRSP-CA | Listed | 0.11 miles SE | 104 ft<br>(2 ft lower than site) | 27 |
| **SITE NAME** | | | **MAPS** | **ID** |
| LAP Carson Investments, Inc. - DBA: Pieology #8040 | | | 1, 2, 4 | 273185 |
| **ADDRESS** | | | **CITY** | **ZIP** |
| 3850 MAIN ST STE A | | | CULVER CITY | 90232 |

**DETAILS**

Site Regulated Program Information
Site ID: 273185
Site EI ID: 10628263
Agency Provided Latitude: 34.02474
Agency Provided Longitude: -118.39417

Program Description: Chemical Storage Facilities

Evaluation Information
: Not Reported
:Violation Information
: Not Reported
:Enforcement Information
: Not Reported
:Chemical Information
: Not Reported
:Coordinate Information
: Not Reported
:

| DATABASE | STATUS | DISTANCE | ELEVATION | MAP ID |
|---|---|---|---|---|
| Hist-CalFID-CA | Listed | 0.11 miles W | 105 ft<br>(1 ft lower than site) | 28 |
| **SITE NAME** | | | **MAPS** | **ID** |
| ISKCON | | | 1, 2, 4 | 7770385 |
| **ADDRESS** | | | **CITY** | **ZIP** |
| 3755 WATSEKA AVE | | | LOS ANGELES | 900340000 |

**DETAILS**

Reported Date: 1998


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| DATABASE | STATUS | DISTANCE | ELEVATION | MAP ID |
|---|---|---|---|---|
| County-Others-CA | Listed | 0.11 miles S | 102 ft<br>(4 ft lower than site) | 29 |
| **SITE NAME** | | | **MAPS** | **ID** |
| UGO AN ITALIAN CAFE | | | 1, 2, 4 | 030660-045922-LAC |
| **ADDRESS** | | | **CITY** | **ZIP** |
| 3865 CARDIFF AVE | | | CULVER CITY | 90232 |

**DETAILS**

Source of the list: County of Los Angeles
Responsible Agency: Los Angeles Department of Public Works Industrial Waste & Stormwater Permits
URL:
http://ladpw.org/epd/OpenFileReview/Results.aspx?streetno=3865&streetdr=&streetname=CARDIFF&zip=90232
File URL:
http://ladpw.org/epd/OpenFileReview/DMSResults.aspx?fileno=045922
File Number: 030660-045922
Status: PERM
Status Description: Active Permitted File
Type: I
Type Description: Industrial Waste File

| DATABASE | STATUS | DISTANCE | ELEVATION | MAP ID |
|---|---|---|---|---|
| Hist-CalFID-CA | Listed | 0.11 miles SW | 103 ft<br>(3 ft lower than site) | 30 |
| **SITE NAME** | | | **MAPS** | **ID** |
| 1X CULVER PALMS CH OF CHRIST | | | 1, 2, 4 | 7711764 |
| **ADDRESS** | | | **CITY** | **ZIP** |
| 9733 VENICE BLVD | | | LOS ANGELES | 900340000 |

**DETAILS**

Reported Date: 1998


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| DATABASE | STATUS | DISTANCE | ELEVATION | MAP ID |
|---|---|---|---|---|
| County-Others-CA | Listed | 0.11 miles E | 105 ft<br>(1 ft lower than site) | 31 |
| **SITE NAME** | | | **MAPS** | **ID** |
| STUDIO R | | | 1, 2, 4 | 006980-I07223-LAC |
| **ADDRESS** | | | **CITY** | **ZIP** |
| 9343 CULVER BLVD | | | CULVER CITY | 90232 |

**DETAILS**

Source of the list: County of Los Angeles
Responsible Agency: Los Angeles Department of Public Works Industrial Waste & Stormwater Permits
URL:
http://ladpw.org/epd/OpenFileReview/Results.aspx?streetno=9343&streetdr=&streetname=CULVER&zip=90232
File URL: Not Reported
File Number: 006980-I07223
Status: CLOS
Status Description: Closed File. File no longer has an active permit.
Type: I
Type Description: Industrial Waste File

| DATABASE | STATUS | DISTANCE | ELEVATION | MAP ID |
|---|---|---|---|---|
| County-Others-CA | Listed | 0.11 miles E | 105 ft<br>(1 ft lower than site) | 31 |
| **SITE NAME** | | | **MAPS** | **ID** |
| NATIVE FOODS CAFE | | | 1, 2, 4 | 006980-059660-LAC |
| **ADDRESS** | | | **CITY** | **ZIP** |
| 9343 CULVER BLVD | | | CULVER CITY | 90232 |


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| DETAILS |
|---|
| Source of the list: County of Los Angeles<br>Responsible Agency: Los Angeles Department of Public Works Industrial Waste & Stormwater Permits<br>URL:<br>http://ladpw.org/epd/OpenFileReview/Results.aspx?streetno=9343&streetdr=&streetname=CULVER&zip=90232<br>File URL:<br>http://ladpw.org/epd/OpenFileReview/DMSResults.aspx?fileno=059660<br>File Number: 006980-059660<br>Status: OPEN<br>Status Description: Open File for record purposes.<br>Type: Not Reported<br>Type Description: Not Reported |

| DATABASE | STATUS | DISTANCE | ELEVATION | MAP ID |
|---|---|---|---|---|
| County-Others-CA | Listed | 0.11 miles E | 105 ft<br>(1 ft lower than site) | 31 |
| SITE NAME | | | MAPS | ID |
| M CAFE DE CHAYA | | | 1, 2, 4 | 006980-050620-LAC |
| ADDRESS | | | CITY | ZIP |
| 9343 CULVER BLVD | | | CULVER CITY | 90232 |

| DETAILS |
|---|
| Source of the list: County of Los Angeles<br>Responsible Agency: Los Angeles Department of Public Works Industrial Waste & Stormwater Permits<br>URL:<br>http://ladpw.org/epd/OpenFileReview/Results.aspx?streetno=9343&streetdr=&streetname=CULVER&zip=90232<br>File URL:<br>http://ladpw.org/epd/OpenFileReview/DMSResults.aspx?fileno=050620<br>File Number: 006980-050620<br>Status: CLOS<br>Status Description: Closed File. File no longer has an active permit.<br>Type: I<br>Type Description: Industrial Waste File |


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| DATABASE | STATUS | DISTANCE | ELEVATION | MAP ID |
|---|---|---|---|---|
| County-Others-CA | Listed | 0.11 miles E | 105 ft<br>(1 ft lower than site) | 31 |
| **SITE NAME** | | | **MAPS** | **ID** |
| CAVA GRILL | | | 1, 2, 4 | 006980-062344-LAC |
| **ADDRESS** | | | **CITY** | **ZIP** |
| 9343 CULVER BLVD | | | CULVER CITY | 90232 |

**DETAILS**

Source of the list: County of Los Angeles
Responsible Agency: Los Angeles Department of Public Works Industrial Waste & Stormwater Permits
URL:
http://ladpw.org/epd/OpenFileReview/Results.aspx?streetno=9343&streetdr=&streetname=CULVER&zip=90232
File URL:
http://ladpw.org/epd/OpenFileReview/DMSResults.aspx?fileno=062344
File Number: 006980-062344
Status: PERM
Status Description: Active Permitted File
Type: I
Type Description: Industrial Waste File

| DATABASE | STATUS | DISTANCE | ELEVATION | MAP ID |
|---|---|---|---|---|
| County-Others-CA | Listed | 0.11 miles E | 105 ft<br>(1 ft lower than site) | 31 |
| **SITE NAME** | | | **MAPS** | **ID** |
| ABRASH TYPOGRAFIX | | | 1, 2, 4 | 006980-022205-LAC |
| **ADDRESS** | | | **CITY** | **ZIP** |
| 9343 CULVER BLVD | | | CULVER CITY | 90232 |


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| DETAILS |
|---|
| Source of the list: County of Los Angeles<br>Responsible Agency: Los Angeles Department of Public Works Industrial Waste & Stormwater Permits<br>URL:<br>http://ladpw.org/epd/OpenFileReview/Results.aspx?streetno=9343&streetdr=&streetname=CULVER&zip=90232<br>File URL: Not Reported<br>File Number: 006980-022205<br>Status: OPEN<br>Status Description: Open File for record purposes.<br>Type: Not Reported<br>Type Description: Not Reported |

| DATABASE | STATUS | DISTANCE | ELEVATION | MAP ID |
|---|---|---|---|---|
| County-Others-CA | Listed | 0.12 miles SE | 103 ft<br>(3 ft lower than site) | 32 |
| **SITE NAME** | | | **MAPS** | **ID** |
| FRAICHE RESTAURANT & LOUNGE | | | 1, 2, 4 | 031438-048702-LAC |
| **ADDRESS** | | | **CITY** | **ZIP** |
| 9411 CULVER BLVD | | | CULVER CITY | 90232 |

| DETAILS |
|---|
| Source of the list: County of Los Angeles<br>Responsible Agency: Los Angeles Department of Public Works Industrial Waste & Stormwater Permits<br>URL:<br>http://ladpw.org/epd/OpenFileReview/Results.aspx?streetno=9411&streetdr=&streetname=CULVER&zip=90232<br>File URL:<br>http://ladpw.org/epd/OpenFileReview/DMSResults.aspx?fileno=048702<br>File Number: 031438-048702<br>Status: CLOS<br>Status Description: Closed File. File no longer has an active permit.<br>Type: I<br>Type Description: Industrial Waste File |


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| DATABASE | STATUS | DISTANCE | ELEVATION | MAP ID |
|---|---|---|---|---|
| County-Others-CA | Listed | 0.12 miles SE | 103 ft<br>(3 ft lower than site) | 32 |
| **SITE NAME** | | | **MAPS** | **ID** |
| PUBLIC SCHOOL 310 | | | 1, 2, 4 | 031438-057244-LAC |
| **ADDRESS** | | | **CITY** | **ZIP** |
| 9411 CULVER BLVD | | | CULVER CITY | 90232 |

**DETAILS**

Source of the list: County of Los Angeles
Responsible Agency: Los Angeles Department of Public Works Industrial Waste & Stormwater Permits
URL:
http://ladpw.org/epd/OpenFileReview/Results.aspx?streetno=9411&streetdr=&streetname=CULVER&zip=90232
File URL:
http://ladpw.org/epd/OpenFileReview/DMSResults.aspx?fileno=057244
File Number: 031438-057244
Status: PERM
Status Description: Active Permitted File
Type: I
Type Description: Industrial Waste File

| DATABASE | STATUS | DISTANCE | ELEVATION | MAP ID |
|---|---|---|---|---|
| AIR-DIST-CA | Listed | 0.12 miles S | 101 ft<br>(5 ft lower than site) | 33 |
| **SITE NAME** | | | **MAPS** | **ID** |
| PACIFIC BELL | | | 1, 2, 4 | 59017-SC |
| **ADDRESS** | | | **CITY** | **ZIP** |
| 3840 WATSEKA AVE | | | CULVER CITY | 90230 |


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| DETAILS |
|---|
| District: South Coast AQMD<br>Compliance URL:<br>http://www3.aqmd.gov/webappl/fim/prog/novnc.aspx?fac_id=59017<br>Note: For additional Facility, Equipment, Emissions, Hearing Board or Transporation Plan Information click on different tabs.<br>Facility Id: 59017<br>County Code: LA<br>County: Los Angeles<br>Facility Status Code: A<br>Facility Status: ACTIVE<br>Number of Employees: 0<br>Location Zip Code Extension: Not Reported<br>Facility Representative First Name: ANDREW<br>Facility Representative Last Name: TAYLOR<br>Location Area Code: 925<br>Location Phone Number: 9730584<br>Location Phone Extension: Not Reported<br>Mailing Address: PO BOX 50095 C/O ENV MGMT, RM 3E000T<br>Mailing City: SAN RAMON<br>Mailing State: CA<br>Mailing Zip Code: 94583<br>Mailing Zip Code Extension: 0995<br>Mailing Area Code: 925<br>Mailing Phone Number: 9730584<br>Mailing Phone Extension: Not Reported<br>Mailing Representative First Name: ANDREW<br>Mailing Representative Last Name: TAYLOR<br><br>More Details Link |

| DATABASE | STATUS | DISTANCE | ELEVATION | MAP ID |
|---|---|---|---|---|
| AIR-DIST-CA | Listed | 0.13 miles E | 104 ft<br>(2 ft lower than site) | 34 |
| **SITE NAME** | | | **MAPS** | **ID** |
| SISSON RESTAURANT GROUP I, LLC | | | 1, 2, 4 | 183713-SC |
| **ADDRESS** | | | **CITY** | **ZIP** |
| 9345 CULVER BLVD | | | CULVER CITY | 90232 |


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| DETAILS |
|---|
| District: South Coast AQMD<br>Compliance URL:<br>http://www3.aqmd.gov/webappl/fim/prog/novnc.aspx?fac_id=183713<br>Note: For additional Facility, Equipment, Emissions, Hearing Board or Transporation Plan Information click on different tabs.<br>Facility Id: 183713<br>County Code: LA<br>County: Los Angeles<br>Facility Status Code: A<br>Facility Status: ACTIVE<br>Number of Employees: 0<br>Location Zip Code Extension: Not Reported<br>Facility Representative First Name: KYLE<br>Facility Representative Last Name: SISSON<br>Location Area Code: 310<br>Location Phone Number: 7663301<br>Location Phone Extension: Not Reported<br>Mailing Address: 6202 RAMIREZ MESA DR<br>Mailing City: MALIBU<br>Mailing State: CA<br>Mailing Zip Code: 90265<br>Mailing Zip Code Extension: Not Reported<br>Mailing Area Code: 310<br>Mailing Phone Number: 7663301<br>Mailing Phone Extension: Not Reported<br>Mailing Representative First Name: KYLE<br>Mailing Representative Last Name: SISSON<br><br>More Details Link |

| DATABASE | STATUS | DISTANCE | ELEVATION | MAP ID |
|---|---|---|---|---|
| County-Others-CA | Listed | 0.13 miles E | 104 ft<br>(2 ft lower than site) | 34 |
| **SITE NAME** | | | **MAPS** | **ID** |
| PRIMAL KITCHEN | | | 1, 2, 4 | 035212-063352-LAC |
| **ADDRESS** | | | **CITY** | **ZIP** |
| 9345 CULVER BLVD | | | CULVER CITY | 90232 |


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| DETAILS |
|---|
| Source of the list: County of Los Angeles<br>Responsible Agency: Los Angeles Department of Public Works Industrial Waste & Stormwater Permits<br>URL:<br>http://ladpw.org/epd/OpenFileReview/Results.aspx?streetno=9345&streetdr=&streetname=CULVER&zip=90232<br>File URL:<br>http://ladpw.org/epd/OpenFileReview/DMSResults.aspx?fileno=063352<br>File Number: 035212-063352<br>Status: OPEN<br>Status Description: Open File for record purposes.<br>Type: I<br>Type Description: Industrial Waste File |

| DATABASE | STATUS | DISTANCE | ELEVATION | MAP ID |
|---|---|---|---|---|
| County-Others-CA | Listed | 0.13 miles E | 105 ft<br>(1 ft lower than site) | 35 |
| SITE NAME | | | MAPS | ID |
| KOSS FINANCIAL(KAY'N DAVE'S) | | | 1, 2, 4 | 006833-051828-LAC |
| ADDRESS | | | CITY | ZIP |
| 9341 CULVER BLVD | | | CULVER CITY | 90232 |

| DETAILS |
|---|
| Source of the list: County of Los Angeles<br>Responsible Agency: Los Angeles Department of Public Works Industrial Waste & Stormwater Permits<br>URL:<br>http://ladpw.org/epd/OpenFileReview/Results.aspx?streetno=9341&streetdr=&streetname=CULVER&zip=90232<br>File URL:<br>http://ladpw.org/epd/OpenFileReview/DMSResults.aspx?fileno=051828<br>File Number: 006833-051828<br>Status: PERM<br>Status Description: Active Permitted File<br>Type: I<br>Type Description: Industrial Waste File |


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| DATABASE | STATUS | DISTANCE | ELEVATION | MAP ID |
|---|---|---|---|---|
| County-Others-CA | Listed | 0.13 miles E | 105 ft<br>(1 ft lower than site) | 35 |
| **SITE NAME** | | | **MAPS** | **ID** |
| PACIFICO'S LLC | | | 1, 2, 4 | 006833-036679-LAC |
| **ADDRESS** | | | **CITY** | **ZIP** |
| 9341 CULVER BLVD | | | CULVER CITY | 90232 |

**DETAILS**

Source of the list: County of Los Angeles
Responsible Agency: Los Angeles Department of Public Works Industrial Waste & Stormwater Permits
URL:
http://ladpw.org/epd/OpenFileReview/Results.aspx?streetno=9341&streetdr=&streetname=CULVER&zip=90232
File URL: Not Reported
File Number: 006833-036679
Status: CLOS
Status Description: Closed File. File no longer has an active permit.
Type: I
Type Description: Industrial Waste File

| DATABASE | STATUS | DISTANCE | ELEVATION | MAP ID |
|---|---|---|---|---|
| County-Others-CA | Listed | 0.13 miles E | 105 ft<br>(1 ft lower than site) | 35 |
| **SITE NAME** | | | **MAPS** | **ID** |
| BOSTON MARKET RESTAURANT | | | 1, 2, 4 | 006833-025094-LAC |
| **ADDRESS** | | | **CITY** | **ZIP** |
| 9341 CULVER BLVD | | | CULVER CITY | 90232 |


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| DETAILS |
|---|
| Source of the list: County of Los Angeles<br>Responsible Agency: Los Angeles Department of Public Works Industrial Waste & Stormwater Permits<br>URL:<br>http://ladpw.org/epd/OpenFileReview/Results.aspx?streetno=9341&streetdr=&streetname=CULVER&zip=90232<br>File URL: Not Reported<br>File Number: 006833-025094<br>Status: CLOS<br>Status Description: Closed File. File no longer has an active permit.<br>Type: I<br>Type Description: Industrial Waste File |

| DATABASE | STATUS | DISTANCE | ELEVATION | MAP ID |
|---|---|---|---|---|
| County-Others-CA | Listed | 0.13 miles E | 105 ft<br>(1 ft lower than site) | 35 |
| **SITE NAME** | | | **MAPS** | **ID** |
| MURPHY BUICK INC | | | 1, 2, 4 | 006833-I07065-LAC |
| **ADDRESS** | | | **CITY** | **ZIP** |
| 9341 CULVER BLVD | | | CULVER CITY | 90232 |

| DETAILS |
|---|
| Source of the list: County of Los Angeles<br>Responsible Agency: Los Angeles Department of Public Works Industrial Waste & Stormwater Permits<br>URL:<br>http://ladpw.org/epd/OpenFileReview/Results.aspx?streetno=9341&streetdr=&streetname=CULVER&zip=90232<br>File URL: Not Reported<br>File Number: 006833-I07065<br>Status: CLOS<br>Status Description: Closed File. File no longer has an active permit.<br>Type: I<br>Type Description: Industrial Waste File |


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| DATABASE | STATUS | DISTANCE | ELEVATION | MAP ID |
|---|---|---|---|---|
| County-UST-CA | Listed | 0.13 miles E | 105 ft<br>(1 ft lower than site) | 35 |
| SITE NAME | | | MAPS | ID |
| BILL MURPHY BUICK | | | 1, 2, 4 | 006833-007065-LAC |
| ADDRESS | | | CITY | ZIP |
| 9341 CULVER BLVD | | | CULVER CITY | 90232 |

**DETAILS**

Source of the list: County of Los Angeles
Responsible Agency: Los Angeles Department of Public Works
URL:
http://ladpw.org/epd/OpenFileReview/Results.aspx?streetno=9341&streetdr=&streetname=CULVER&zip=90232
File URL: Not Reported
File Number: 006833-007065
Status: REM
Status Description: Removed File. File does not have an active permit.
Type: T
Type Description: Underground Storage Tank File

| DATABASE | STATUS | DISTANCE | ELEVATION | MAP ID |
|---|---|---|---|---|
| CRSP-CA | Listed | 0.13 miles E | 105 ft<br>(1 ft lower than site) | 35 |
| SITE NAME | | | MAPS | ID |
| Kayndaves | | | 1, 2, 4 | 395748 |
| ADDRESS | | | CITY | ZIP |
| 9341 CULVER BLVD | | | CULVER CITY | 90232 |


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| DETAILS |
|---|
| Site Regulated Program Information<br>Site ID: 395748<br>Site EI ID: 10654165<br>Agency Provided Latitude: 34.024941<br>Agency Provided Longitude: -118.393791<br><br>Program Description: Chemical Storage Facilities<br><br>Evaluation Information<br>: Not Reported<br>:Violation Information<br>: Not Reported<br>:Enforcement Information<br>: Not Reported<br>:Chemical Information<br>: Not Reported<br>:Coordinate Information<br>Program ID: 10654165<br>ENV INT Type Code: HMBP<br>Coordinate Name: Not Reported<br>Reference Point Type Description: Center of a facility or station.<br>Agency Provided Latitude: 34.024940<br>Agency Provided Longitude: -118.393790<br><br>More Details Link |

| DATABASE | STATUS | DISTANCE | ELEVATION | MAP ID |
|---|---|---|---|---|
| CRSP-CA | Listed | 0.13 miles NE | 109 ft<br>(3 ft higher than site) | 36 |

| SITE NAME | MAPS | ID |
|---|---|---|
| IN-N-OUT BURGER #55 | 1, 2, 4 | 436065 |

| ADDRESS | CITY | ZIP |
|---|---|---|
| 9245 VENICE BLVD | LOS ANGELES | 90034 |


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| DETAILS |
|---|
| Site Regulated Program Information<br>Site ID: 436065<br>Site EI ID: 10760242<br>Agency Provided Latitude: 34.02646<br>Agency Provided Longitude: -118.39413<br><br>Program Description: Chemical Storage Facilities<br><br>Evaluation Information<br>: Not Reported<br>:Violation Information<br>: Not Reported<br>:Enforcement Information<br>: Not Reported<br>:Chemical Information<br>: Not Reported<br>:Coordinate Information<br>Program ID: 10760242<br>ENV INT Type Code: HMBP<br>Coordinate Name: Not Reported<br>Reference Point Type Description: Center of a facility or station.<br>Agency Provided Latitude: 34.026460<br>Agency Provided Longitude: -118.394130<br><br>More Details Link |

| DATABASE | STATUS | DISTANCE | ELEVATION | MAP ID |
|---|---|---|---|---|
| RCRA-NON-US | Listed | 0.13 miles SE | 102 ft<br>(4 ft lower than site) | 37 |
| **SITE NAME** | | | **MAPS** | **ID** |
| BANK OF AMERICA | | | 1, 2, 4 | CAC002987598 |
| **ADDRESS** | | | **CITY** | **ZIP** |
| 9453 CULVER BOULEVARD | | | CULVER CITY | 90232 |


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| DETAILS |
|---|
| Additional details may be found online using the following link:<br><br>https://enviro.epa.gov/enviro/rcrainfoquery_3.facility_information?pgm_sys_id=CAC002987598<br>Source Type: Implementer<br>Generator Status Universe: N<br>Generator Status: Non-Generator<br>NAICS1: ALL OTHER WASTE MANAGEMENT SERVICES<br>Active Site Indicator: H----<br>Owner Name: BANK OF AMERICA<br>Operator Name: MC:CA7-701-01-28 HERDMAN<br>In Handler Universes: Y<br>In a Universe: Y<br>Short Term Generator: N<br>Importer Activity: N<br>Mixed Waste Generator: N<br>Transporter Activity: N<br>Transfer Facility: N<br>Recycler Activity: N<br>Onsite Burner Exemption: N<br>Furnace Exemption: N<br>Underground Injection Activity: N<br>Receives Waste From Off-site: N<br>Universal Waste: Y<br>Universal Waste Destination Facility: Y<br>Used Oil Universe: NNNNNNN<br>Federal Universal Waste: N<br>Active Site Federally Regulated TSDF: ------<br>More Details Link |

| DATABASE | STATUS | DISTANCE | ELEVATION | MAP ID |
|---|---|---|---|---|
| County-Others-CA | Listed | 0.13 miles S | 101 ft<br>(5 ft lower than site) | 38 |
| **SITE NAME** | | | **MAPS** | **ID** |
| UGO AN ITALIAN CAFE | | | 1, 2, 4 | 031479-048875-LAC |
| **ADDRESS** | | | **CITY** | **ZIP** |
| 9501 CULVER BLVD | | | CULVER CITY | 90232 |


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| DETAILS |
|---|
| Source of the list: County of Los Angeles<br>Responsible Agency: Los Angeles Department of Public Works Industrial Waste & Stormwater Permits<br>URL:<br>http://ladpw.org/epd/OpenFileReview/Results.aspx?streetno=9501&streetdr=&streetname=CULVER&zip=90232<br>File URL:<br>http://ladpw.org/epd/OpenFileReview/DMSResults.aspx?fileno=048875<br>File Number: 031479-048875<br>Status: PERM<br>Status Description: Active Permitted File<br>Type: I<br>Type Description: Industrial Waste File |

| DATABASE | STATUS | DISTANCE | ELEVATION | MAP ID |
|---|---|---|---|---|
| County-Others-CA | Listed | 0.14 miles S | 101 ft<br>(5 ft lower than site) | 39 |
| SITE NAME | | | MAPS | ID |
| TENDER GREENS | | | 1, 2, 4 | 030847-046461-LAC |
| ADDRESS | | | CITY | ZIP |
| 9523 CULVER BLVD | | | CULVER CITY | 90232 |
| DETAILS | | | | |
| Source of the list: County of Los Angeles<br>Responsible Agency: Los Angeles Department of Public Works Industrial Waste & Stormwater Permits<br>URL:<br>http://ladpw.org/epd/OpenFileReview/Results.aspx?streetno=9523&streetdr=&streetname=CULVER&zip=90232<br>File URL:<br>http://ladpw.org/epd/OpenFileReview/DMSResults.aspx?fileno=046461<br>File Number: 030847-046461<br>Status: PERM<br>Status Description: Active Permitted File<br>Type: I<br>Type Description: Industrial Waste File | | | | |


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| DATABASE | STATUS | DISTANCE | ELEVATION | MAP ID |
|---|---|---|---|---|
| County-Others-CA | Listed | 0.14 miles E | 105 ft<br>(1 ft lower than site) | 40 |
| **SITE NAME** | | | **MAPS** | **ID** |
| PARCEL B | | | 1, 2, 4 | 032205-063034-LAC |
| **ADDRESS** | | | **CITY** | **ZIP** |
| 9300 CULVER BLVD | | | CULVER CITY | 90232 |

**DETAILS**

Source of the list: County of Los Angeles
Responsible Agency: Los Angeles Department of Public Works Industrial Waste & Stormwater Permits
URL:
http://ladpw.org/epd/OpenFileReview/Results.aspx?streetno=9300&streetdr=&streetname=CULVER&zip=90232
File URL: Not Reported
File Number: 032205-063034
Status: OPEN
Status Description: Open File for record purposes.
Type: Not Reported
Type Description: Not Reported

Source of the list: County of Los Angeles
Responsible Agency: Los Angeles Department of Public Works Industrial Waste & Stormwater Permits
URL:
http://ladpw.org/epd/OpenFileReview/Results.aspx?streetno=9300&streetdr=&streetname=CULVER&zip=90232
File URL: Not Reported
File Number: 032205-063034
Status: OPEN
Status Description: Open File for record purposes.
Type: I
Type Description: Industrial Waste File

| DATABASE | STATUS | DISTANCE | ELEVATION | MAP ID |
|---|---|---|---|---|
| County-Others-CA | Listed | 0.14 miles E | 105 ft<br>(1 ft lower than site) | 40 |
| **SITE NAME** | | | **MAPS** | **ID** |
| RUSH PACIFICA LLC | | | 1, 2, 4 | 032205-051443-LAC |
| **ADDRESS** | | | **CITY** | **ZIP** |
| 9300 CULVER BLVD | | | CULVER CITY | 90232 |


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| DETAILS |
|---|
| Source of the list: County of Los Angeles<br>Responsible Agency: Los Angeles Department of Public Works Industrial Waste & Stormwater Permits<br>URL:<br>http://ladpw.org/epd/OpenFileReview/Results.aspx?streetno=9300&streetdr=&streetname=CULVER&zip=90232<br>File URL:<br>http://ladpw.org/epd/OpenFileReview/DMSResults.aspx?fileno=051443<br>File Number: 032205-051443<br>Status: CLOS<br>Status Description: Closed File. File no longer has an active permit.<br>Type: I<br>Type Description: Industrial Waste File |

| DATABASE | STATUS | DISTANCE | ELEVATION | MAP ID |
|---|---|---|---|---|
| County-UST-CA | Listed | 0.14 miles E | 105 ft<br>(1 ft lower than site) | 40 |
| SITE NAME | | | MAPS | ID |
| HC 9300 CULVER LLC | | | 1, 2, 4 | 032205-064456-LAC |
| ADDRESS | | | CITY | ZIP |
| 9300 Culver Blvd | | | Culver City | 90232 |

| DETAILS |
|---|
| Source of the list: County of Los Angeles<br>Responsible Agency: Los Angeles Department of Public Works<br>URL:<br>http://ladpw.org/epd/OpenFileReview/Results.aspx?streetno=9300&streetdr=&streetname=CULVER&zip=90232<br>File URL:<br>http://ladpw.org/epd/OpenFileReview/DMSResults.aspx?fileno=064456<br>File Number: 032205-064456<br>Status: PERM<br>Status Description: Active Permitted File<br>Type: T<br>Type Description: Underground Storage Tank File |


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| DATABASE | STATUS | DISTANCE | ELEVATION | MAP ID |
|---|---|---|---|---|
| CRSP-CA | Listed | 0.14 miles E | 105 ft<br>(1 ft lower than site) | 40 |

| SITE NAME | MAPS | ID |
|---|---|---|
| 9300 CULVER | 1, 2, 4 | 448926 |

| ADDRESS | CITY | ZIP |
|---|---|---|
| 9300 CULVER BLVD | CULVER CITY | 90232 |

**DETAILS**

Site Regulated Program Information
Site ID: 448926
Site EI ID: 854937
Agency Provided Latitude: 34.02564
Agency Provided Longitude: -118.39415

Program Description: Construction Storm Water

Evaluation Information
Evaluation Date: 4/20/2018
Violations Found? (Y/N): Yes
Evaluation General Type: Compliance Evaluation Inspection
Evaluation Type: Industrial Storm Water Compliance Evaluation
Evaluation Note(s): The construction site was relatively clean. A verbal warning was given for the following issues: 1) minor amount of sediment around the entrance at Culver Blvd.; 2) a few broken sandbags at one of stormwater catch basins; 3) lack of QSP info; and 4) lack of contractors and subcontractors info. They agreed to comply within 2 weeks. Post Inspection Notes: -On 4/20/2018, Mr. Watson (Assistant Project Manager) submitted photos that are showing corrective actions taken on the BMP issues via email. -On 4/26/2018, staff emailed Mr. Watson to remind two additional items (QSP and contractor info) that needed to be submitted. -On 4/30/2018, two items were submitted via SMARTS.
Evaluation Division: Water Boards
Evaluation Program: CONSTW
Evaluation Source: SMARTS

Evaluation Date: 3/21/2018
Violations Found? (Y/N): No
Evaluation General Type: Compliance Evaluation Inspection
Evaluation Type: Industrial Storm Water Compliance Evaluation
Evaluation Note(s): The linear construction project was in progress. The project was in the last state of completion. SWPPP met the CGP requirement. Good BMP were observed at the site. The construction project was in compliance with CGP during the inspection. Photos are attached.
Evaluation Division: Water Boards
Evaluation Program: CONSTW
Evaluation Source: SMARTS

More Details Link


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| DATABASE | STATUS | DISTANCE | ELEVATION | MAP ID |
|---|---|---|---|---|
| CRSP-CA | Listed | 0.14 miles E | 105 ft<br>(1 ft lower than site) | **40** |
| **SITE NAME** | | | **MAPS** | **ID** |
| HC 9300 Culver, LLC | | | 1, 2, 4 | 434248 |
| **ADDRESS** | | | **CITY** | **ZIP** |
| 9300 CULVER BLVD | | | CULVER CITY | 90232 |

**DETAILS**

Site Regulated Program Information
Site ID: 434248
Site EI ID: T10000011520
Agency Provided Latitude: 34.024706
Agency Provided Longitude: -118.393332

Program Description: Leaking Underground Storage Tank Cleanup Site

Program Description: Underground Storage Tank

Evaluation Information
: Not Reported
:Violation Information
: Not Reported
:Enforcement Information
: Not Reported
:Chemical Information
: Not Reported
:Coordinate Information
Program ID: 10752409
ENV INT Type Code: UST
Coordinate Name: Not Reported
Reference Point Type Description: Center of a facility or station.
Agency Provided Latitude: 34.025060
Agency Provided Longitude: -118.393440

More Details Link


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| DATABASE | STATUS | DISTANCE | ELEVATION | MAP ID |
|---|---|---|---|---|
| ENF-CA | Listed | 0.14 miles E | 105 ft<br>(1 ft lower than site) | 40 |

| SITE NAME | MAPS | ID |
|---|---|---|
| HC 9300 CULVER LLC | 1, 2, 4 | T10000011520 |

| ADDRESS | CITY | ZIP |
|---|---|---|
| 9300 CULVER BLVD | CULVER CITY | 90232 |

**DETAILS**

Global ID: T10000011520
County: Los Angeles
Site History: Not Reported
Case Type: LUST Cleanup Site
Status: Completed - Case Closed
Lead Agency: LOS ANGELES RWQCB (REGION 4)
Case Worker: DPP
Local Agency: Not Reported
RB Case Number: R-64456
Loc Case Number: Not Reported
File Location: Not Reported
Potential Contaminants of Concern: Diesel
Potential Media Affected: Soil
How Discovered: Not Reported
How Discovered Description: Not Reported
Stop Method: Not Reported
Stop Method Description: Not Reported
Action Date: 2019-11-08
Action Type: ENFORCEMENT
Action: Closure/No Further Action Letter

Action Date: 2019-08-08
Action Type: ENFORCEMENT
Action: Notification - Preclosure

Action Date: 2018-04-12
Action Type: ENFORCEMENT
More Details Link


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| DATABASE | STATUS | DISTANCE | ELEVATION | MAP ID |
|---|---|---|---|---|
| ENF-SMARTS-CA | Historical | 0.14 miles E | 105 ft<br>(1 ft lower than site) | 40 |

| SITE NAME | MAPS | ID |
|---|---|---|
| 9300 CULVER | 1, 2, 4 | 4 19C380495 |

| ADDRESS | CITY | ZIP |
|---|---|---|
| 9300 CULVER BLVD | Culver City | 90232 |

**DETAILS**

Waste Discharge ID: 4 19C380495
APP ID: 485846
Enforcement ID: 429626
Enforcement Type: Verbal Communication
Enforcement Status: Historical
Permit Type: Construction
Regional Board: 4
Address 2: NA
Issuance Date: 4/20/2018
Due Date: 5/4/2018
Description: Ordered to correct the BMP violations and to submit missing items in SWPPP.
Corrective Action: -On 4/20/2018, Mr. Watson (Assistant Project Manager) submitted photos that are showing corrective actions taken on the BMP issues via email. -On 4/30/2018,QSP and contractor info was submitted via SMARTS.
Order Number: NA
Economic Benefits: NaN
Total Max Liability: NaN
Staff Costs: NaN
Initial Assessment: 0
Total Assessment: 0
Received Amount: 0
Spent Amount: 0
Balance Due: 0
ACL Complaint Issuance Date: Not Reported
Adoption Date: Not Reported
Compliance Date: Not Reported
EPL Issuance Date: Not Reported
Received Date: Not Reported
Waiver Received Date: Not Reported
More Details Link


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| DATABASE | STATUS | DISTANCE | ELEVATION | MAP ID |
|---|---|---|---|---|
| LUST-Closed-CA | Completed - Case Closed | 0.14 miles E | 105 ft<br>(1 ft lower than site) | **40** |

| SITE NAME | MAPS | ID |
|---|---|---|
| HC 9300 CULVER LLC | 1, 2, 4 | T10000011520 |

| ADDRESS | CITY | ZIP |
|---|---|---|
| 9300 CULVER BLVD | CULVER CITY | 90232 |

**DETAILS**

Sites Details
URL:
http://geotracker.waterboards.ca.gov/profile_report.asp?global_id=T10000011520
Global ID: T10000011520
Case Type: LUST Cleanup Site
Status: Completed - Case Closed
Status Date: Not Reported
CUF Case: NO
Lead Agency: LOS ANGELES RWQCB (REGION 4)
Case Worker: DPP
Local Agency: Not Reported
RB Case Number: R-64456
Loc Case Number: Not Reported
File Location: Not Reported
Potential Contaminants of Concern: Diesel
Potential Media Affected: Soil
Site History: Not Reported
Begin Date: 2018-04-04 00:00:00
How Discovered: Not Reported
How Discovered Description: Not Reported
Stop Method: Not Reported
Stop Method Description: Not Reported
Agency Provided Latitude: 34.0247064567859
Agency Provided Longitude: -118.393332944775

Regulatory Activities Details
More Details Link


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| DATABASE | STATUS | DISTANCE | ELEVATION | MAP ID |
|---|---|---|---|---|
| RCRA-NON-US | Listed | 0.14 miles E | 105 ft<br>(1 ft lower than site) | 40 |

| SITE NAME | MAPS | ID |
|---|---|---|
| SEPHORA 1324 | 1, 2, 4 | CAL000453824 |

| ADDRESS | CITY | ZIP |
|---|---|---|
| 9300 CULVER BLVD STE 109 | CULVER CITY | 90232 |

**DETAILS**

Additional details may be found online using the following link:

https://enviro.epa.gov/enviro/rcrainfoquery_3.facility_information?pgm_sys_id=CAL000453824
Source Type: Implementer
Generator Status Universe: N
Generator Status: Non-Generator
NAICS1: ALL OTHER MISCELLANEOUS STORE RETAILERS (EXCEPT TOBACCO STORES)
Active Site Indicator: -----
Owner Name: SEPHORA INC
Operator Name: SEPHORA INC
In Handler Universes: N
In a Universe: N
Short Term Generator: N
Importer Activity: N
Mixed Waste Generator: N
Transporter Activity: N
Transfer Facility: N
Recycler Activity: N
Onsite Burner Exemption: N
Furnace Exemption: N
Underground Injection Activity: N
Receives Waste From Off-site: N
Universal Waste: N
Universal Waste Destination Facility: N
Used Oil Universe: NNNNNNN
Federal Universal Waste: N
Active Site Federally Regulated TSDF: ------

More Details Link


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| DATABASE | STATUS | DISTANCE | ELEVATION | MAP ID |
|---|---|---|---|---|
| UST-CA | Listed | 0.14 miles E | 105 ft<br>(1 ft lower than site) | 40 |
| **SITE NAME** | | | **MAPS** | **ID** |
| HC 9300 Culver, LLC | | | 1, 2, 4 | 214787 |
| **ADDRESS** | | | **CITY** | **ZIP** |
| 9300 Culver Blvd | | | Culver City | 90232 |

**DETAILS**

More Information on Site? Go to Following Link:
http://geotracker.waterboards.ca.gov/search.asp
CERSID: 10752409
Global ID: Not Reported
COUNTY: Los Angeles
Permitting Agency: Los Angeles County Fire Department
Agency Provided Latitude: 34.02506
Agency Provided Longitude: -118.39344
PROJECT TYPE: Not Reported
RB Case Number: Not Reported
LOC Case Number: Not Reported
Case Worker: Not Reported
MTBE DATE: Not Reported
GW CONC (PPB): Not Reported
MATRIX: Not Reported

| DATABASE | STATUS | DISTANCE | ELEVATION | MAP ID |
|---|---|---|---|---|
| County-Others-CA | Listed | 0.15 miles S | 101 ft<br>(5 ft lower than site) | 41 |
| **SITE NAME** | | | **MAPS** | **ID** |
| SAMBAR | | | 1, 2, 4 | 030488-060774-LAC |
| **ADDRESS** | | | **CITY** | **ZIP** |
| 9531 CULVER BLVD | | | CULVER CITY | 90232 |


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| DETAILS |
|---|
| Source of the list: County of Los Angeles<br>Responsible Agency: Los Angeles Department of Public Works Industrial Waste & Stormwater Permits<br>URL:<br>http://ladpw.org/epd/OpenFileReview/Results.aspx?streetno=9531&streetdr=&streetname=CULVER&zip=90232<br>File URL:<br>http://ladpw.org/epd/OpenFileReview/DMSResults.aspx?fileno=060774<br>File Number: 030488-060774<br>Status: PERM<br>Status Description: Active Permitted File<br>Type: I<br>Type Description: Industrial Waste File |

| DATABASE | STATUS | DISTANCE | ELEVATION | MAP ID |
|---|---|---|---|---|
| County-Others-CA | Listed | 0.15 miles S | 101 ft<br>(5 ft lower than site) | 41 |
| **SITE NAME** | | | **MAPS** | **ID** |
| WILD HOG INC/DBA FORD FILLING | | | 1, 2, 4 | 030488-045357-LAC |
| **ADDRESS** | | | **CITY** | **ZIP** |
| 9531 CULVER BLVD | | | CULVER CITY | 90232 |

| DETAILS |
|---|
| Source of the list: County of Los Angeles<br>Responsible Agency: Los Angeles Department of Public Works Industrial Waste & Stormwater Permits<br>URL:<br>http://ladpw.org/epd/OpenFileReview/Results.aspx?streetno=9531&streetdr=&streetname=CULVER&zip=90232<br>File URL:<br>http://ladpw.org/epd/OpenFileReview/DMSResults.aspx?fileno=045357<br>File Number: 030488-045357<br>Status: CLOS<br>Status Description: Closed File. File no longer has an active permit.<br>Type: I<br>Type Description: Industrial Waste File |


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| DATABASE | STATUS | DISTANCE | ELEVATION | MAP ID |
|---|---|---|---|---|
| Hist-Service Stations | Listed | 0.15 miles S | 101 ft<br>(5 ft lower than site) | 41 |
| **SITE NAME** | | | **MAPS** | **ID** |
| Ford's Filling Station | | | 1, 2, 4 | 51443 |
| **ADDRESS** | | | **CITY** | **ZIP** |
| 9531 Culver Blvd | | | Culver City | 90232 |

**DETAILS**

Sic Code: 5541
Desc: Service Stations/Vehicle Fueling
Site Added: 2/2010

| DATABASE | STATUS | DISTANCE | ELEVATION | MAP ID |
|---|---|---|---|---|
| County-Others-CA | Listed | 0.15 miles E | 105 ft<br>(1 ft lower than site) | 42 |
| **SITE NAME** | | | **MAPS** | **ID** |
| GYENARI RESTAURANT | | | 1, 2, 4 | 031841-050118-LAC |
| **ADDRESS** | | | **CITY** | **ZIP** |
| 9540 WASHINGTON BLVD | | | CULVER CITY | 90232 |

**DETAILS**

Source of the list: County of Los Angeles
Responsible Agency: Los Angeles Department of Public Works Industrial Waste & Stormwater Permits
URL:
http://ladpw.org/epd/OpenFileReview/Results.aspx?streetno=9540&streetdr=&streetname=WASHINGTON&zip=90232
File URL:
http://ladpw.org/epd/OpenFileReview/DMSResults.aspx?fileno=050118
File Number: 031841-050118
Status: CLOS
Status Description: Closed File. File no longer has an active permit.
Type: I
Type Description: Industrial Waste File


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| DATABASE | STATUS | DISTANCE | ELEVATION | MAP ID |
|---|---|---|---|---|
| County-Others-CA | Listed | 0.15 miles E | 105 ft<br>(1 ft lower than site) | 42 |
| **SITE NAME** | | | **MAPS** | **ID** |
| CULVER INVESTMENTS LLC | | | 1, 2, 4 | 031841-056356-LAC |
| **ADDRESS** | | | **CITY** | **ZIP** |
| 9540 WASHINGTON BLVD | | | CULVER CITY | 90232 |

**DETAILS**

Source of the list: County of Los Angeles
Responsible Agency: Los Angeles Department of Public Works Industrial Waste & Stormwater Permits
URL:
http://ladpw.org/epd/OpenFileReview/Results.aspx?streetno=9540&streetdr=&streetname=WASHINGTON&zip=90232
File URL:
http://ladpw.org/epd/OpenFileReview/DMSResults.aspx?fileno=056356
File Number: 031841-056356
Status: CLOS
Status Description: Closed File. File no longer has an active permit.
Type: I
Type Description: Industrial Waste File

| DATABASE | STATUS | DISTANCE | ELEVATION | MAP ID |
|---|---|---|---|---|
| County-Others-CA | Listed | 0.15 miles E | 105 ft<br>(1 ft lower than site) | 42 |
| **SITE NAME** | | | **MAPS** | **ID** |
| LYFE KITCHEN | | | 1, 2, 4 | 031841-057406-LAC |
| **ADDRESS** | | | **CITY** | **ZIP** |
| 9540 WASHINGTON BLVD | | | CULVER CITY | 90232 |


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| DETAILS |
|---|
| Source of the list: County of Los Angeles<br>Responsible Agency: Los Angeles Department of Public Works Industrial Waste & Stormwater Permits<br>URL:<br>http://ladpw.org/epd/OpenFileReview/Results.aspx?streetno=9540&streetdr=&streetname=WASHINGTON&zip=90232<br>File URL:<br>http://ladpw.org/epd/OpenFileReview/DMSResults.aspx?fileno=057406<br>File Number: 031841-057406<br>Status: CLOS<br>Status Description: Closed File. File no longer has an active permit.<br>Type: I<br>Type Description: Industrial Waste File |

| DATABASE | STATUS | DISTANCE | ELEVATION | MAP ID |
|---|---|---|---|---|
| County-Others-CA | Listed | 0.15 miles E | 105 ft<br>(1 ft lower than site) | 42 |
| **SITE NAME** | | | **MAPS** | **ID** |
| LYFE KITCHEN | | | 1, 2, 4 | 031841-057799-LAC |
| **ADDRESS** | | | **CITY** | **ZIP** |
| 9540 WASHINGTON BLVD | | | CULVER CITY | 90232 |


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| DETAILS |
|---|
| Source of the list: County of Los Angeles<br>Responsible Agency: Los Angeles Department of Public Works Industrial Waste & Stormwater Permits<br>URL:<br>http://ladpw.org/epd/OpenFileReview/Results.aspx?streetno=9540&streetdr=&streetname=WASHINGTON&zip=90232<br>File URL:<br>http://ladpw.org/epd/OpenFileReview/DMSResults.aspx?fileno=057799<br>File Number: 031841-057799<br>Status: PERM<br>Status Description: Active Permitted File<br>Type: I<br>Type Description: Industrial Waste File<br><br>Source of the list: County of Los Angeles<br>Responsible Agency: Los Angeles Department of Public Works Industrial Waste & Stormwater Permits<br>URL:<br>http://ladpw.org/epd/OpenFileReview/Results.aspx?streetno=9540&streetdr=&streetname=WASHINGTON&zip=90232<br>File URL:<br>http://ladpw.org/epd/OpenFileReview/DMSResults.aspx?fileno=057799<br>File Number: 031841-057799<br>Status: CLOS<br>Status Description: Closed File. File no longer has an active permit.<br>Type: I<br>Type Description: Industrial Waste File |

| DATABASE | STATUS | DISTANCE | ELEVATION | MAP ID |
|---|---|---|---|---|
| County-Others-CA | Listed | 0.15 miles E | 105 ft<br>(1 ft lower than site) | **42** |
| **SITE NAME** | | | **MAPS** | **ID** |
| OOAK KITCHEN | | | 1, 2, 4 | 031841-063535-LAC |
| **ADDRESS** | | | **CITY** | **ZIP** |
| 9540 WASHINGTON BLVD | | | CULVER CITY | 90232 |


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| DETAILS |
|---|
| Source of the list: County of Los Angeles<br>Responsible Agency: Los Angeles Department of Public Works Industrial Waste & Stormwater Permits<br>URL:<br>http://ladpw.org/epd/OpenFileReview/Results.aspx?streetno=9540&streetdr=&streetname=WASHINGTON&zip=90232<br>File URL:<br>http://ladpw.org/epd/OpenFileReview/DMSResults.aspx?fileno=063535<br>File Number: 031841-063535<br>Status: PERM<br>Status Description: Active Permitted File<br>Type: I<br>Type Description: Industrial Waste File |

| DATABASE | STATUS | DISTANCE | ELEVATION | MAP ID |
|---|---|---|---|---|
| AIR-DIST-CA | Listed | 0.15 miles SE | 102 ft<br>(4 ft lower than site) | 43 |
| **SITE NAME** | | | **MAPS** | **ID** |
| CULVER HOTEL, TLI BUSINESS EXCHANGE INC | | | 1, 2, 4 | 141083-SC |
| **ADDRESS** | | | **CITY** | **ZIP** |
| 9400 CULVER BLVD | | | CULVER CITY | 90232 |


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| DETAILS |
|---|
| District: South Coast AQMD<br>Compliance URL:<br>http://www3.aqmd.gov/webappl/fim/prog/novnc.aspx?fac_id=141083<br>Note: For additional Facility, Equipment, Emissions, Hearing Board or Transporation Plan Information click on different tabs.<br>Facility Id: 141083<br>County Code: LA<br>County: Los Angeles<br>Facility Status Code: A<br>Facility Status: ACTIVE<br>Number of Employees: 0<br>Location Zip Code Extension: 2617<br>Facility Representative First Name: XING<br>Facility Representative Last Name: HU<br>Location Area Code: 310<br>Location Phone Number: 8387963<br>Location Phone Extension: Not Reported<br>Mailing Address: 9400 CULVER BLVD<br>Mailing City: CULVER CITY<br>Mailing State: CA<br>Mailing Zip Code: 90232<br>Mailing Zip Code Extension: 2617<br>Mailing Area Code: 310<br>Mailing Phone Number: 8387963<br>Mailing Phone Extension: Not Reported<br>Mailing Representative First Name: XING<br>Mailing Representative Last Name: HU<br><br>More Details Link |

| DATABASE | STATUS | DISTANCE | ELEVATION | MAP ID |
|---|---|---|---|---|
| County-Others-CA | Listed | 0.15 miles SE | 102 ft<br>(4 ft lower than site) | 43 |
| **SITE NAME** | | | **MAPS** | **ID** |
| THE CULVER HOTEL | | | 1, 2, 4 | 028878-041078-LAC |
| **ADDRESS** | | | **CITY** | **ZIP** |
| 9400 CULVER BLVD | | | CULVER CITY | 90232 |


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| DETAILS |
|---|
| Source of the list: County of Los Angeles<br>Responsible Agency: Los Angeles Department of Public Works Industrial Waste & Stormwater Permits<br>URL:<br>http://ladpw.org/epd/OpenFileReview/Results.aspx?streetno=9400&streetdr=&streetname=CULVER&zip=90232<br>File URL: Not Reported<br>File Number: 028878-041078<br>Status: OPEN<br>Status Description: Open File for record purposes.<br>Type: Not Reported<br>Type Description: Not Reported |

| DATABASE | STATUS | DISTANCE | ELEVATION | MAP ID |
|---|---|---|---|---|
| Hist-CalFID-CA | Listed | 0.15 miles SE | 102 ft<br>(4 ft lower than site) | 43 |
| SITE NAME | | | MAPS | ID |
| 1X CULVER HOTEL | | | 1, 2, 4 | 7711071 |
| ADDRESS | | | CITY | ZIP |
| 9400 CULVER BLVD | | | CULVER | 902320000 |
| DETAILS | | | | |
| Reported Date: 1998 | | | | |

| DATABASE | STATUS | DISTANCE | ELEVATION | MAP ID |
|---|---|---|---|---|
| County-Others-CA | Listed | 0.15 miles S | 100 ft<br>(6 ft lower than site) | 44 |
| SITE NAME | | | MAPS | ID |
| HONEY'S KETTLE FRIED CHICKEN | | | 1, 2, 4 | 028879-041079-LAC |
| ADDRESS | | | CITY | ZIP |
| 9537 CULVER BLVD | | | CULVER CITY | 90232 |


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| DETAILS |
|---|
| Source of the list: County of Los Angeles<br>Responsible Agency: Los Angeles Department of Public Works Industrial Waste & Stormwater Permits<br>URL:<br>http://ladpw.org/epd/OpenFileReview/Results.aspx?streetno=9537&streetdr=&streetname=CULVER&zip=90232<br>File URL:<br>http://ladpw.org/epd/OpenFileReview/DMSResults.aspx?fileno=041079<br>File Number: 028879-041079<br>Status: PERM<br>Status Description: Active Permitted File<br>Type: I<br>Type Description: Industrial Waste File |

| DATABASE | STATUS | DISTANCE | ELEVATION | MAP ID |
|---|---|---|---|---|
| Hist-CalFID-CA | Listed | 0.15 miles NE | 109 ft<br>(3 ft higher than site) | 45 |
| **SITE NAME** | | | **MAPS** | **ID** |
| 1X VENICE AND CANFIELD LTD | | | 1, 2, 4 | 7750231 |
| **ADDRESS** | | | **CITY** | **ZIP** |
| 9211 VENICE BLVD | | | LOS ANGELES | 900670000 |
| **DETAILS** | | | | |
| Reported Date: 1998 | | | | |

| DATABASE | STATUS | DISTANCE | ELEVATION | MAP ID |
|---|---|---|---|---|
| Hist-CalFID-CA | Listed | 0.15 miles SW | 103 ft<br>(3 ft lower than site) | 46 |
| **SITE NAME** | | | **MAPS** | **ID** |
| 1X CULVER PALMS CH OF CHRIST | | | 1, 2, 4 | 7756978 |
| **ADDRESS** | | | **CITY** | **ZIP** |
| 3767 3771 3773 DELMAS TERRACE | | | LOS ANGELES | 900340000 |
| **DETAILS** | | | | |
| Reported Date: 1998 | | | | |


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| DATABASE | STATUS | DISTANCE | ELEVATION | MAP ID |
|---|---|---|---|---|
| Hist-CalFID-CA | Listed | 0.15 miles SW | 103 ft<br>(3 ft lower than site) | 46 |
| **SITE NAME** | | | **MAPS** | **ID** |
| 1X CULVER PALMS CHURCH OF CHRIST | | | 1, 2, 4 | 7712075 |
| **ADDRESS** | | | **CITY** | **ZIP** |
| 3773 DELMAS TERRACE | | | LOS ANGELES | 900340000 |
| **DETAILS** | | | | |
| Reported Date: 1998 | | | | |

| DATABASE | STATUS | DISTANCE | ELEVATION | MAP ID |
|---|---|---|---|---|
| County-Others-CA | Listed | 0.15 miles SE | 101 ft<br>(5 ft lower than site) | 47 |
| **SITE NAME** | | | **MAPS** | **ID** |
| DAPHNE'S GREEK CAFE | | | 1, 2, 4 | 028871-041070-LAC |
| **ADDRESS** | | | **CITY** | **ZIP** |
| 9516 CULVER BLVD | | | CULVER CITY | 90232 |
| **DETAILS** | | | | |
| Source of the list: County of Los Angeles<br>Responsible Agency: Los Angeles Department of Public Works Industrial Waste & Stormwater Permits<br>URL:<br>http://ladpw.org/epd/OpenFileReview/Results.aspx?streetno=9516&streetdr=&streetname=CULVER&zip=90232<br>File URL: Not Reported<br>File Number: 028871-041070<br>Status: OPEN<br>Status Description: Open File for record purposes.<br>Type: Not Reported<br>Type Description: Not Reported | | | | |


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| DATABASE | STATUS | DISTANCE | ELEVATION | MAP ID |
|---|---|---|---|---|
| County-Others-CA | Listed | 0.15 miles SE | 101 ft<br>(5 ft lower than site) | 48 |
| **SITE NAME** | | | **MAPS** | **ID** |
| CHIPOTLE STORE # 1167 | | | 1, 2, 4 | 030463-050894-LAC |
| **ADDRESS** | | | **CITY** | **ZIP** |
| 9512 CULVER BLVD | | | CULVER CITY | 90232 |

**DETAILS**

Source of the list: County of Los Angeles
Responsible Agency: Los Angeles Department of Public Works Industrial Waste & Stormwater Permits
URL:
http://ladpw.org/epd/OpenFileReview/Results.aspx?streetno=9512&streetdr=&streetname=CULVER&zip=90232
File URL: Not Reported
File Number: 030463-050894
Status: CLOS
Status Description: Closed File. File no longer has an active permit.
Type: I
Type Description: Industrial Waste File

| DATABASE | STATUS | DISTANCE | ELEVATION | MAP ID |
|---|---|---|---|---|
| County-Others-CA | Listed | 0.15 miles SE | 101 ft<br>(5 ft lower than site) | 48 |
| **SITE NAME** | | | **MAPS** | **ID** |
| HOWDYS TAQUERIA LLC | | | 1, 2, 4 | 030463-044991-LAC |
| **ADDRESS** | | | **CITY** | **ZIP** |
| 9512 CULVER BLVD | | | CULVER CITY | 90232 |


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| DETAILS |
|---|
| Source of the list: County of Los Angeles<br>Responsible Agency: Los Angeles Department of Public Works Industrial Waste & Stormwater Permits<br>URL:<br>http://ladpw.org/epd/OpenFileReview/Results.aspx?streetno=9512&streetdr=&streetname=CULVER&zip=90232<br>File URL: Not Reported<br>File Number: 030463-044991<br>Status: OPEN<br>Status Description: Open File for record purposes.<br>Type: I<br>Type Description: Industrial Waste File |

| DATABASE | STATUS | DISTANCE | ELEVATION | MAP ID |
|---|---|---|---|---|
| CRSP-CA | Listed | 0.15 miles SE | 101 ft<br>(5 ft lower than site) | 48 |
| **SITE NAME** | | | **MAPS** | **ID** |
| Chipotle Mexican Grill #1167 | | | 1, 2, 4 | 105187 |
| **ADDRESS** | | | **CITY** | **ZIP** |
| 9512 CULVER BLVD | | | CULVER CITY | 90232 |


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| DETAILS |
|---|
| Site Regulated Program Information<br>Site ID: 105187<br>Site EI ID: 10506781<br>Agency Provided Latitude: 34.023234<br>Agency Provided Longitude: -118.394836<br><br>Program Description: Chemical Storage Facilities<br><br>Evaluation Information<br>Evaluation Date: 7/25/2018<br>Violations Found? (Y/N): No<br>Evaluation General Type: Compliance Evaluation Inspection<br>Evaluation Type: Routine done by local agency<br>Evaluation Note(s): Inspected by: J.Luna Consent by: Yesenia Huerta<br>Evaluation Division: Culver City Fire Department<br>Evaluation Program: HMRRP<br>Evaluation Source: CERS<br><br>Evaluation Date: 8/21/2014<br>Violations Found? (Y/N): Yes<br>Evaluation General Type: Compliance Evaluation Inspection<br>Evaluation Type: Routine done by local agency<br>Evaluation Note(s): Inspector: T. Mac Tavish<br>Evaluation Division: Culver City Fire Department<br>Evaluation Program: HMRRP<br>Evaluation Source: CERS<br>More Details Link |

| DATABASE | STATUS | DISTANCE | ELEVATION | MAP ID |
|---|---|---|---|---|
| County-Others-CA | Listed | 0.15 miles E | 105 ft<br>(1 ft lower than site) | 49 |
| **SITE NAME** | | | **MAPS** | **ID** |
| K-ZO RESTAURANT | | | 1, 2, 4 | 030758-046257-LAC |
| **ADDRESS** | | | **CITY** | **ZIP** |
| 9240 CULVER BLVD | | | CULVER CITY | 90232 |


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| DETAILS |
|---|
| Source of the list: County of Los Angeles<br>Responsible Agency: Los Angeles Department of Public Works Industrial Waste & Stormwater Permits<br>URL:<br>http://ladpw.org/epd/OpenFileReview/Results.aspx?streetno=9240&streetdr=&streetname=CULVER&zip=90232<br>File URL:<br>http://ladpw.org/epd/OpenFileReview/DMSResults.aspx?fileno=046257<br>File Number: 030758-046257<br>Status: PERM<br>Status Description: Active Permitted File<br>Type: I<br>Type Description: Industrial Waste File |

| DATABASE | STATUS | DISTANCE | ELEVATION | MAP ID |
|---|---|---|---|---|
| County-Others-CA | Listed | 0.16 miles SE | 101 ft<br>(5 ft lower than site) | **50** |
| **SITE NAME** | | | **MAPS** | **ID** |
| COLD STONE CREAMERY | | | 1, 2, 4 | 028872-041072-LAC |
| **ADDRESS** | | | **CITY** | **ZIP** |
| 9514 CULVER BLVD | | | CULVER CITY | 90232 |

| DETAILS |
|---|
| Source of the list: County of Los Angeles<br>Responsible Agency: Los Angeles Department of Public Works Industrial Waste & Stormwater Permits<br>URL:<br>http://ladpw.org/epd/OpenFileReview/Results.aspx?streetno=9514&streetdr=&streetname=CULVER&zip=90232<br>File URL: Not Reported<br>File Number: 028872-041072<br>Status: OPEN<br>Status Description: Open File for record purposes.<br>Type: Not Reported<br>Type Description: Not Reported |


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| DATABASE | STATUS | DISTANCE | ELEVATION | MAP ID |
|---|---|---|---|---|
| County-Others-CA | Listed | 0.16 miles SE | 101 ft<br>(5 ft lower than site) | 51 |
| **SITE NAME** | | | **MAPS** | **ID** |
| JOHNNY'S NY PIZZERIA & CAFE | | | 1, 2, 4 | 028866-041063-LAC |
| **ADDRESS** | | | **CITY** | **ZIP** |
| 9510 CULVER BLVD | | | CULVER CITY | 90232 |

**DETAILS**

Source of the list: County of Los Angeles
Responsible Agency: Los Angeles Department of Public Works Industrial Waste & Stormwater Permits
URL:
http://ladpw.org/epd/OpenFileReview/Results.aspx?streetno=9510&streetdr=&streetname=CULVER&zip=90232
File URL: Not Reported
File Number: 028866-041063
Status: OPEN
Status Description: Open File for record purposes.
Type: Not Reported
Type Description: Not Reported

| DATABASE | STATUS | DISTANCE | ELEVATION | MAP ID |
|---|---|---|---|---|
| County-Others-CA | Listed | 0.16 miles SE | 101 ft<br>(5 ft lower than site) | 52 |
| **SITE NAME** | | | **MAPS** | **ID** |
| RUSH STREET | | | 1, 2, 4 | 031777-049938-LAC |
| **ADDRESS** | | | **CITY** | **ZIP** |
| 9546 WASHINGTON BLVD | | | CULVER CITY | 90232 |


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| DETAILS |
|---|
| Source of the list: County of Los Angeles<br>Responsible Agency: Los Angeles Department of Public Works Industrial Waste & Stormwater Permits<br>URL:<br>http://ladpw.org/epd/OpenFileReview/Results.aspx?streetno=9546&streetdr=&streetname=WASHINGTON&zip=90232<br>File URL:<br>http://ladpw.org/epd/OpenFileReview/DMSResults.aspx?fileno=049938<br>File Number: 031777-049938<br>Status: PERM<br>Status Description: Active Permitted File<br>Type: I<br>Type Description: Industrial Waste File |

| DATABASE | STATUS | DISTANCE | ELEVATION | MAP ID |
|---|---|---|---|---|
| County-Others-CA | Listed | 0.16 miles E | 105 ft<br>(1 ft lower than site) | 53 |
| **SITE NAME** | | | **MAPS** | **ID** |
| DOUGLAS SERVICE STATION (DEST) | | | 1, 2, 4 | 006866-I07098-LAC |
| **ADDRESS** | | | **CITY** | **ZIP** |
| 9500 WASHINGTON BLVD | | | CULVER CITY | 90232 |
| **DETAILS** | | | | |
| Source of the list: County of Los Angeles<br>Responsible Agency: Los Angeles Department of Public Works Industrial Waste & Stormwater Permits<br>URL:<br>http://ladpw.org/epd/OpenFileReview/Results.aspx?streetno=9500&streetdr=&streetname=WASHINGTON&zip=90232<br>File URL: Not Reported<br>File Number: 006866-I07098<br>Status: CLOS<br>Status Description: Closed File. File no longer has an active permit.<br>Type: I<br>Type Description: Industrial Waste File | | | | |


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| DATABASE | STATUS | DISTANCE | ELEVATION | MAP ID |
|---|---|---|---|---|
| County-Others-CA | Listed | 0.16 miles S | 100 ft<br>(6 ft lower than site) | 54 |
| **SITE NAME** | | | **MAPS** | **ID** |
| AKASHA RESTAURANT | | | 1, 2, 4 | 032929-054257-LAC |
| **ADDRESS** | | | **CITY** | **ZIP** |
| 9543 CULVER BLVD | | | CULVER CITY | 90232 |

**DETAILS**

Source of the list: County of Los Angeles
Responsible Agency: Los Angeles Department of Public Works Industrial Waste & Stormwater Permits
URL:
http://ladpw.org/epd/OpenFileReview/Results.aspx?streetno=9543&streetdr=&streetname=CULVER&zip=90232
File URL:
http://ladpw.org/epd/OpenFileReview/DMSResults.aspx?fileno=054257
File Number: 032929-054257
Status: PERM
Status Description: Active Permitted File
Type: I
Type Description: Industrial Waste File

| DATABASE | STATUS | DISTANCE | ELEVATION | MAP ID |
|---|---|---|---|---|
| Air-CA | Listed | 0.16 miles S | 100 ft<br>(6 ft lower than site) | 55 |
| **SITE NAME** | | | **MAPS** | **ID** |
| SO. CALIFORNIA HOSPITAL AT CULVER CITY | | | 1, 2, 4 | SC AQMD-SC-173381 |
| **ADDRESS** | | | **CITY** | **ZIP** |
| 3828 DELMAS TERRACE | | | CULVER CITY | 90232 |


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| DETAILS |
|---|
| Toxic Facility Information<br>Agency ID Desc: The first portion is the Air Quality District, the second portion is the County, the last is the Facility ID<br>Facility ID: 173381<br>Database Year: 2015<br>Air Basin: SC<br>County Code: 19<br>District Code: SC<br>District: SOUTH COAST AQMD<br>Facility SIC Code: 9999<br>COID: LA<br>Prioritization Thresholds: Not Reported<br>Health Risk Assessment (HRA): Not Reported<br>Non-Cancer Chronic Hazard Index: Not Reported<br>Non-Cancer Acute Hazard Index: Not Reported<br>CHAPIS: Not Reported<br>CERR Code: Not Reported<br><br>Pollutant Information<br>: Not Reported |

| DATABASE | STATUS | DISTANCE | ELEVATION | MAP ID |
|---|---|---|---|---|
| AIR-DIST-CA | Listed | 0.16 miles S | 100 ft<br>(6 ft lower than site) | 55 |
| **SITE NAME** | | | **MAPS** | **ID** |
| BROTMAN PARTNERS LP,CAL LTD,BROTMAN MEDI | | | 1, 2, 4 | 18193-SC |
| **ADDRESS** | | | **CITY** | **ZIP** |
| 3828 DELMAS TERRACE | | | CULVER CITY | 90232 |


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| DETAILS |
|---|
| District: South Coast AQMD<br>Compliance URL:<br>http://www3.aqmd.gov/webappl/fim/prog/novnc.aspx?fac_id=18193<br>Note: For additional Facility, Equipment, Emissions, Hearing Board or Transporation Plan Information click on different tabs.<br>Facility Id: 18193<br>County Code: LA<br>County: Los Angeles<br>Facility Status Code: S<br>Facility Status: SOLD<br>Number of Employees: 1196<br>Location Zip Code Extension: Not Reported<br>Facility Representative First Name: DANIEL<br>Facility Representative Last Name: DRAHOS<br>Location Area Code: 310<br>Location Phone Number: 8367000<br>Location Phone Extension: Not Reported<br>Mailing Address: 3828 DELMAS TERRACE AVE<br>Mailing City: CULVER CITY<br>Mailing State: CA<br>Mailing Zip Code: 90231<br>Mailing Zip Code Extension: 2459<br>Mailing Area Code: 310<br>Mailing Phone Number: 8367000<br>Mailing Phone Extension: Not Reported<br>Mailing Representative First Name: DANIEL<br>Mailing Representative Last Name: DRAHOS<br><br>More Details Link |

| DATABASE | STATUS | DISTANCE | ELEVATION | MAP ID |
|---|---|---|---|---|
| AIR-DIST-CA | Listed | 0.16 miles S | 100 ft<br>(6 ft lower than site) | 55 |
| **SITE NAME** | | | **MAPS** | **ID** |
| SO. CALIFORNIA HOSPITAL AT CULVER CITY | | | 1, 2, 4 | 173381-SC |
| **ADDRESS** | | | **CITY** | **ZIP** |
| 3828 DELMAS TERRACE | | | CULVER CITY | 90232 |


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| DETAILS |
|---|
| District: South Coast AQMD<br>Compliance URL:<br>http://www3.aqmd.gov/webappl/fim/prog/novnc.aspx?fac_id=173381<br>Note: For additional Facility, Equipment, Emissions, Hearing Board or Transporation Plan Information click on different tabs.<br>Facility Id: 173381<br>County Code: LA<br>County: Los Angeles<br>Facility Status Code: A<br>Facility Status: ACTIVE<br>Number of Employees: 1196<br>Location Zip Code Extension: Not Reported<br>Facility Representative First Name: ROBERTO<br>Facility Representative Last Name: SINGTON<br>Location Area Code: 310<br>Location Phone Number: 8407092<br>Location Phone Extension: Not Reported<br>Mailing Address: 3828 DELMAS TERRACE AVE<br>Mailing City: CULVER CITY<br>Mailing State: CA<br>Mailing Zip Code: 90231<br>Mailing Zip Code Extension: 2459<br>Mailing Area Code: 310<br>Mailing Phone Number: 9434500<br>Mailing Phone Extension: Not Reported<br>Mailing Representative First Name: SAMUEL<br>Mailing Representative Last Name: LEE<br><br>More Details Link |

| DATABASE | STATUS | DISTANCE | ELEVATION | MAP ID |
|---|---|---|---|---|
| ALLFACS-IL | Listed | 0.16 miles S | 100 ft<br>(6 ft lower than site) | 55 |
| **SITE NAME** | | | **MAPS** | **ID** |
| Brotman Medical Ctr | | | 1, 2, 4 | 9060376854 |
| **ADDRESS** | | | **CITY** | **ZIP** |
| 3828 Delmas Ter | | | Culver City | 90231 |


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| DETAILS |
|---|
| URL:<br>http://epadata.epa.state.il.us/land/inventory/deepSeids.asp?B1=9060376854&strInvNo=9060376854<br>Inventory ID Number: 9060376854<br>Site ID: 170000857561<br>LatDD: Not Reported<br>LonDD: Not Reported<br>Interest Name: Brotman Medical Ctr<br>Loc PO Box: Not Reported<br>Loc Phone: 3108367000<br>Loc Contact: ERNEST MASSERMAN<br>Loc Mail: Not Reported<br>Owner Name: BROTMAN MEDICAL CENTER<br>Owner Street: 3828 DELMAS TER<br>Owner PO Box: Not Reported<br>Owner City: CULVER CITY<br>Owner State: CA<br>Own Zip: 90231<br>Owner Phone: 3108367000<br>Owner Contact: Not Reported<br>Owner Mail: Not Reported<br>Operator Name: BROTMAN MEDICAL CENTER<br>Operator Street: 3828 DELMAS TER<br>Operator PO Box: Not Reported<br>Operator City: CULVER CITY<br>Operator State: CA<br>Operator Zip: 90231<br>Operator Phone: 3108367000<br>More Details Link |

| DATABASE | STATUS | DISTANCE | ELEVATION | MAP ID |
|---|---|---|---|---|
| CERS-CA | Listed | 0.16 miles S | 100 ft<br>(6 ft lower than site) | 55 |
| **SITE NAME** | | | **MAPS** | **ID** |
| SOUTHERN CALIFORNIA HOSPITAL AT CULVER CITY | | | 1, 2, 4 | 10302304 |
| **ADDRESS** | | | **CITY** | **ZIP** |
| 3828 DELMAS TER | | | CULVER CITY | 90232 |


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| DETAILS |
|---|
| General Program & Facility Information<br>CERS ID: 10302304<br>Facility ID: LACoFA0008889<br>Facility Regulator Key ID: FA0008889<br>Organization Code: 90269251<br>Business/Organization Name: BROTMAN MEDICAL CENTER<br>Multiple Jurisdictional Business? (Y/N): No<br>Business Origin: Seeding<br>Count of Business' CERS User Accounts: 2<br>Facility Count for Business: 1<br>Last Submittal Date (any element): 3/21/2017 10:35:17 AM<br>Count of Submitted Elements: 15<br>Remote Facility? (Y/N): No<br>Small Quantity Generator Facility? (Y/N): No<br>Local Facility Grouping: Not Reported<br><br>Facility Specific Information<br>Assessor Parcel Number (APN): 4207-002-027<br>Number of Employees: 700<br>Property Owner Name: ALTA CORP<br>Property Owner Phone Number: Not Reported<br>Property Owner Mailing Address: 3828 DELMAS TER<br>Property Owner Mailing City: CULVER CITY<br>Property Owner Mailing State: CA<br>Property Owner Mailing Zip Code: 90232<br>Property Owner Mailing Country: United States<br>More Details Link |

| DATABASE | STATUS | DISTANCE | ELEVATION | MAP ID |
|---|---|---|---|---|
| County-Others-CA | Listed | 0.16 miles S | 100 ft<br>(6 ft lower than site) | 55 |
| **SITE NAME** | | | **MAPS** | **ID** |
| BROTMAN MEDICAL CENTER | | | 1, 2, 4 | 006982-I07225-LAC |
| **ADDRESS** | | | **CITY** | **ZIP** |
| 3828 DELMAS TR | | | CULVER CITY | 90232 |


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| DETAILS |
|---|
| Source of the list: County of Los Angeles<br>Responsible Agency: Los Angeles Department of Public Works Industrial Waste & Stormwater Permits<br>URL:<br>http://ladpw.org/epd/OpenFileReview/Results.aspx?streetno=3828&streetdr=&streetname=DELMAS&zip=90232<br>File URL:<br>http://ladpw.org/epd/OpenFileReview/DMSResults.aspx?fileno=I07225<br>File Number: 006982-I07225<br>Status: PERM<br>Status Description: Active Permitted File<br>Type: I<br>Type Description: Industrial Waste File |

| DATABASE | STATUS | DISTANCE | ELEVATION | MAP ID |
|---|---|---|---|---|
| County-UST-CA | Listed | 0.16 miles S | 100 ft<br>(6 ft lower than site) | **55** |
| **SITE NAME** | | | **MAPS** | **ID** |
| BROTMAN MEDICAL CENTER | | | 1, 2, 4 | 006982-007225-LAC |
| **ADDRESS** | | | **CITY** | **ZIP** |
| 3828 DELMAS TR | | | CULVER CITY | 90232 |
| **DETAILS** | | | | |
| Source of the list: County of Los Angeles<br>Responsible Agency: Los Angeles Department of Public Works<br>URL:<br>http://ladpw.org/epd/OpenFileReview/Results.aspx?streetno=3828&streetdr=&streetname=DELMAS&zip=90232<br>File URL:<br>http://ladpw.org/epd/OpenFileReview/DMSResults.aspx?fileno=007225<br>File Number: 006982-007225<br>Status: CLOS<br>Status Description: Closed File. File no longer has an active permit.<br>Type: T<br>Type Description: Underground Storage Tank File | | | | |


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| DATABASE | STATUS | DISTANCE | ELEVATION | MAP ID |
|---|---|---|---|---|
| County-UST-CA | Listed | 0.16 miles S | 100 ft<br>(6 ft lower than site) | 55 |

| SITE NAME | MAPS | ID |
|---|---|---|
| SOUTHERN CALIFORNIA HOSPITAL | 1, 2, 4 | 006982-062036-LAC |

| ADDRESS | CITY | ZIP |
|---|---|---|
| 3828 DELMAS TR | CULVER CITY | 90232 |

**DETAILS**

Source of the list: County of Los Angeles
Responsible Agency: Los Angeles Department of Public Works
URL:
http://ladpw.org/epd/OpenFileReview/Results.aspx?streetno=3828&streetdr=&streetname=DELMAS&zip=90232
File URL:
http://ladpw.org/epd/OpenFileReview/DMSResults.aspx?fileno=062036
File Number: 006982-062036
Status: PERM
Status Description: Active Permitted File
Type: T
Type Description: Underground Storage Tank File

| DATABASE | STATUS | DISTANCE | ELEVATION | MAP ID |
|---|---|---|---|---|
| CRSP-CA | Listed | 0.16 miles S | 100 ft<br>(6 ft lower than site) | 55 |

| SITE NAME | MAPS | ID |
|---|---|---|
| BROTMAN MEDICAL CENTER | 1, 2, 4 | 222154 |

| ADDRESS | CITY | ZIP |
|---|---|---|
| 3828 DELMAS TERRACE | CULVER CITY | 90232-6806 |


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| DETAILS |
|---|
| Site Regulated Program Information<br>Site ID: 222154<br>Site EI ID: T0603784846<br>Agency Provided Latitude: 34.022982<br>Agency Provided Longitude: -118.397126<br><br>Program Description: Leaking Underground Storage Tank Cleanup Site<br><br>Evaluation Information<br>: Not Reported<br>:Violation Information<br>: Not Reported<br>:Enforcement Information<br>: Not Reported<br>:Chemical Information<br>: Not Reported<br>:Coordinate Information<br>: Not Reported<br>: |

| DATABASE | STATUS | DISTANCE | ELEVATION | MAP ID |
|---|---|---|---|---|
| CRSP-CA | Listed | 0.16 miles S | 100 ft<br>(6 ft lower than site) | 55 |
| **SITE NAME** | | | **MAPS** | **ID** |
| SOUTHERN CALIFORNIA HOSPITAL AT CULVER CITY | | | 1, 2, 4 | 13724 |
| **ADDRESS** | | | **CITY** | **ZIP** |
| 3828 DELMAS TER | | | CULVER CITY | 90232 |


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| DETAILS |
|---|
| Site Regulated Program Information<br>Site ID: 13724<br>Site EI ID: 10302304<br>Agency Provided Latitude: 34.02322<br>Agency Provided Longitude: -118.39693<br><br>Program Description: Chemical Storage Facilities<br><br>Program Description: Hazardous Waste Generator<br><br>Program Description: Underground Storage Tank<br><br>Evaluation Information<br>Evaluation Date: 8/28/2018<br>Violations Found? (Y/N): No<br>Evaluation General Type: Compliance Evaluation Inspection<br>Evaluation Type: Routine done by local agency<br>Evaluation Note(s): Inspected by: J.Luna Consent by: Norm Lantz<br>Evaluation Division: Culver City Fire Department<br>Evaluation Program: HMRRP<br>Evaluation Source: CERS<br><br>Evaluation Date: 6/15/2018<br>Violations Found? (Y/N): Yes<br>Evaluation General Type: Compliance Evaluation Inspection<br>Evaluation Type: Routine done by local agency<br>More Details Link |

| DATABASE | STATUS | DISTANCE | ELEVATION | MAP ID |
|---|---|---|---|---|
| CRSP-CA | Listed | 0.16 miles S | 100 ft<br>(6 ft lower than site) | 55 |
| **SITE NAME** | | | **MAPS** | **ID** |
| BROTMAN PARTNERS LP,CAL LTD,BROTMAN MEDI | | | 1, 2, 4 | 455792 |
| **ADDRESS** | | | **CITY** | **ZIP** |
| 3828 DELMAS TERRACE | | | CULVER CITY | 90232-2713 |


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| DETAILS |
|---|
| Site Regulated Program Information<br>Site ID: 455792<br>Site EI ID: 110010479758<br>Agency Provided Latitude: 34.02306<br>Agency Provided Longitude: -118.39722<br><br>Program Description: US EPA Air Emission Inventory System (EIS)<br><br>Evaluation Information<br>: Not Reported<br>:Violation Information<br>: Not Reported<br>:Enforcement Information<br>: Not Reported<br>:Chemical Information<br>: Not Reported<br>:Coordinate Information<br>: Not Reported<br>: |

| DATABASE | STATUS | DISTANCE | ELEVATION | MAP ID |
|---|---|---|---|---|
| Hist-CalFID-CA | Listed | 0.16 miles S | 100 ft<br>(6 ft lower than site) | 55 |
| **SITE NAME** | | | **MAPS** | **ID** |
| 1X BROTMAN MEDICAL CENTER | | | 1, 2, 4 | 59348 |
| **ADDRESS** | | | **CITY** | **ZIP** |
| 3828 DELMAS TERRACE | | | CULVER CITY | 902310000 |
| **DETAILS** | | | | |
| Reported Date: 1998 | | | | |


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| DATABASE | STATUS | DISTANCE | ELEVATION | MAP ID |
|---|---|---|---|---|
| Hist-City-UST-CA | Listed | 0.16 miles S | 100 ft<br>(6 ft lower than site) | 55 |
| **SITE NAME** | | | **MAPS** | **ID** |
| BROTMAN MEDICAL CENTER | | | 1, 2, 4 | 59348 |
| **ADDRESS** | | | **CITY** | **ZIP** |
| 3828 DELMAS TERRACE | | | CULVER CITY | |

**DETAILS**

Reported Date: 1998
List: Los Angeles County UST, Street Number Book
Agency: Los Angeles County Department of Public Works

| DATABASE | STATUS | DISTANCE | ELEVATION | MAP ID |
|---|---|---|---|---|
| Hist-Service Stations | Listed | 0.16 miles S | 100 ft<br>(6 ft lower than site) | 55 |
| **SITE NAME** | | | **MAPS** | **ID** |
| BROTMAN MEDICAL CENTER | | | 1, 2, 4 | 207371 |
| **ADDRESS** | | | **CITY** | **ZIP** |
| 3828 DELMAS TERRACE | | | CULVER CITY | 90232-6806 |

**DETAILS**

AS OF DATE: 1/31/2002
SITE TYPE: PRIVATE
TANK TYPE: UST
COUNTY: LOS ANGELES


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| DATABASE | STATUS | DISTANCE | ELEVATION | MAP ID |
|---|---|---|---|---|
| Hist-UST-CA | Listed | 0.16 miles S | 100 ft<br>(6 ft lower than site) | 55 |
| **SITE NAME** | | | **MAPS** | **ID** |
| BROTHMAN MEDICAL CENTER | | | 1, 2, 4 | 218223 |
| **ADDRESS** | | | **CITY** | **ZIP** |
| 3828 DELMAS TERRACE | | | CULVER CITY | 90231 |
| **DETAILS** | | | | |
| Note: ID has been assigned by ERS<br>Tank Details:<br>http://geotracker.waterboards.ca.gov/ustpdfs/pdf/00026E72.pdf | | | | |

| DATABASE | STATUS | DISTANCE | ELEVATION | MAP ID |
|---|---|---|---|---|
| LUST-Closed-CA | Completed - Case Closed | 0.16 miles S | 100 ft<br>(6 ft lower than site) | 55 |
| **SITE NAME** | | | **MAPS** | **ID** |
| BROTMAN MEDICAL CENTER | | | 1, 2, 4 | T0603784846 |
| **ADDRESS** | | | **CITY** | **ZIP** |
| 3828 DELMAS TERRACE | | | CULVER CITY | 90232-6806 |


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| DETAILS |
|---|
| Sites Details<br>URL:<br>http://geotracker.waterboards.ca.gov/profile_report.asp?global_id=T0603784846<br>Global ID: T0603784846<br>Case Type: LUST Cleanup Site<br>Status: Completed - Case Closed<br>Status Date: Not Reported<br>CUF Case: NO<br>Lead Agency: LOS ANGELES COUNTY<br>Case Worker: TS<br>Local Agency: LOS ANGELES COUNTY<br>RB Case Number: Not Reported<br>Loc Case Number: Not Reported<br>File Location: Not Reported<br>Potential Contaminants of Concern: Diesel<br>Potential Media Affected: Soil<br>Site History: Not Reported<br>Begin Date: 1999-05-11 00:00:00<br>How Discovered: Tank Closure<br>How Discovered Description: SOME DIESEL USTS RMVD IN MAY 11, 1999<br>Stop Method: Close and Remove Tank<br>Stop Method Description: LEAKING USTS RMVD<br>Agency Provided Latitude: 34.022982<br>Agency Provided Longitude: -118.397126<br><br>Regulatory Activities Details<br>More Details Link |

| DATABASE | STATUS | DISTANCE | ELEVATION | MAP ID |
|---|---|---|---|---|
| RCRA-NON-US | Listed | 0.16 miles S | 100 ft<br>(6 ft lower than site) | 55 |
| **SITE NAME** | | | **MAPS** | **ID** |
| SOUTHERN CALIFORNIA HOSPITALS AT CULVER | | | 1, 2, 4 | CAL000401316 |
| **ADDRESS** | | | **CITY** | **ZIP** |
| 3828 DELMAS TER | | | CULVER CITY | 90232 |


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| DETAILS |
|---|
| Additional details may be found online using the following link:<br><br>https://enviro.epa.gov/enviro/rcrainfoquery_3.facility_information?pgm_sys_id=CAL000401316<br>Source Type: Implementer<br>Generator Status Universe: N<br>Generator Status: Non-Generator<br>NAICS1: GENERAL MEDICAL AND SURGICAL HOSPITALS<br>Active Site Indicator: H----<br>Owner Name: SOUTHERN CALIFORNIA HEALTH CARE SYM<br>Operator Name: JEREMY HORN<br>In Handler Universes: Y<br>In a Universe: Y<br>Short Term Generator: N<br>Importer Activity: N<br>Mixed Waste Generator: N<br>Transporter Activity: N<br>Transfer Facility: N<br>Recycler Activity: Y<br>Onsite Burner Exemption: N<br>Furnace Exemption: N<br>Underground Injection Activity: N<br>Receives Waste From Off-site: N<br>Universal Waste: Y<br>Universal Waste Destination Facility: Y<br>Used Oil Universe: NNNNNNN<br>Federal Universal Waste: N<br>Active Site Federally Regulated TSDF: ------<br>More Details Link |

| DATABASE | STATUS | DISTANCE | ELEVATION | MAP ID |
|---|---|---|---|---|
| UST-CA | Listed | 0.16 miles S | 100 ft<br>(6 ft lower than site) | 55 |

| SITE NAME | MAPS | ID |
|---|---|---|
| SOUTHERN CALIFORNIA HOSPITAL AT CULVER CITY | 1, 2, 4 | 222134 |

| ADDRESS | CITY | ZIP |
|---|---|---|
| 3828 DELMAS TER | CULVER CITY | 90232 |


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| DETAILS |
|---|
| More Information on Site? Go to Following Link:<br>http://geotracker.waterboards.ca.gov/search.asp<br>CERSID: 10302304<br>Global ID: LACoFA0008889<br>COUNTY: Los Angeles<br>Permitting Agency: Los Angeles County Fire Department<br>Agency Provided Latitude: 34.02322<br>Agency Provided Longitude: -118.39693<br>PROJECT TYPE: Not Reported<br>RB Case Number: Not Reported<br>LOC Case Number: Not Reported<br>Case Worker: Not Reported<br>MTBE DATE: Not Reported<br>GW CONC (PPB): Not Reported<br>MATRIX: Not Reported |

| DATABASE | STATUS | DISTANCE | ELEVATION | MAP ID |
|---|---|---|---|---|
| UST-CRSP-CA | Listed | 0.16 miles S | 100 ft<br>(6 ft lower than site) | **55** |
| **SITE NAME** | | | **MAPS** | **ID** |
| SOUTHERN CALIFORNIA HOSPITAL AT CULVER CITY | | | 1, 2, 4 | 13724 |
| **ADDRESS** | | | **CITY** | **ZIP** |
| 3828 DELMAS TER | | | CULVER CITY | 90232 |


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| DETAILS |
|---|
| Site Regulated Program Information<br>Site ID: 13724<br>Site EI ID: 10302304<br>Agency Provided Latitude: 34.02322<br>Agency Provided Longitude: -118.39693<br><br>Program Description: Underground Storage Tank<br><br>Evaluation Information<br>Evaluation Date: 10/6/2020<br>Violations Found? (Y/N): No<br>Evaluation General Type: Compliance Evaluation Inspection<br>Evaluation Type: Routine done by local agency<br>Evaluation Note(s): Mr. Robert Signson, Lead, Plant Operations<br>Evaluation Division: Los Angeles County Fire Department<br>Evaluation Program: HW<br>Evaluation Source: CERS<br><br>Evaluation Date: 6/8/2020<br>Violations Found? (Y/N): Yes<br>Evaluation General Type: Compliance Evaluation Inspection<br>Evaluation Type: Routine done by local agency<br>Evaluation Note(s): FACETIME W/ ROBERT SINGSON.TECH PAUL MCLANE CONDUCTING CTES;DO RPRTS /PHOTOS THRU OFFICE(TANYA).NO CERS UPDATE/CORRS SUBMTTD.OVFL(E) FAIL<br>Evaluation Division: Los Angeles County Department of Public Works<br>Evaluation Program: UST<br>Evaluation Source: CERS<br>More Details Link |

| DATABASE | STATUS | DISTANCE | ELEVATION | MAP ID |
|---|---|---|---|---|
| County-Others-CA | Listed | 0.16 miles S | 100 ft<br>(6 ft lower than site) | 56 |
| **SITE NAME** | | | **MAPS** | **ID** |
| CHOP DADDY'S | | | 1, 2, 4 | 030829-060195-LAC |
| **ADDRESS** | | | **CITY** | **ZIP** |
| 9552 WASHINGTON BLVD | | | CULVER CITY | 90232 |


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| DETAILS |
|---|
| Source of the list: County of Los Angeles<br>Responsible Agency: Los Angeles Department of Public Works Industrial Waste & Stormwater Permits<br>URL:<br>http://ladpw.org/epd/OpenFileReview/Results.aspx?streetno=9552&streetdr=&streetname=WASHINGTON&zip=90232<br>File URL:<br>http://ladpw.org/epd/OpenFileReview/DMSResults.aspx?fileno=060195<br>File Number: 030829-060195<br>Status: PERM<br>Status Description: Active Permitted File<br>Type: I<br>Type Description: Industrial Waste File |

| DATABASE | STATUS | DISTANCE | ELEVATION | MAP ID |
|---|---|---|---|---|
| County-Others-CA | Listed | 0.16 miles S | 100 ft<br>(6 ft lower than site) | 56 |
| SITE NAME | | | MAPS | ID |
| BACOSHOP | | | 1, 2, 4 | 030829-063583-LAC |
| ADDRESS | | | CITY | ZIP |
| 9552 WASHINGTON BLVD | | | CULVER CITY | 90232 |

| DETAILS |
|---|
| Source of the list: County of Los Angeles<br>Responsible Agency: Los Angeles Department of Public Works Industrial Waste & Stormwater Permits<br>URL:<br>http://ladpw.org/epd/OpenFileReview/Results.aspx?streetno=9552&streetdr=&streetname=WASHINGTON&zip=90232<br>File URL:<br>http://ladpw.org/epd/OpenFileReview/DMSResults.aspx?fileno=063583<br>File Number: 030829-063583<br>Status: OPEN<br>Status Description: Open File for record purposes.<br>Type: I<br>Type Description: Industrial Waste File |


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| DATABASE | STATUS | DISTANCE | ELEVATION | MAP ID |
|---|---|---|---|---|
| County-Others-CA | Listed | 0.16 miles S | 100 ft<br>(6 ft lower than site) | 56 |
| **SITE NAME** | | | **MAPS** | **ID** |
| 041 BACARO | | | 1, 2, 4 | 030829-058643-LAC |
| **ADDRESS** | | | **CITY** | **ZIP** |
| 9552 WASHINGTON BLVD | | | CULVER CITY | 90232 |

**DETAILS**

Source of the list: County of Los Angeles
Responsible Agency: Los Angeles Department of Public Works Industrial Waste & Stormwater Permits
URL:
http://ladpw.org/epd/OpenFileReview/Results.aspx?streetno=9552&streetdr=&streetname=WASHINGTON&zip=90232
File URL:
http://ladpw.org/epd/OpenFileReview/DMSResults.aspx?fileno=058643
File Number: 030829-058643
Status: OPEN
Status Description: Open File for record purposes.
Type: Not Reported
Type Description: Not Reported

| DATABASE | STATUS | DISTANCE | ELEVATION | MAP ID |
|---|---|---|---|---|
| County-Others-CA | Listed | 0.16 miles S | 100 ft<br>(6 ft lower than site) | 56 |
| **SITE NAME** | | | **MAPS** | **ID** |
| SANTA MARIA BARBECUE CO | | | 1, 2, 4 | 030829-046408-LAC |
| **ADDRESS** | | | **CITY** | **ZIP** |
| 9552 WASHINGTON BLVD | | | CULVER CITY | 90232 |


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| DETAILS |
|---|
| Source of the list: County of Los Angeles<br>Responsible Agency: Los Angeles Department of Public Works Industrial Waste & Stormwater Permits<br>URL:<br>http://ladpw.org/epd/OpenFileReview/Results.aspx?streetno=9552&streetdr=&streetname=WASHINGTON&zip=90232<br>File URL:<br>http://ladpw.org/epd/OpenFileReview/DMSResults.aspx?fileno=046408<br>File Number: 030829-046408<br>Status: CLOS<br>Status Description: Closed File. File no longer has an active permit.<br>Type: I<br>Type Description: Industrial Waste File |

| DATABASE | STATUS | DISTANCE | ELEVATION | MAP ID |
|---|---|---|---|---|
| AIR-DIST-CA | Listed | 0.17 miles SW | 101 ft<br>(5 ft lower than site) | 57 |
| **SITE NAME** | | | **MAPS** | **ID** |
| BROTMAN PHYSICIANS PLAZA LLC | | | 1, 2, 4 | 141172-SC |
| **ADDRESS** | | | **CITY** | **ZIP** |
| 9808 VENICE BLVD STE 404 | | | CULVER CITY | 90232 |


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| DETAILS |
|---|

District: South Coast AQMD
Compliance URL:
http://www3.aqmd.gov/webappl/fim/prog/novnc.aspx?fac_id=141172
Note: For additional Facility, Equipment, Emissions, Hearing Board or Transporation Plan Information click on different tabs.
Facility Id: 141172
County Code: LA
County: Los Angeles
Facility Status Code: A
Facility Status: ACTIVE
Number of Employees: 0
Location Zip Code Extension: 2718
Facility Representative First Name: CHRISTINA
Facility Representative Last Name: PACHECO
Location Area Code: 310
Location Phone Number: 8384422
Location Phone Extension: Not Reported
Mailing Address: 1127 WILSHIRE BLVD SUITE 600
Mailing City: LOS ANGELES
Mailing State: CA
Mailing Zip Code: 90017
Mailing Zip Code Extension: Not Reported
Mailing Area Code: 310
Mailing Phone Number: 8384422
Mailing Phone Extension: Not Reported
Mailing Representative First Name: CHRISTINA
Mailing Representative Last Name: PACHECO

More Details Link

| DATABASE | STATUS | DISTANCE | ELEVATION | MAP ID |
|---|---|---|---|---|
| CRSP-CA | Listed | 0.17 miles SW | 101 ft<br>(5 ft lower than site) | 57 |

| SITE NAME | MAPS | ID |
|---|---|---|
| RENAL CARE PARTNERS OF LOS ANGELES, INC., DBA USRC CULVER CITY DIALYSI | 1, 2, 4 | 361511 |

| ADDRESS | CITY | ZIP |
|---|---|---|
| 9808 VENICE BLVD STE 200 | CULVER CITY | 90232 |


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| DETAILS |
|---|
| Site Regulated Program Information<br>Site ID: 361511<br>Site EI ID: 10652449<br>Agency Provided Latitude: 34.0234<br>Agency Provided Longitude: -118.39787<br><br>Program Description: Chemical Storage Facilities<br><br>Program Description: Hazardous Waste Generator<br><br>Evaluation Information<br>: Not Reported<br>:Violation Information<br>: Not Reported<br>:Enforcement Information<br>: Not Reported<br>:Chemical Information<br>: Not Reported<br>:Coordinate Information<br>: Not Reported<br>: |

| DATABASE | STATUS | DISTANCE | ELEVATION | MAP ID |
|---|---|---|---|---|
| Hist-CalFID-CA | Listed | 0.17 miles SW | 101 ft<br>(5 ft lower than site) | 57 |
| **SITE NAME** | | | **MAPS** | **ID** |
| WESTERN IMAGING CENTER | | | 1, 2, 4 | 3204365 |
| **ADDRESS** | | | **CITY** | **ZIP** |
| 9808 VENICE BLVD | | | CULVER CITY | 90230 |
| **DETAILS** | | | | |
| Reported Date: 1998 | | | | |


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| DATABASE | STATUS | DISTANCE | ELEVATION | MAP ID |
|---|---|---|---|---|
| Hist-CalFID-CA | Listed | 0.17 miles SW | 101 ft<br>(5 ft lower than site) | 57 |
| SITE NAME | | | MAPS | ID |
| SOLOMON FOROUZESH MD | | | 1, 2, 4 | 7745321 |
| ADDRESS | | | CITY | ZIP |
| 9808 VENICE BLVD | | | CULVER CITY | 90230 |
| DETAILS | | | | |
| Reported Date: 1998 | | | | |

| DATABASE | STATUS | DISTANCE | ELEVATION | MAP ID |
|---|---|---|---|---|
| RCRA-NON-US | Listed | 0.17 miles SW | 101 ft<br>(5 ft lower than site) | 57 |
| SITE NAME | | | MAPS | ID |
| WESTERN IMAGING CENTER MED GROUP | | | 1, 2, 4 | CAD983637331 |
| ADDRESS | | | CITY | ZIP |
| 9808 VENICE BLVD 2ND FLOOR | | | CULVER CITY | 90230 |


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| DETAILS |
|---|
| Additional details may be found online using the following link:<br><br>https://enviro.epa.gov/enviro/rcrainfoquery_3.facility_information?pgm_sys_id=CAD983637331<br>Source Type: Notification<br>Generator Status Universe: N<br>Generator Status: Non-Generator<br>NAICS1: MEDICAL LABORATORIES<br>Active Site Indicator: -----<br>Owner Name: CALIFORNIA LIMITED PARTNERSHIP<br>In Handler Universes: N<br>In a Universe: N<br>Short Term Generator: N<br>Importer Activity: N<br>Mixed Waste Generator: N<br>Transporter Activity: N<br>Transfer Facility: N<br>Recycler Activity: N<br>Onsite Burner Exemption: N<br>Furnace Exemption: N<br>Underground Injection Activity: N<br>Receives Waste From Off-site: N<br>Universal Waste: N<br>Universal Waste Destination Facility: N<br>Used Oil Universe: NNNNNNN<br>Federal Universal Waste: N<br>Active Site Federally Regulated TSDF: ------<br>Active Site Converter TSDF: ------<br>More Details Link |

| DATABASE | STATUS | DISTANCE | ELEVATION | MAP ID |
|---|---|---|---|---|
| Hist-CalFID-CA | Listed | 0.17 miles SW | 102 ft<br>(4 ft lower than site) | 58 |
| **SITE NAME** | | | **MAPS** | **ID** |
| 1X CULVER PALMS CHURCH OF CHRIST | | | 1, 2, 4 | 7757220 |
| **ADDRESS** | | | **CITY** | **ZIP** |
| 3771 DELMAS TERRACE | | | LOS ANGELES | 900340000 |
| **DETAILS** | | | | |
| Reported Date: 1998 | | | | |


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| DATABASE | STATUS | DISTANCE | ELEVATION | MAP ID |
|---|---|---|---|---|
| Hist-CalFID-CA | Listed | 0.17 miles SW | 102 ft<br>(4 ft lower than site) | 58 |
| SITE NAME | | | MAPS | ID |
| 1X CULVER PALMS CHURCH OF CHRIST | | | 1, 2, 4 | 7757221 |
| ADDRESS | | | CITY | ZIP |
| 3767 DELMAS TERRACE | | | LOS ANGELES | 900340000 |
| DETAILS | | | | |
| Reported Date: 1998 | | | | |

| DATABASE | STATUS | DISTANCE | ELEVATION | MAP ID |
|---|---|---|---|---|
| ENF-Wastewater-CA | Historical | 0.17 miles SE | 103 ft<br>(3 ft lower than site) | 59 |
| SITE NAME | | | MAPS | ID |
| Sony Pictures Ent.-Culver City | | | 1, 2, 4 | 245053 |
| ADDRESS | | | CITY | ZIP |
| Not Reported by Agency | | | | |


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| DETAILS |
|---|
| Wastewater Enforcement Action Information<br>Enforcement ID: 245053<br>Facility ID: 261566<br>WD ID: Not Reported<br>Region: 4<br>Agency Name: Sony Pictures Entertainment<br>Place Type: Facility<br>Place Subtype: Not Reported<br>Agency Provided Latitude: 34.024143<br>Agency Provided Longitude: -118.39339<br>Reg Measure ID: 172108<br>Reg Measure Type: Unregulated<br>Order / Resolution Number: 13267 Letter<br>Enforcement Action Type: 13267 Letter<br>Effective Date: 1/21/2003<br>Adoption / Issuance Date: 1/21/2003<br>Termination Date: 2/21/2003<br>ACL Issuance Date: Not Reported<br>EPL ISSUANCE DATE: Not Reported<br>Status: Historical<br>Title: 13267 Ltr sent 1/21/03 for failure to file ROWD & disch w/o permit.<br>Program: UNREGS<br>Program Category: UNREGS<br>Initial Assessed Amount: 0<br>Liability $ Amount: 0<br>Project $ Amount: 0<br>LIABILITY $ PAID: 0<br>More Details Link |

| DATABASE | STATUS | DISTANCE | ELEVATION | MAP ID |
|---|---|---|---|---|
| ENF-Wastewater-CA | Historical | 0.17 miles SE | 103 ft<br>(3 ft lower than site) | 59 |
| SITE NAME | | | MAPS | ID |
| Sony Pictures Ent.-Culver City | | | 1, 2, 4 | 249773 |
| ADDRESS | | | CITY | ZIP |
| Not Reported by Agency | | | | |


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| DETAILS |
|---|
| Wastewater Enforcement Action Information<br>Enforcement ID: 249773<br>Facility ID: 261566<br>WD ID: Not Reported<br>Region: 4<br>Agency Name: Sony Pictures Entertainment<br>Place Type: Facility<br>Place Subtype: Not Reported<br>Agency Provided Latitude: 34.024143<br>Agency Provided Longitude: -118.39339<br>Reg Measure ID: 172108<br>Reg Measure Type: Unregulated<br>Order / Resolution Number: R4-2003-0104-R<br>Enforcement Action Type: Admin Civil Liability<br>Effective Date: 11/20/2003<br>Adoption / Issuance Date: Not Reported<br>Termination Date: 12/8/2003<br>ACL Issuance Date: 11/20/2003<br>EPL ISSUANCE DATE: Not Reported<br>Status: Historical<br>Title: ACLC R4-2003-0104-R Sony Pictures Entertainment, Culver City (11/20/03)<br>Program: UNREGS<br>Program Category: UNREGS<br>Initial Assessed Amount: 0<br>Liability $ Amount: 46250<br>Project $ Amount: 0<br>LIABILITY $ PAID: 46250<br>More Details Link |

| DATABASE | STATUS | DISTANCE | ELEVATION | MAP ID |
|---|---|---|---|---|
| County-Others-CA | Listed | 0.17 miles S | 100 ft<br>(6 ft lower than site) | 60 |
| **SITE NAME** | | | **MAPS** | **ID** |
| OLIVER MCMILLAN CULVER CITY | | | 1, 2, 4 | 028962-041253-LAC |
| **ADDRESS** | | | **CITY** | **ZIP** |
| 9540 CULVER BLVD | | | CULVER CITY | 90232 |


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| DETAILS |
|---|
| Source of the list: County of Los Angeles<br>Responsible Agency: Los Angeles Department of Public Works Industrial Waste & Stormwater Permits<br>URL:<br>http://ladpw.org/epd/OpenFileReview/Results.aspx?streetno=9540&streetdr=&streetname=CULVER&zip=90232<br>File URL:<br>http://ladpw.org/epd/OpenFileReview/DMSResults.aspx?fileno=041253<br>File Number: 028962-041253<br>Status: PERM<br>Status Description: Active Permitted File<br>Type: I<br>Type Description: Industrial Waste File |

| DATABASE | STATUS | DISTANCE | ELEVATION | MAP ID |
|---|---|---|---|---|
| RCRA-SQG-US | Listed | 0.17 miles NE | 111 ft<br>(5 ft higher than site) | 61 |
| **SITE NAME** | | | **MAPS** | **ID** |
| EATS INC | | | 1, 2, 4 | CAR000002519 |
| **ADDRESS** | | | **CITY** | **ZIP** |
| 3745 DURENGO AVE | | | LOS ANGELES | 90034 |


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| DETAILS |
|---|
| Additional details may be found online using the following link:<br><br>https://enviro.epa.gov/enviro/rcrainfoquery_3.facility_information?pgm_sys_id=CAR000002519<br>Source Type: Notification<br>Generator Status Universe: SQG<br>Generator Status: Small Quantity Generator<br>Active Site Indicator: H----<br>Owner Name: INCORPORATED<br>In Handler Universes: Y<br>In a Universe: Y<br>Short Term Generator: N<br>Importer Activity: N<br>Mixed Waste Generator: N<br>Transporter Activity: N<br>Transfer Facility: N<br>Recycler Activity: N<br>Onsite Burner Exemption: N<br>Furnace Exemption: N<br>Underground Injection Activity: N<br>Receives Waste From Off-site: N<br>Universal Waste: N<br>Universal Waste Destination Facility: N<br>Used Oil Universe: NNNNNNN<br>Federal Universal Waste: N<br>Active Site Federally Regulated TSDF: ------<br>Active Site Converter TSDF: ------<br>Active Site State Regulated TSDF: ------<br>More Details Link |

| DATABASE | STATUS | DISTANCE | ELEVATION | MAP ID |
|---|---|---|---|---|
| CRSP-CA | Listed | 0.17 miles NE | 111 ft<br>(5 ft higher than site) | 62 |
| **SITE NAME** | | | **MAPS** | **ID** |
| RESCO SELF STORAGE | | | 1, 2, 4 | 199124 |
| **ADDRESS** | | | **CITY** | **ZIP** |
| 3743-3781 SOUTH DURANAGO AVE | | | LOS ANGELES | |


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| DETAILS |
|---|
| Site Regulated Program Information<br>Site ID: 199124<br>Site EI ID: SL2047R1682<br>Agency Provided Latitude: 34.027219<br>Agency Provided Longitude: -118.394191<br><br>Program Description: Cleanup Program Site<br><br>Evaluation Information<br>: Not Reported<br>:Violation Information<br>: Not Reported<br>:Enforcement Information<br>: Not Reported<br>:Chemical Information<br>: Not Reported<br>:Coordinate Information<br>: Not Reported<br>: |

| DATABASE | STATUS | DISTANCE | ELEVATION | MAP ID |
|---|---|---|---|---|
| SLIC-Closed-CA | Completed - Case Closed | 0.17 miles NE | 111 ft<br>(5 ft higher than site) | 62 |
| **SITE NAME** | | | **MAPS** | **ID** |
| RESCO SELF STORAGE | | | 1, 2, 4 | SL2047R1682 |
| **ADDRESS** | | | **CITY** | **ZIP** |
| 3743-3781 SOUTH DURANAGO AVE | | | LOS ANGELES | |


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| DETAILS |
|---|
| Sites Details<br>URL:<br>http://geotracker.waterboards.ca.gov/profile_report.asp?global_id=SL2047R1682<br>Global ID: SL2047R1682<br>Case Type: Cleanup Program Site<br>Status: Completed - Case Closed<br>Status Date: Not Reported<br>CUF Case: NO<br>Lead Agency: LOS ANGELES RWQCB (REGION 4)<br>Case Worker: JW<br>Local Agency: Not Reported<br>RB Case Number: 0890<br>Loc Case Number: Not Reported<br>File Location: Not Reported<br>Potential Contaminants of Concern: Not Reported<br>Potential Media Affected: Not Reported<br>Site History: Not Reported<br>Begin Date: 1999-10-01 00:00:00<br>How Discovered: Not Reported<br>How Discovered Description: Not Reported<br>Stop Method: Not Reported<br>Stop Method Description: Not Reported<br>Agency Provided Latitude: 34.027219<br>Agency Provided Longitude: -118.394191<br><br>Regulatory Activities Details<br>More Details Link |

| DATABASE | STATUS | DISTANCE | ELEVATION | MAP ID |
|---|---|---|---|---|
| CRSP-CA | Listed | 0.17 miles NE | 111 ft<br>(5 ft higher than site) | 63 |
| **SITE NAME** | | | **MAPS** | **ID** |
| LUIS WATKINS CUSTOM WROUGHT IRON LL | | | 1, 2, 4 | 45464 |
| **ADDRESS** | | | **CITY** | **ZIP** |
| 3737 S DURANGO AVE | | | LOS ANGELES | 90034 |


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| DETAILS |
|---|
| Site Regulated Program Information<br>Site ID: 45464<br>Site EI ID: 10240366<br>Agency Provided Latitude: 34.027241<br>Agency Provided Longitude: -118.39394<br><br>Program Description: Chemical Storage Facilities<br><br>Program Description: Hazardous Waste Generator<br><br>Evaluation Information<br>Evaluation Date: 11/29/2018<br>Violations Found? (Y/N): No<br>Evaluation General Type: Other/Unknown<br>Evaluation Type: Other, not routine, done by local agency<br>Evaluation Note(s): CERS review and all violations cleared for 3737 Durango<br>Evaluation Division: Los Angeles City Fire Department<br>Evaluation Program: HMRRP<br>Evaluation Source: CERS<br><br>Evaluation Date: 10/24/2018<br>Violations Found? (Y/N): No<br>Evaluation General Type: Other/Unknown<br>Evaluation Type: Other, not routine, done by local agency<br>Evaluation Note(s): CERS review and the Site Map violations cleared for 3737 S Durango. This facility still needs to correct the inventory and submit a contingency plan.<br>Evaluation Division: Los Angeles City Fire Department<br>More Details Link |

| DATABASE | STATUS | DISTANCE | ELEVATION | MAP ID |
|---|---|---|---|---|
| AIR-DIST-CA | Listed | 0.17 miles E | 105 ft<br>(1 ft lower than site) | 64 |
| **SITE NAME** | | | **MAPS** | **ID** |
| TRADER JOE'S #36 | | | 1, 2, 4 | 156384-SC |
| **ADDRESS** | | | **CITY** | **ZIP** |
| 9290 CULVER BLVD | | | CULVER CITY | 90232 |


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| DETAILS |
|---|
| District: South Coast AQMD<br>Compliance URL:<br>http://www3.aqmd.gov/webappl/fim/prog/novnc.aspx?fac_id=156384<br>Note: For additional Facility, Equipment, Emissions, Hearing Board or Transporation Plan Information click on different tabs.<br>Facility Id: 156384<br>County Code: LA<br>County: Los Angeles<br>Facility Status Code: A<br>Facility Status: ACTIVE<br>Number of Employees: 0<br>Location Zip Code Extension: 2636<br>Facility Representative First Name: DAVE<br>Facility Representative Last Name: HETZEL<br>Location Area Code: 626<br>Location Phone Number: 5993700<br>Location Phone Extension: Not Reported<br>Mailing Address: P.O. BOX<br>Mailing City: MONROVIA<br>Mailing State: CA<br>Mailing Zip Code: 91017<br>Mailing Zip Code Extension: Not Reported<br>Mailing Area Code: 626<br>Mailing Phone Number: 5993700<br>Mailing Phone Extension: Not Reported<br>Mailing Representative First Name: DAVE<br>Mailing Representative Last Name: HETZEL<br><br>More Details Link |

| DATABASE | STATUS | DISTANCE | ELEVATION | MAP ID |
|---|---|---|---|---|
| County-Others-CA | Listed | 0.17 miles E | 105 ft<br>(1 ft lower than site) | 64 |
| **SITE NAME** | | | **MAPS** | **ID** |
| TRADER JOE'S | | | 1, 2, 4 | 033678-057352-LAC |
| **ADDRESS** | | | **CITY** | **ZIP** |
| 9290 CULVER BLVD | | | CULVER CITY | 90232 |


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| DETAILS |
|---|
| Source of the list: County of Los Angeles<br>Responsible Agency: Los Angeles Department of Public Works Industrial Waste & Stormwater Permits<br>URL:<br>http://ladpw.org/epd/OpenFileReview/Results.aspx?streetno=9290&streetdr=&streetname=CULVER&zip=90232<br>File URL:<br>http://ladpw.org/epd/OpenFileReview/DMSResults.aspx?fileno=057352<br>File Number: 033678-057352<br>Status: PERM<br>Status Description: Active Permitted File<br>Type: I<br>Type Description: Industrial Waste File |

| DATABASE | STATUS | DISTANCE | ELEVATION | MAP ID |
|---|---|---|---|---|
| CRSP-CA | Listed | 0.17 miles E | 105 ft<br>(1 ft lower than site) | 64 |
| **SITE NAME** | | | **MAPS** | **ID** |
| Trader Joe's #036 | | | 1, 2, 4 | 426322 |
| **ADDRESS** | | | **CITY** | **ZIP** |
| 9290 CULVER BLVD | | | CULVER CITY | 90232 |


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| DETAILS |
|---|
| Site Regulated Program Information<br>Site ID: 426322<br>Site EI ID: 10743928<br>Agency Provided Latitude: 34.02515<br>Agency Provided Longitude: -118.39291<br><br>Program Description: Chemical Storage Facilities<br><br>Program Description: Hazardous Waste Generator<br><br>Evaluation Information<br>Evaluation Date: 8/27/2018<br>Violations Found? (Y/N): No<br>Evaluation General Type: Compliance Evaluation Inspection<br>Evaluation Type: Routine done by local agency<br>Evaluation Note(s): Inspected by: J.Luna Consent by: Ernie Campana<br>Evaluation Division: Culver City Fire Department<br>Evaluation Program: HMRRP<br>Evaluation Source: CERS<br><br>Violation Information<br>: Not Reported<br>:Enforcement Information<br>: Not Reported<br>:Chemical Information<br>More Details Link |

| DATABASE | STATUS | DISTANCE | ELEVATION | MAP ID |
|---|---|---|---|---|
| RCRA-NON-US | Listed | 0.17 miles E | 105 ft<br>(1 ft lower than site) | 64 |
| **SITE NAME** | | | **MAPS** | **ID** |
| TRADER JOES 036 | | | 1, 2, 4 | CAL000435388 |
| **ADDRESS** | | | **CITY** | **ZIP** |
| 9290 CULVER BLVD | | | CULVER CITY | 90232 |


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| DETAILS |
|---|
| Additional details may be found online using the following link:<br><br>https://enviro.epa.gov/enviro/rcrainfoquery_3.facility_information?pgm_sys_id=CAL000435388<br>Source Type: Implementer<br>Generator Status Universe: N<br>Generator Status: Non-Generator<br>NAICS1: SUPERMARKETS AND OTHER GROCERY (EXCEPT CONVENIENCE) STORES<br>Active Site Indicator: H----<br>Owner Name: TRADER JOES COMPANY<br>Operator Name: TRADER JOES FACILITIES DEPT<br>In Handler Universes: Y<br>In a Universe: Y<br>Short Term Generator: N<br>Importer Activity: N<br>Mixed Waste Generator: N<br>Transporter Activity: N<br>Transfer Facility: N<br>Recycler Activity: N<br>Onsite Burner Exemption: N<br>Furnace Exemption: N<br>Underground Injection Activity: N<br>Receives Waste From Off-site: N<br>Universal Waste: Y<br>Universal Waste Destination Facility: Y<br>Used Oil Universe: NNNNNNN<br>Federal Universal Waste: N<br>Active Site Federally Regulated TSDF: ------<br>More Details Link |

| DATABASE | STATUS | DISTANCE | ELEVATION | MAP ID |
|---|---|---|---|---|
| RCRA-NON-US | Listed | 0.18 miles SW | 100 ft<br>(6 ft lower than site) | 65 |
| **SITE NAME** | | | **MAPS** | **ID** |
| RENAL CAREPARTNERS OF LOS ANGELES INC DB | | | 1, 2, 4 | CAL000394242 |
| **ADDRESS** | | | **CITY** | **ZIP** |
| 9808 VENICE BLVD STE 200 | | | CULVER CITY | 90232 |


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| DETAILS |
|---|
| Additional details may be found online using the following link:<br><br>https://enviro.epa.gov/enviro/rcrainfoquery_3.facility_information?pgm_sys_id=CAL000394242<br>Source Type: Implementer<br>Generator Status Universe: N<br>Generator Status: Non-Generator<br>NAICS1: KIDNEY DIALYSIS CENTERS<br>Active Site Indicator: H----<br>Owner Name: US RENAL CARE INC<br>Operator Name: VICTOR MORALES<br>In Handler Universes: Y<br>In a Universe: Y<br>Short Term Generator: N<br>Importer Activity: N<br>Mixed Waste Generator: N<br>Transporter Activity: N<br>Transfer Facility: N<br>Recycler Activity: N<br>Onsite Burner Exemption: N<br>Furnace Exemption: N<br>Underground Injection Activity: N<br>Receives Waste From Off-site: N<br>Universal Waste: Y<br>Universal Waste Destination Facility: Y<br>Used Oil Universe: NNNNNNN<br>Federal Universal Waste: N<br>Active Site Federally Regulated TSDF: ------<br>More Details Link |

| DATABASE | STATUS | DISTANCE | ELEVATION | MAP ID |
|---|---|---|---|---|
| RCRA-NON-US | Listed | 0.18 miles SW | 100 ft<br>(6 ft lower than site) | 65 |

| SITE NAME | MAPS | ID |
|---|---|---|
| EXODUS RECOVERY PHF LOS ANGELES | 1, 2, 4 | CAL000450592 |

| ADDRESS | CITY | ZIP |
|---|---|---|
| 9808 VENICE BLVD 3RD FLR | CULVER CITY | 90232 |


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| DETAILS |
|---|
| Additional details may be found online using the following link:<br><br>https://enviro.epa.gov/enviro/rcrainfoquery_3.facility_information?pgm_sys_id=CAL000450592<br>Source Type: Implementer<br>Generator Status Universe: N<br>Generator Status: Non-Generator<br>NAICS1: PSYCHIATRIC AND SUBSTANCE ABUSE HOSPITALS<br>Active Site Indicator: -----<br>Owner Name: LUANA MURPHY<br>Operator Name: ROBERT DUTILE<br>In Handler Universes: N<br>In a Universe: N<br>Short Term Generator: N<br>Importer Activity: N<br>Mixed Waste Generator: N<br>Transporter Activity: N<br>Transfer Facility: N<br>Recycler Activity: N<br>Onsite Burner Exemption: N<br>Furnace Exemption: N<br>Underground Injection Activity: N<br>Receives Waste From Off-site: N<br>Universal Waste: N<br>Universal Waste Destination Facility: N<br>Used Oil Universe: NNNNNNN<br>Federal Universal Waste: N<br>Active Site Federally Regulated TSDF: ------<br>More Details Link |

| DATABASE | STATUS | DISTANCE | ELEVATION | MAP ID |
|---|---|---|---|---|
| AIR-DIST-CA | Listed | 0.18 miles S | 99 ft<br>(7 ft lower than site) | 66 |

| SITE NAME | MAPS | ID |
|---|---|---|
| CITY OF CULVER CITY, FIRE STATION 1 | 1, 2, 4 | 92736-SC |

| ADDRESS | CITY | ZIP |
|---|---|---|
| 9600 CULVER BLVD | CULVER CITY | 90232 |


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| DETAILS |
|---|
| District: South Coast AQMD<br>Compliance URL:<br>http://www3.aqmd.gov/webappl/fim/prog/novnc.aspx?fac_id=92736<br>Note: For additional Facility, Equipment, Emissions, Hearing Board or Transporation Plan Information click on different tabs.<br>Facility Id: 92736<br>County Code: LA<br>County: Los Angeles<br>Facility Status Code: A<br>Facility Status: ACTIVE<br>Number of Employees: 30<br>Location Zip Code Extension: 0507<br>Facility Representative First Name: ERIC<br>Facility Representative Last Name: MIRZAIAN<br>Location Area Code: 310<br>Location Phone Number: 2536410<br>Location Phone Extension: Not Reported<br>Mailing Address: 9600 CULVER BLVD<br>Mailing City: CULVER CITY<br>Mailing State: CA<br>Mailing Zip Code: 90232<br>Mailing Zip Code Extension: 0507<br>Mailing Area Code: 310<br>Mailing Phone Number: 2536410<br>Mailing Phone Extension: Not Reported<br>Mailing Representative First Name: ERIC<br>Mailing Representative Last Name: MIRZAIAN<br><br>More Details Link |

| DATABASE | STATUS | DISTANCE | ELEVATION | MAP ID |
|---|---|---|---|---|
| CERS-CA | Listed | 0.18 miles S | 99 ft<br>(7 ft lower than site) | 66 |
| **SITE NAME** | | | **MAPS** | **ID** |
| CULVER CITY FIRE STATION #1 | | | 1, 2, 4 | 10299829 |
| **ADDRESS** | | | **CITY** | **ZIP** |
| 9600 CULVER BLVD | | | CULVER CITY | 90232 |


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| DETAILS |
|---|
| General Program & Facility Information<br>CERS ID: 10299829<br>Facility ID: LACoFA0008504<br>Facility Regulator Key ID: FA0008504<br>Organization Code: 90266401<br>Business/Organization Name: City of Culver City<br>Multiple Jurisdictional Business? (Y/N): No<br>Business Origin: Seeding<br>Count of Business' CERS User Accounts: 6<br>Facility Count for Business: 8<br>Last Submittal Date (any element): 5/19/2017 4:45:28 PM<br>Count of Submitted Elements: 29<br>Remote Facility? (Y/N): No<br>Small Quantity Generator Facility? (Y/N): No<br>Local Facility Grouping: Not Reported<br><br>Facility Specific Information<br>Assessor Parcel Number (APN): Not Reported<br>Number of Employees: 63<br>Property Owner Name: City of Culver City<br>Property Owner Phone Number: (310) 253-6000<br>Property Owner Mailing Address: 9770 CULVER BLVD<br>Property Owner Mailing City: CULVER CITY<br>Property Owner Mailing State: CA<br>Property Owner Mailing Zip Code: 90232<br>Property Owner Mailing Country: United States<br>More Details Link |

| DATABASE | STATUS | DISTANCE | ELEVATION | MAP ID |
|---|---|---|---|---|
| County-Others-CA | Listed | 0.18 miles S | 99 ft<br>(7 ft lower than site) | 66 |

| SITE NAME | MAPS | ID |
|---|---|---|
| CITY OF CULVER CITY FIRE STA 1 | 1, 2, 4 | 010282-I10164-LAC |

| ADDRESS | CITY | ZIP |
|---|---|---|
| 9600 CULVER BLVD | CULVER CITY | 90232 |


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| DETAILS |
|---|
| Source of the list: County of Los Angeles<br>Responsible Agency: Los Angeles Department of Public Works Industrial Waste & Stormwater Permits<br>URL:<br>http://ladpw.org/epd/OpenFileReview/Results.aspx?streetno=9600&streetdr=&streetname=CULVER&zip=90232<br>File URL:<br>http://ladpw.org/epd/OpenFileReview/DMSResults.aspx?fileno=I10164<br>File Number: 010282-I10164<br>Status: PERM<br>Status Description: Active Permitted File<br>Type: I<br>Type Description: Industrial Waste File |

| DATABASE | STATUS | DISTANCE | ELEVATION | MAP ID |
|---|---|---|---|---|
| County-UST-CA | Listed | 0.18 miles S | 99 ft<br>(7 ft lower than site) | 66 |
| **SITE NAME** | | | **MAPS** | **ID** |
| CITY OF CULVER CITY FIRE STA 1 | | | 1, 2, 4 | 010282-010164-LAC |
| **ADDRESS** | | | **CITY** | **ZIP** |
| 9600 CULVER BLVD | | | CULVER CITY | 90232 |
| **DETAILS** | | | | |
| Source of the list: County of Los Angeles<br>Responsible Agency: Los Angeles Department of Public Works<br>URL:<br>http://ladpw.org/epd/OpenFileReview/Results.aspx?streetno=9600&streetdr=&streetname=CULVER&zip=90232<br>File URL:<br>http://ladpw.org/epd/OpenFileReview/DMSResults.aspx?fileno=010164<br>File Number: 010282-010164<br>Status: PERM<br>Status Description: Active Permitted File<br>Type: T<br>Type Description: Underground Storage Tank File | | | | |


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| DATABASE | STATUS | DISTANCE | ELEVATION | MAP ID |
|---|---|---|---|---|
| CRSP-CA | Listed | 0.18 miles S | 99 ft<br>(7 ft lower than site) | 66 |
| **SITE NAME** | | | **MAPS** | **ID** |
| CITY OF CULVER CITY FIRE STA 1 | | | 1, 2, 4 | 242825 |
| **ADDRESS** | | | **CITY** | **ZIP** |
| 9600 CULVER BLVD | | | CULVER CITY | 90232 |

**DETAILS**

Site Regulated Program Information
Site ID: 242825
Site EI ID: T10000000542
Agency Provided Latitude: 34.022281
Agency Provided Longitude: -118.394683

Program Description: Leaking Underground Storage Tank Cleanup Site

Evaluation Information
: Not Reported
:Violation Information
: Not Reported
:Enforcement Information
: Not Reported
:Chemical Information
: Not Reported
:Coordinate Information
: Not Reported
:

| DATABASE | STATUS | DISTANCE | ELEVATION | MAP ID |
|---|---|---|---|---|
| CRSP-CA | Listed | 0.18 miles S | 99 ft<br>(7 ft lower than site) | 66 |
| **SITE NAME** | | | **MAPS** | **ID** |
| CULVER CITY FIRE STATION #1 | | | 1, 2, 4 | 22828 |
| **ADDRESS** | | | **CITY** | **ZIP** |
| 9600 CULVER BLVD | | | CULVER CITY | 90232 |


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| DETAILS |
|---|
| Site Regulated Program Information<br>Site ID: 22828<br>Site EI ID: 10299829<br>Agency Provided Latitude: 34.022767<br>Agency Provided Longitude: -118.395225<br><br>Program Description: Chemical Storage Facilities<br><br>Program Description: Underground Storage Tank<br><br>Evaluation Information<br>Evaluation Date: 11/8/2017<br>Violations Found? (Y/N): Yes<br>Evaluation General Type: Compliance Evaluation Inspection<br>Evaluation Type: Routine done by local agency<br>Evaluation Note(s): VR TLS-350+ CERT 110817, SB989 012915. SUMPS W/208 SENSORS, DW SMITH PIPING, 420 ANNULAR, OVERFILL ALARM, TANK #1 FEEDS DISP & GENERATOR.<br>Evaluation Division: Los Angeles County Department of Public Works<br>Evaluation Program: UST<br>Evaluation Source: CERS<br><br>Evaluation Date: 7/24/2017<br>Violations Found? (Y/N): No<br>Evaluation General Type: Compliance Evaluation Inspection<br>Evaluation Type: Routine done by local agency<br>Evaluation Note(s): Inspected by: J.Luna Consent by: J.Luna<br>Evaluation Division: Culver City Fire Department<br>More Details Link |

| DATABASE | STATUS | DISTANCE | ELEVATION | MAP ID |
|---|---|---|---|---|
| ENF-CA | Listed | 0.18 miles S | 99 ft<br>(7 ft lower than site) | 66 |
| **SITE NAME** | | | **MAPS** | **ID** |
| CITY OF CULVER CITY FIRE STA 1 | | | 1, 2, 4 | T10000000542 |
| **ADDRESS** | | | **CITY** | **ZIP** |
| 9600 CULVER BLVD | | | CULVER CITY | 90232 |


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| DETAILS |
|---|
| Global ID: T10000000542<br>County: Los Angeles<br>Site History: Not Reported<br>Case Type: LUST Cleanup Site<br>Status: Completed - Case Closed<br>Lead Agency: SWRCB<br>Case Worker: MC<br>Local Agency: LOS ANGELES COUNTY<br>RB Case Number: Not Reported<br>Loc Case Number: TT010282-010164<br>File Location: Not Reported<br>Potential Contaminants of Concern: Not Reported<br>Potential Media Affected: Not Reported<br>How Discovered: Not Reported<br>How Discovered Description: Not Reported<br>Stop Method: Not Reported<br>Stop Method Description: Not Reported<br>Action Date: 2015-01-07<br>Action Type: ENFORCEMENT<br>Action: Closure/No Further Action Letter<br><br>Action Date: 2014-08-05<br>Action Type: ENFORCEMENT<br>Action: State Water Board û Closure Order<br><br>Action Date: 2014-04-29<br>Action Type: ENFORCEMENT<br>More Details Link |

| DATABASE | STATUS | DISTANCE | ELEVATION | MAP ID |
|---|---|---|---|---|
| Hist-CalFID-CA | Listed | 0.18 miles S | 99 ft<br>(7 ft lower than site) | 66 |

| SITE NAME | MAPS | ID |
|---|---|---|
| CULVER CITY FIRE DEPT | 1, 2, 4 | 6670208 |

| ADDRESS | CITY | ZIP |
|---|---|---|
| 9600 CULVER BLVD | CULVER CITY | 902320000 |

| DETAILS |
|---|
| Reported Date: 1998 |


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| DATABASE | STATUS | DISTANCE | ELEVATION | MAP ID |
|---|---|---|---|---|
| Hist-City-UST-CA | Listed | 0.18 miles S | 99 ft<br>(7 ft lower than site) | 66 |
| **SITE NAME** | | | **MAPS** | **ID** |
| CULVER CITY FIRE STATION #1 | | | 1, 2, 4 | 6670208 |
| **ADDRESS** | | | **CITY** | **ZIP** |
| 9600 CULVER BLVD | | | CULVER CITY | |
| **DETAILS** | | | | |

Reported Date: 1998
List: Los Angeles County UST, Street Number Book
Agency: Los Angeles County Department of Public Works

| DATABASE | STATUS | DISTANCE | ELEVATION | MAP ID |
|---|---|---|---|---|
| Hist-Service Stations | Listed | 0.18 miles S | 99 ft<br>(7 ft lower than site) | 66 |
| **SITE NAME** | | | **MAPS** | **ID** |
| CULVER CITY FIRE STATION #1 | | | 1, 2, 4 | 207377 |
| **ADDRESS** | | | **CITY** | **ZIP** |
| 9600 W CULVER BLVD | | | CULVER CITY | 90232 |
| **DETAILS** | | | | |

AS OF DATE: 1/31/2002
SITE TYPE: LOCAL
TANK TYPE: UST
COUNTY: LOS ANGELES


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| DATABASE | STATUS | DISTANCE | ELEVATION | MAP ID |
|---|---|---|---|---|
| LUST-Closed-CA | Completed - Case Closed | 0.18 miles S | 99 ft<br>(7 ft lower than site) | 66 |

| SITE NAME | MAPS | ID |
|---|---|---|
| CITY OF CULVER CITY FIRE STA 1 | 1, 2, 4 | T10000000542 |

| ADDRESS | CITY | ZIP |
|---|---|---|
| 9600 CULVER BLVD | CULVER CITY | 90232 |

**DETAILS**

Sites Details
URL:
http://geotracker.waterboards.ca.gov/profile_report.asp?global_id=T10000000542
Global ID: T10000000542
Case Type: LUST Cleanup Site
Status: Completed - Case Closed
Status Date: Not Reported
CUF Case: NO
Lead Agency: SWRCB
Case Worker: MC
Local Agency: LOS ANGELES COUNTY
RB Case Number: Not Reported
Loc Case Number: TT010282-010164
File Location: Not Reported
Potential Contaminants of Concern: Not Reported
Potential Media Affected: Not Reported
Site History: Not Reported
Begin Date: 2007-02-20 00:00:00
How Discovered: Not Reported
How Discovered Description: Not Reported
Stop Method: Not Reported
Stop Method Description: Not Reported
Agency Provided Latitude: 34.0222814323313
Agency Provided Longitude: -118.394683590924

Regulatory Activities Details
More Details Link


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| DATABASE | STATUS | DISTANCE | ELEVATION | MAP ID |
|---|---|---|---|---|
| UST-CA | Listed | 0.18 miles S | 99 ft<br>(7 ft lower than site) | 66 |

| SITE NAME | MAPS | ID |
|---|---|---|
| CULVER CITY FIRE STATION #1 | 1, 2, 4 | 222762 |

| ADDRESS | CITY | ZIP |
|---|---|---|
| 9600 CULVER BLVD | CULVER CITY | 90232 |

**DETAILS**

More Information on Site? Go to Following Link:
http://geotracker.waterboards.ca.gov/search.asp
CERSID: 10299829
Global ID: LACoFA0008504
COUNTY: Los Angeles
Permitting Agency: Los Angeles County Fire Department
Agency Provided Latitude: 34.02277
Agency Provided Longitude: -118.39522
PROJECT TYPE: Not Reported
RB Case Number: Not Reported
LOC Case Number: Not Reported
Case Worker: Not Reported
MTBE DATE: Not Reported
GW CONC (PPB): Not Reported
MATRIX: Not Reported

| DATABASE | STATUS | DISTANCE | ELEVATION | MAP ID |
|---|---|---|---|---|
| UST-Closed-CA | Closed | 0.18 miles S | 99 ft<br>(7 ft lower than site) | 66 |

| SITE NAME | MAPS | ID |
|---|---|---|
| City of Culver City Fire Station 1 | 1, 2, 4 | 2400 |

| ADDRESS | CITY | ZIP |
|---|---|---|
| 9600 Culver Boulevard | Culver City | 90232 |


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| DETAILS |
|---|
| NOTE: This is an ERS assigned ID<br>Case-Claim No: Case No.TT010282-010164<br>Deadline to Receive Comments: 7/11/2014<br>Site Name: City of Culver City Fire Station 1<br>Site Address: 9600 Culver Boulevard<br>City: Culver City<br>County: Not Reported<br>State: CA<br>Zip: 90232<br>Documents: Not Reported<br>Written Comments Received: Not Reported<br>Closure Denials and Approved Orders:<br>https://www.waterboards.ca.gov/board_decisions/adopted_orders/water_quality/2014/wqo2014_0124_ust.pdf#<br>Uniform:<br>https://www.waterboards.ca.gov/water_issues/programs/ustcf/docs/prop_closure_cases/tt010282_010164_ucl.pdf# |

| DATABASE | STATUS | DISTANCE | ELEVATION | MAP ID |
|---|---|---|---|---|
| UST-CRSP-CA | Listed | 0.18 miles S | 99 ft<br>(7 ft lower than site) | 66 |
| **SITE NAME** | | | **MAPS** | **ID** |
| CULVER CITY FIRE STATION #1 | | | 1, 2, 4 | 22828 |
| **ADDRESS** | | | **CITY** | **ZIP** |
| 9600 CULVER BLVD | | | CULVER CITY | 90232 |


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| DETAILS |
|---|
| Site Regulated Program Information<br>Site ID: 22828<br>Site EI ID: 10299829<br>Agency Provided Latitude: 34.022767<br>Agency Provided Longitude: -118.395225<br><br>Program Description: Underground Storage Tank<br><br>Evaluation Information<br>Evaluation Date: 8/24/2020<br>Violations Found? (Y/N): No<br>Evaluation General Type: Compliance Evaluation Inspection<br>Evaluation Type: Routine done by local agency<br>Evaluation Note(s): Inspection by A.Domanski, city facility.<br>Evaluation Division: Culver City Fire Department<br>Evaluation Program: HMRRP<br>Evaluation Source: CERS<br><br>Evaluation Date: 11/8/2019<br>Violations Found? (Y/N): Yes<br>Evaluation General Type: Compliance Evaluation Inspection<br>Evaluation Type: Routine done by local agency<br>Evaluation Note(s): OVFL/CTES 11/7/18 & REPORT SUBMTD 12/12/18;OVFL LATE & SUBMTL >30DYS .FRCT/CFO EXPIRED.EGT MONTHLY VISUAL INSPS MISSING.CERS UPDATES REQD<br>Evaluation Division: Los Angeles County Department of Public Works<br>Evaluation Program: UST<br>Evaluation Source: CERS<br>More Details Link |

| DATABASE | STATUS | DISTANCE | ELEVATION | MAP ID |
|---|---|---|---|---|
| CRSP-CA | Listed | 0.19 miles SE | 100 ft<br>(6 ft lower than site) | 67 |
| **SITE NAME** | | | **MAPS** | **ID** |
| PACIFIC'S CULVER STADIUM 12 | | | 1, 2, 4 | 427142 |
| **ADDRESS** | | | **CITY** | **ZIP** |
| 9500 CULVER BLVD | | | CULVER CITY | 90232 |


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| DETAILS |
|---|
| Site Regulated Program Information<br>Site ID: 427142<br>Site EI ID: 10301128<br>Agency Provided Latitude: 34.023121<br>Agency Provided Longitude: -118.394104<br><br>Program Description: Chemical Storage Facilities<br><br>Evaluation Information<br>Evaluation Date: 9/26/2017<br>Violations Found? (Y/N): Yes<br>Evaluation General Type: Compliance Evaluation Inspection<br>Evaluation Type: Routine done by local agency<br>Evaluation Note(s): Inspected by: J.Luna Consent by: Kevin Chung<br>Evaluation Division: Culver City Fire Department<br>Evaluation Program: HMRRP<br>Evaluation Source: CERS<br><br>Evaluation Date: 8/31/2015<br>Violations Found? (Y/N): No<br>Evaluation General Type: Compliance Evaluation Inspection<br>Evaluation Type: Routine done by local agency<br>Evaluation Note(s): Inspectors: T. Mac Tavish/ J. Luna Consent: Trey Kimberling<br>Evaluation Division: Culver City Fire Department<br>Evaluation Program: HMRRP<br>Evaluation Source: CERS<br>More Details Link |

| DATABASE | STATUS | DISTANCE | ELEVATION | MAP ID |
|---|---|---|---|---|
| County-Others-CA | Listed | 0.19 miles E | 107 ft<br>(1 ft higher than site) | 68 |
| **SITE NAME** | | | **MAPS** | **ID** |
| B J CUSTOM CHROME PLATING | | | 1, 2, 4 | 006920-007153-LAC |
| **ADDRESS** | | | **CITY** | **ZIP** |
| 9040 CULVER BLVD | | | CULVER CITY | 90230 |


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| DETAILS |
|---|
| Source of the list: County of Los Angeles<br>Responsible Agency: Los Angeles Department of Public Works Industrial Waste & Stormwater Permits<br>URL:<br>http://ladpw.org/epd/OpenFileReview/Results.aspx?streetno=9040&streetdr=&streetname=CULVER&zip=90230<br>File URL: Not Reported<br>File Number: 006920-007153<br>Status: OPEN<br>Status Description: Open File for record purposes.<br>Type: Not Reported<br>Type Description: Not Reported |

| DATABASE | STATUS | DISTANCE | ELEVATION | MAP ID |
|---|---|---|---|---|
| County-Others-CA | Listed | 0.19 miles E | 107 ft<br>(1 ft higher than site) | 68 |

| SITE NAME | MAPS | ID |
|---|---|---|
| B J CUSTOM CHROME | 1, 2, 4 | 006920-I07153-LAC |

| ADDRESS | CITY | ZIP |
|---|---|---|
| 9040 CULVER BLVD | CULVER CITY | 90230 |

| DETAILS |
|---|
| Source of the list: County of Los Angeles<br>Responsible Agency: Los Angeles Department of Public Works Industrial Waste & Stormwater Permits<br>URL:<br>http://ladpw.org/epd/OpenFileReview/Results.aspx?streetno=9040&streetdr=&streetname=CULVER&zip=90230<br>File URL:<br>http://ladpw.org/epd/OpenFileReview/DMSResults.aspx?fileno=I07153<br>File Number: 006920-I07153<br>Status: CLOS<br>Status Description: Closed File. File no longer has an active permit.<br>Type: I<br>Type Description: Industrial Waste File |


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| DATABASE | STATUS | DISTANCE | ELEVATION | MAP ID |
|---|---|---|---|---|
| Hist-CalFID-CA | Listed | 0.19 miles E | 107 ft (1 ft higher than site) | 68 |
| **SITE NAME** | | | **MAPS** | **ID** |
| 1X B J CUSTOM CHROME | | | 1, 2, 4 | 7763651 |
| **ADDRESS** | | | **CITY** | **ZIP** |
| 9040 CULVER BLVD | | | CULVER CITY | 902320000 |
| **DETAILS** | | | | |
| Reported Date: 1998 | | | | |

| DATABASE | STATUS | DISTANCE | ELEVATION | MAP ID |
|---|---|---|---|---|
| Hist-CalFID-CA | Listed | 0.19 miles E | 107 ft (1 ft higher than site) | 68 |
| **SITE NAME** | | | **MAPS** | **ID** |
| 1X ROBERT E ANDERSON (PROPERTY) | | | 1, 2, 4 | 7763653 |
| **ADDRESS** | | | **CITY** | **ZIP** |
| 9040 CULVER BLVD | | | CULVER CITY | 902320000 |
| **DETAILS** | | | | |
| Reported Date: 1998 | | | | |

| DATABASE | STATUS | DISTANCE | ELEVATION | MAP ID |
|---|---|---|---|---|
| Hist-CalFID-CA | Listed | 0.19 miles E | 107 ft (1 ft higher than site) | 68 |
| **SITE NAME** | | | **MAPS** | **ID** |
| 1X D & J CUSTOM CHROME PLATING | | | 1, 2, 4 | 7763652 |
| **ADDRESS** | | | **CITY** | **ZIP** |
| 9040 CULVER BLVD | | | CULVER CITY | 902320000 |
| **DETAILS** | | | | |
| Reported Date: 1998 | | | | |


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| DATABASE | STATUS | DISTANCE | ELEVATION | MAP ID |
|---|---|---|---|---|
| County-Others-CA | Listed | 0.19 miles E | 107 ft<br>(1 ft higher than site) | 69 |

| SITE NAME | MAPS | ID |
|---|---|---|
| JACKS WHOLESALE DIV | 1, 2, 4 | 006838-I07070-LAC |

| ADDRESS | CITY | ZIP |
|---|---|---|
| 9036 CULVER BLVD | CULVER CITY | 90230 |

**DETAILS**

Source of the list: County of Los Angeles
Responsible Agency: Los Angeles Department of Public Works Industrial Waste & Stormwater Permits
URL:
http://ladpw.org/epd/OpenFileReview/Results.aspx?streetno=9036&streetdr=&streetname=CULVER&zip=90230
File URL: Not Reported
File Number: 006838-I07070
Status: CLOS
Status Description: Closed File. File no longer has an active permit.
Type: I
Type Description: Industrial Waste File

| DATABASE | STATUS | DISTANCE | ELEVATION | MAP ID |
|---|---|---|---|---|
| County-Others-CA | Listed | 0.19 miles SE | 101 ft<br>(5 ft lower than site) | 70 |

| SITE NAME | MAPS | ID |
|---|---|---|
| EATALIAN CAFE DBA ENJOEAT | 1, 2, 4 | 033841-057974-LAC |

| ADDRESS | CITY | ZIP |
|---|---|---|
| 3912 VAN BUREN PL | CULVER CITY | 90232 |


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| DETAILS |
|---|
| Source of the list: County of Los Angeles<br>Responsible Agency: Los Angeles Department of Public Works Industrial Waste & Stormwater Permits<br>URL:<br>http://ladpw.org/epd/OpenFileReview/Results.aspx?streetno=3912&streetdr=&streetname=VAN%20BUREN&zip=90232<br>File URL:<br>http://ladpw.org/epd/OpenFileReview/DMSResults.aspx?fileno=057974<br>File Number: 033841-057974<br>Status: PERM<br>Status Description: Active Permitted File<br>Type: I<br>Type Description: Industrial Waste File |

| DATABASE | STATUS | DISTANCE | ELEVATION | MAP ID |
|---|---|---|---|---|
| Hist-CalFID-CA | Listed | 0.19 miles SW | 101 ft<br>(5 ft lower than site) | 71 |
| **SITE NAME** | | | **MAPS** | **ID** |
| WILLIAM I ROFAEL | | | 1, 2, 4 | 7748166 |
| **ADDRESS** | | | **CITY** | **ZIP** |
| 9829 VENICE BLVD | | | LOS ANGELES | 900340000 |
| **DETAILS** | | | | |
| Reported Date: 1998 | | | | |

| DATABASE | STATUS | DISTANCE | ELEVATION | MAP ID |
|---|---|---|---|---|
| Hist-CalFID-CA | Listed | 0.19 miles SW | 101 ft<br>(5 ft lower than site) | 71 |
| **SITE NAME** | | | **MAPS** | **ID** |
| 1X ADLY'S CHEVRON | | | 1, 2, 4 | 7748165 |
| **ADDRESS** | | | **CITY** | **ZIP** |
| 9829 VENICE BLVD | | | LOS ANGELES | 900340000 |
| **DETAILS** | | | | |
| Reported Date: 1998 | | | | |


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| DATABASE | STATUS | DISTANCE | ELEVATION | MAP ID |
|---|---|---|---|---|
| Hist-USTReg-CA | Listed | 0.19 miles SW | 101 ft<br>(5 ft lower than site) | 71 |
| SITE NAME | | | MAPS | ID |
| WILLIAM I ROFAEL | | | 1, 2, 4 | 4045411 |
| ADDRESS | | | CITY | ZIP |
| 9829 VENICE | | | LOS ANGELES | 90034 |
| DETAILS | | | | |
| Reported Date: 1998 | | | | |

| DATABASE | STATUS | DISTANCE | ELEVATION | MAP ID |
|---|---|---|---|---|
| Hist-CalFID-CA | Listed | 0.2 miles NE | 114 ft<br>(8 ft higher than site) | 72 |
| SITE NAME | | | MAPS | ID |
| G L X ENVIRONMENTAL SERVICES | | | 1, 2, 4 | 7753255 |
| ADDRESS | | | CITY | ZIP |
| 9143 EXPOSITION DR | | | LOS ANGELES | |
| DETAILS | | | | |
| Reported Date: 1998 | | | | |

| DATABASE | STATUS | DISTANCE | ELEVATION | MAP ID |
|---|---|---|---|---|
| Hist-CalFID-CA | Listed | 0.2 miles NE | 114 ft<br>(8 ft higher than site) | 72 |
| SITE NAME | | | MAPS | ID |
| 1X EXPOSITION ONE | | | 1, 2, 4 | 7753254 |
| ADDRESS | | | CITY | ZIP |
| 9143 EXPOSITION DR | | | LOS ANGELES | |
| DETAILS | | | | |
| Reported Date: 1998 | | | | |


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| DATABASE | STATUS | DISTANCE | ELEVATION | MAP ID |
|---|---|---|---|---|
| Hist-Regional-Other-CA | Listed | 0.2 miles NE | 114 ft (8 ft higher than site) | 72 |
| **SITE NAME** | | | **MAPS** | **ID** |
| DORFMAN CONSTRUCTION CO. | | | 1, 2, 4 | 4287165 |
| **ADDRESS** | | | **CITY** | **ZIP** |
| 09143 EXPOSITION DR | | | | 90034 |
| **DETAILS** | | | | |
| Reported Date: 1998<br>List: LA County-Site Mitigation Complaint Control Log<br>Agency: Department of Health Services, LA County Public Health Investigations | | | | |

| DATABASE | STATUS | DISTANCE | ELEVATION | MAP ID |
|---|---|---|---|---|
| Hist-Regional-Other-CA | Listed | 0.2 miles NE | 114 ft (8 ft higher than site) | 72 |
| **SITE NAME** | | | **MAPS** | **ID** |
| DORFMAN CONSTRUCTION | | | 1, 2, 4 | 3492954 |
| **ADDRESS** | | | **CITY** | **ZIP** |
| 09143 EXPOSITION DR | | | | 90034 |
| **DETAILS** | | | | |
| Reported Date: 1998<br>List: LA County-Site Mitigation Complaint Control Log<br>Agency: Department of Health Services, LA County Public Health Investigations | | | | |

| DATABASE | STATUS | DISTANCE | ELEVATION | MAP ID |
|---|---|---|---|---|
| SML-CA | Listed | 0.2 miles NE | 114 ft (8 ft higher than site) | 72 |
| **SITE NAME** | | | **MAPS** | **ID** |
| DORFMAN CONSTRUCTION CO. | | | 1, 2, 4 | SD0010416 |
| **ADDRESS** | | | **CITY** | **ZIP** |
| 9143 EXPOSITION DR | | | LOS ANGELES | 90034 |


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| DETAILS |
|---|
| Site ID: SD0010416<br>Case ID: RO0000399<br>Status: Not Reported<br>FMD ID: Not Reported<br>Abated: Y<br>Abated Date: 1/9/1997<br>File: Not Reported<br>Assigned To: Don Thompson |

| DATABASE | STATUS | DISTANCE | ELEVATION | MAP ID |
|---|---|---|---|---|
| AIR-DIST-CA | Listed | 0.2 miles E | 103 ft<br>(3 ft lower than site) | 73 |
| **SITE NAME** | | | **MAPS** | **ID** |
| TONY'S FOOD | | | 1, 2, 4 | 180749-SC |
| **ADDRESS** | | | **CITY** | **ZIP** |
| 9336 WASHINGTON BLVD | | | CULVER CITY | 90232 |


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| DETAILS |
|---|
| District: South Coast AQMD<br>Compliance URL:<br>http://www3.aqmd.gov/webappl/fim/prog/novnc.aspx?fac_id=180749<br>Note: For additional Facility, Equipment, Emissions, Hearing Board or Transporation Plan Information click on different tabs.<br>Facility Id: 180749<br>County Code: LA<br>County: Los Angeles<br>Facility Status Code: A<br>Facility Status: ACTIVE<br>Number of Employees: 0<br>Location Zip Code Extension: 2600<br>Facility Representative First Name: IVAN<br>Facility Representative Last Name: KERVM<br>Location Area Code: 818<br>Location Phone Number: 7009377<br>Location Phone Extension: Not Reported<br>Mailing Address: 9161 GAZETTE AVE<br>Mailing City: CHATSWORTH<br>Mailing State: CA<br>Mailing Zip Code: 91311<br>Mailing Zip Code Extension: 5918<br>Mailing Area Code: 818<br>Mailing Phone Number: 7009377<br>Mailing Phone Extension: Not Reported<br>Mailing Representative First Name: IVAN<br>Mailing Representative Last Name: KERVM<br><br>More Details Link |

| DATABASE | STATUS | DISTANCE | ELEVATION | MAP ID |
|---|---|---|---|---|
| AIR-DIST-CA | Listed | 0.2 miles E | 103 ft<br>(3 ft lower than site) | 73 |
| **SITE NAME** | | | **MAPS** | **ID** |
| THE CULVER STUDIOS | | | 1, 2, 4 | 141872-SC |
| **ADDRESS** | | | **CITY** | **ZIP** |
| 9336 W WASHINGTON BLVD | | | CULVER CITY | 90230 |


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| DETAILS |
|---|
| District: South Coast AQMD<br>Compliance URL:<br>http://www3.aqmd.gov/webappl/fim/prog/novnc.aspx?fac_id=141872<br>Note: For additional Facility, Equipment, Emissions, Hearing Board or Transporation Plan Information click on different tabs.<br>Facility Id: 141872<br>County Code: LA<br>County: Los Angeles<br>Facility Status Code: S<br>Facility Status: SOLD<br>Number of Employees: 50<br>Location Zip Code Extension: Not Reported<br>Facility Representative First Name: JULIAN<br>Facility Representative Last Name: BETANCOURT<br>Location Area Code: 310<br>Location Phone Number: 2023273<br>Location Phone Extension: Not Reported<br>Mailing Address: 9336 W WASHINGTON BLVD<br>Mailing City: CULVER CITY<br>Mailing State: CA<br>Mailing Zip Code: 90232<br>Mailing Zip Code Extension: 3195<br>Mailing Area Code: 310<br>Mailing Phone Number: 2023273<br>Mailing Phone Extension: Not Reported<br>Mailing Representative First Name: JULIAN<br>Mailing Representative Last Name: BETANCOURT<br><br>More Details Link |

| DATABASE | STATUS | DISTANCE | ELEVATION | MAP ID |
|---|---|---|---|---|
| AIR-DIST-CA | Listed | 0.2 miles E | 103 ft<br>(3 ft lower than site) | 73 |
| **SITE NAME** | | | **MAPS** | **ID** |
| THE CULVER STUDIOS | | | 1, 2, 4 | 75182-SC |
| **ADDRESS** | | | **CITY** | **ZIP** |
| 9336 W WASHINGTON BLVD | | | CULVER CITY | 90230 |


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| DETAILS |
|---|
| District: South Coast AQMD<br>Compliance URL:<br>http://www3.aqmd.gov/webappl/fim/prog/novnc.aspx?fac_id=75182<br>Note: For additional Facility, Equipment, Emissions, Hearing Board or Transporation Plan Information click on different tabs.<br>Facility Id: 75182<br>County Code: LA<br>County: Los Angeles<br>Facility Status Code: S<br>Facility Status: SOLD<br>Number of Employees: 100<br>Location Zip Code Extension: Not Reported<br>Facility Representative First Name: JON<br>Facility Representative Last Name: CORCORAN<br>Location Area Code: 310<br>Location Phone Number: 2444510<br>Location Phone Extension: Not Reported<br>Mailing Address: 10202 W WASHINGTON BLVD ATTN:ROSANNE FEILD<br>Mailing City: CULVER CITY<br>Mailing State: CA<br>Mailing Zip Code: 90232<br>Mailing Zip Code Extension: 3195<br>Mailing Area Code: 310<br>Mailing Phone Number: 2444510<br>Mailing Phone Extension: Not Reported<br>Mailing Representative First Name: JON<br>Mailing Representative Last Name: CORCORAN<br><br>More Details Link |

| DATABASE | STATUS | DISTANCE | ELEVATION | MAP ID |
|---|---|---|---|---|
| AIR-DIST-CA | Listed | 0.2 miles E | 103 ft<br>(3 ft lower than site) | 73 |
| **SITE NAME** | | | **MAPS** | **ID** |
| GTG ENTERTAINMENT | | | 1, 2, 4 | 87219-SC |
| **ADDRESS** | | | **CITY** | **ZIP** |
| 9336 W WASHINGTON BLVD | | | CULVER CITY | 90232 |


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| DETAILS |
|---|
| District: South Coast AQMD<br>Compliance URL:<br>http://www3.aqmd.gov/webappl/fim/prog/novnc.aspx?fac_id=87219<br>Note: For additional Facility, Equipment, Emissions, Hearing Board or Transporation Plan Information click on different tabs.<br>Facility Id: 87219<br>County Code: LA<br>County: Los Angeles<br>Facility Status Code: A<br>Facility Status: ACTIVE<br>Number of Employees: 0<br>Location Zip Code Extension: Not Reported<br>Facility Representative First Name: GRANT<br>Facility Representative Last Name: TINKER<br>Location Area Code: 213<br>Location Phone Number: 8365537<br>Location Phone Extension: Not Reported<br>Mailing Address: 9336 W WASHINGTON BLVD<br>Mailing City: CULVER CITY<br>Mailing State: CA<br>Mailing Zip Code: 90232<br>Mailing Zip Code Extension: Not Reported<br>Mailing Area Code: 213<br>Mailing Phone Number: 8365537<br>Mailing Phone Extension: Not Reported<br>Mailing Representative First Name: GRANT<br>Mailing Representative Last Name: TINKER<br><br>More Details Link |

| DATABASE | STATUS | DISTANCE | ELEVATION | MAP ID |
|---|---|---|---|---|
| AIR-DIST-CA | Listed | 0.2 miles E | 103 ft<br>(3 ft lower than site) | 73 |
| **SITE NAME** | | | **MAPS** | **ID** |
| THE CULVER STUDIOS OWNER, LLC | | | 1, 2, 4 | 178125-SC |
| **ADDRESS** | | | **CITY** | **ZIP** |
| 9336 W WASHINGTON BLVD | | | CULVER CITY | 90232 |


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| DETAILS |
|---|
| District: South Coast AQMD<br>Compliance URL:<br>http://www3.aqmd.gov/webappl/fim/prog/novnc.aspx?fac_id=178125<br>Note: For additional Facility, Equipment, Emissions, Hearing Board or Transporation Plan Information click on different tabs.<br>Facility Id: 178125<br>County Code: LA<br>County: Los Angeles<br>Facility Status Code: A<br>Facility Status: ACTIVE<br>Number of Employees: 50<br>Location Zip Code Extension: Not Reported<br>Facility Representative First Name: JAMES<br>Facility Representative Last Name: NALE<br>Location Area Code: 310<br>Location Phone Number: 2023281<br>Location Phone Extension: Not Reported<br>Mailing Address: 9336 W WASHINGTON BLVD<br>Mailing City: CULVER CITY<br>Mailing State: CA<br>Mailing Zip Code: 90232<br>Mailing Zip Code Extension: 3195<br>Mailing Area Code: 310<br>Mailing Phone Number: 2023281<br>Mailing Phone Extension: Not Reported<br>Mailing Representative First Name: JAMES<br>Mailing Representative Last Name: NALE<br><br>More Details Link |

| DATABASE | STATUS | DISTANCE | ELEVATION | MAP ID |
|---|---|---|---|---|
| County-Others-CA | Listed | 0.2 miles E | 103 ft<br>(3 ft lower than site) | 73 |
| **SITE NAME** | | | **MAPS** | **ID** |
| THE CULVER STUDIOS | | | 1, 2, 4 | 006971-020393-LAC |
| **ADDRESS** | | | **CITY** | **ZIP** |
| 9336 WASHINGTON BLVD | | | CULVER CITY | 90232 |


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| DETAILS |
|---|
| Source of the list: County of Los Angeles<br>Responsible Agency: Los Angeles Department of Public Works Industrial Waste & Stormwater Permits<br>URL:<br>http://ladpw.org/epd/OpenFileReview/Results.aspx?streetno=9336&streetdr=&streetname=WASHINGTON&zip=90232<br>File URL: Not Reported<br>File Number: 006971-020393<br>Status: CLOS<br>Status Description: Closed File. File no longer has an active permit.<br>Type: I<br>Type Description: Industrial Waste File |

| DATABASE | STATUS | DISTANCE | ELEVATION | MAP ID |
|---|---|---|---|---|
| County-Others-CA | Listed | 0.2 miles E | 103 ft<br>(3 ft lower than site) | 73 |
| **SITE NAME** | | | **MAPS** | **ID** |
| LAIRD INTL STUDIOS | | | 1, 2, 4 | 006971-I07209-LAC |
| **ADDRESS** | | | **CITY** | **ZIP** |
| 9336 WASHINGTON BLVD | | | CULVER CITY | 90232 |

| DETAILS |
|---|
| Source of the list: County of Los Angeles<br>Responsible Agency: Los Angeles Department of Public Works Industrial Waste & Stormwater Permits<br>URL:<br>http://ladpw.org/epd/OpenFileReview/Results.aspx?streetno=9336&streetdr=&streetname=WASHINGTON&zip=90232<br>File URL: Not Reported<br>File Number: 006971-I07209<br>Status: CLOS<br>Status Description: Closed File. File no longer has an active permit.<br>Type: I<br>Type Description: Industrial Waste File |


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| DATABASE | STATUS | DISTANCE | ELEVATION | MAP ID |
|---|---|---|---|---|
| County-Others-CA | Listed | 0.2 miles E | 103 ft<br>(3 ft lower than site) | 73 |

| SITE NAME | MAPS | ID |
|---|---|---|
| THE CULVER STUDIOS | 1, 2, 4 | 006971-041440-LAC |

| ADDRESS | CITY | ZIP |
|---|---|---|
| 9336 WASHINGTON BLVD | CULVER CITY | 90232 |

**DETAILS**

Source of the list: County of Los Angeles
Responsible Agency: Los Angeles Department of Public Works Industrial Waste & Stormwater Permits
URL:
http://ladpw.org/epd/OpenFileReview/Results.aspx?streetno=9336&streetdr=&streetname=WASHINGTON&zip=90232
File URL:
http://ladpw.org/epd/OpenFileReview/DMSResults.aspx?fileno=041440
File Number: 006971-041440
Status: PERM
Status Description: Active Permitted File
Type: I
Type Description: Industrial Waste File

| DATABASE | STATUS | DISTANCE | ELEVATION | MAP ID |
|---|---|---|---|---|
| County-Others-CA | Listed | 0.2 miles E | 103 ft<br>(3 ft lower than site) | 73 |

| SITE NAME | MAPS | ID |
|---|---|---|
| LAIRD INTL STUDIOS | 1, 2, 4 | 006971-007209-LAC |

| ADDRESS | CITY | ZIP |
|---|---|---|
| 9336 WASHINGTON BLVD | CULVER CITY | 90232 |


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| DETAILS |
|---|
| Source of the list: County of Los Angeles<br>Responsible Agency: Los Angeles Department of Public Works Industrial Waste & Stormwater Permits<br>URL:<br>http://ladpw.org/epd/OpenFileReview/Results.aspx?streetno=9336&streetdr=&streetname=WASHINGTON&zip=90232<br>File URL: Not Reported<br>File Number: 006971-007209<br>Status: REM<br>Status Description: Removed File. File does not have an active permit.<br>Type: Not Reported<br>Type Description: Not Reported |

| DATABASE | STATUS | DISTANCE | ELEVATION | MAP ID |
|---|---|---|---|---|
| CRSP-CA | Listed | 0.2 miles E | 103 ft<br>(3 ft lower than site) | 73 |
| **SITE NAME** | | | **MAPS** | **ID** |
| Sony Pictures Ent.-Culver City | | | 1, 2, 4 | 353324 |
| **ADDRESS** | | | **CITY** | **ZIP** |
| 9336 WASHINGTON | | | CULVER CITY | 90232 |


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| DETAILS |
|---|
| Site Regulated Program Information<br>Site ID: 353324<br>Site EI ID: 261566<br>Agency Provided Latitude: 34.024143<br>Agency Provided Longitude: -118.39339<br><br>Program Description: Unregulated<br><br>Evaluation Information<br>: Not Reported<br>:Violation Information<br>Violation Date: 9/24/2002<br>Citation: California Water Code<br>Violation Description: Not Reported<br>Violation Note(s): Unpermitted discharge of approximately 12,719,300 gallons of untreated groundwater containing VOCs to the storm drain without a permit.<br>Violation Division: Water Boards<br>Violation Program: UNREGS<br>Violation Source: CIWQS<br><br>Enforcement Information<br>Enforcement Action Date: 11/20/2003<br>Enforcement Action Type: Administrative Enforcement with Penality<br>Enforcement Action Description: Administrative Enforcement with Civil Liability (Penality)<br>Enforcement Action Note(s): Not Reported<br>Enforcement Action Division: Water Boards<br>More Details Link |

| DATABASE | STATUS | DISTANCE | ELEVATION | MAP ID |
|---|---|---|---|---|
| CRSP-CA | Listed | 0.2 miles E | 103 ft<br>(3 ft lower than site) | 73 |
| **SITE NAME** | | | **MAPS** | **ID** |
| The Culver Studios | | | 1, 2, 4 | 512341 |
| **ADDRESS** | | | **CITY** | **ZIP** |
| 9336 WEST WASHINGTON BLVD | | | CULVER CITY | 90232 |


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| DETAILS |
|---|
| Site Regulated Program Information<br>Site ID: 512341<br>Site EI ID: 865747<br>Agency Provided Latitude: 34.02275<br>Agency Provided Longitude: -118.39057<br><br>Program Description: Construction Storm Water<br><br>Evaluation Information<br>: Not Reported<br>:Violation Information<br>: Not Reported<br>:Enforcement Information<br>: Not Reported<br>:Chemical Information<br>: Not Reported<br>:Coordinate Information<br>: Not Reported<br>: |

| DATABASE | STATUS | DISTANCE | ELEVATION | MAP ID |
|---|---|---|---|---|
| CRSP-CA | Listed | 0.2 miles E | 103 ft<br>(3 ft lower than site) | 73 |
| **SITE NAME** | | | **MAPS** | **ID** |
| THE CULVER STUDIOS | | | 1, 2, 4 | 403712 |
| **ADDRESS** | | | **CITY** | **ZIP** |
| 9336 W WASHINGTON BLVD | | | CULVER CITY | 90232 |


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| DETAILS |
|---|
| Site Regulated Program Information<br>Site ID: 403712<br>Site EI ID: 10299718<br>Agency Provided Latitude: 34.02272<br>Agency Provided Longitude: -118.39056<br><br>Program Description: Chemical Storage Facilities<br><br>Program Description: Hazardous Waste Generator<br><br>Evaluation Information<br>Evaluation Date: 7/9/2018<br>Violations Found? (Y/N): No<br>Evaluation General Type: Compliance Evaluation Inspection<br>Evaluation Type: Routine done by local agency<br>Evaluation Note(s): Inspected by: J.Luna Consent by: Griffin Fils<br>Evaluation Division: Culver City Fire Department<br>Evaluation Program: HMRRP<br>Evaluation Source: CERS<br><br>Evaluation Date: 4/17/2018<br>Violations Found? (Y/N): No<br>Evaluation General Type: Compliance Evaluation Inspection<br>Evaluation Type: Routine done by local agency<br>Evaluation Note(s): Griffin Fils, Griffin Fils<br>Evaluation Division: Los Angeles County Fire Department<br>More Details Link |

| DATABASE | STATUS | DISTANCE | ELEVATION | MAP ID |
|---|---|---|---|---|
| Hist-CalFID-CA | Listed | 0.2 miles E | 103 ft<br>(3 ft lower than site) | 73 |
| **SITE NAME** | | | **MAPS** | **ID** |
| LAIRD INTERNATIONAL STUDIOS | | | 1, 2, 4 | 4047524 |
| **ADDRESS** | | | **CITY** | **ZIP** |
| 9336 W. WASHINGTON BLVD | | | CULVER CITY | 902300000 |
| **DETAILS** | | | | |
| Reported Date: 1998 | | | | |


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| DATABASE | STATUS | DISTANCE | ELEVATION | MAP ID |
|---|---|---|---|---|
| Hist-CalFID-CA | Listed | 0.2 miles E | 103 ft<br>(3 ft lower than site) | 73 |
| SITE NAME | | | MAPS | ID |
| CULVER STUDIOS THE | | | 1, 2, 4 | 108818 |
| ADDRESS | | | CITY | ZIP |
| 9336 W. WASHINGTON BLVD | | | CULVER CITY | 902300000 |
| DETAILS | | | | |
| Reported Date: 1998 | | | | |

| DATABASE | STATUS | DISTANCE | ELEVATION | MAP ID |
|---|---|---|---|---|
| Hist-USTReg-CA | Listed | 0.2 miles E | 103 ft<br>(3 ft lower than site) | 73 |
| SITE NAME | | | MAPS | ID |
| LAIRD INTL STUDIOS | | | 1, 2, 4 | 4047524 |
| ADDRESS | | | CITY | ZIP |
| 9336 W WASHINGTON | | | CULVER CITY | |
| DETAILS | | | | |
| Reported Date: 1998 | | | | |

| DATABASE | STATUS | DISTANCE | ELEVATION | MAP ID |
|---|---|---|---|---|
| RCRA-LQG-US | Listed | 0.2 miles E | 103 ft<br>(3 ft lower than site) | 73 |
| SITE NAME | | | MAPS | ID |
| THE CULVER STUDIOS | | | 1, 2, 4 | CAD039063565 |
| ADDRESS | | | CITY | ZIP |
| 9336 WEST WASHINGTON BOULEVARD | | | CULVER CITY | 90232 |


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| DETAILS |
|---|
| Additional details may be found online using the following link:<br><br>https://enviro.epa.gov/enviro/rcrainfoquery_3.facility_information?pgm_sys_id=CAD039063565<br>Source Type: Annual/Biennial Report<br>Generator Status Universe: LQG<br>Generator Status: Large Quantity Generator<br>NAICS1: MOTION PICTURE AND VIDEO PRODUCTION<br>Active Site Indicator: H----<br>Owner Name: SONY PICTURES ENTERTAINMENT<br>Operator Name: SONY PICTUES ENTERTAINMENT<br>In Handler Universes: Y<br>In a Universe: Y<br>Short Term Generator: N<br>Importer Activity: N<br>Mixed Waste Generator: N<br>Transporter Activity: N<br>Transfer Facility: N<br>Recycler Activity: N<br>Onsite Burner Exemption: N<br>Furnace Exemption: N<br>Underground Injection Activity: N<br>Receives Waste From Off-site: N<br>Universal Waste: Y<br>Universal Waste Destination Facility: N<br>Used Oil Universe: NNNNNNN<br>Federal Universal Waste: Y<br>Active Site Federally Regulated TSDF: ------<br>More Details Link |

| DATABASE | STATUS | DISTANCE | ELEVATION | MAP ID |
|---|---|---|---|---|
| RCRA-NON-US | Listed | 0.2 miles E | 103 ft<br>(3 ft lower than site) | 73 |

| SITE NAME | MAPS | ID |
|---|---|---|
| THE CULVER STUDIOS OWNER LLC | 1, 2, 4 | CAL000399006 |

| ADDRESS | CITY | ZIP |
|---|---|---|
| 9336 WASHINGTON BLVD | CULVER CITY | 90232 |


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| DETAILS |
|---|
| Additional details may be found online using the following link:<br><br>https://enviro.epa.gov/enviro/rcrainfoquery_3.facility_information?pgm_sys_id=CAL000399006<br>Source Type: Implementer<br>Generator Status Universe: N<br>Generator Status: Non-Generator<br>NAICS1: INDEPENDENT ARTISTS, WRITERS, AND PERFORMERS<br>Active Site Indicator: H----<br>Owner Name: THE CULVER STUDIOS OWNER LLC<br>Operator Name: MARY CAMPBELL<br>In Handler Universes: Y<br>In a Universe: Y<br>Short Term Generator: N<br>Importer Activity: N<br>Mixed Waste Generator: N<br>Transporter Activity: N<br>Transfer Facility: N<br>Recycler Activity: N<br>Onsite Burner Exemption: N<br>Furnace Exemption: N<br>Underground Injection Activity: N<br>Receives Waste From Off-site: N<br>Universal Waste: Y<br>Universal Waste Destination Facility: Y<br>Used Oil Universe: NNNNNNN<br>Federal Universal Waste: N<br>Active Site Federally Regulated TSDF: ------<br>More Details Link |

| DATABASE | STATUS | DISTANCE | ELEVATION | MAP ID |
|---|---|---|---|---|
| RCRA-NON-US | Listed | 0.2 miles S | 98 ft<br>(8 ft lower than site) | 74 |
| **SITE NAME** | | | **MAPS** | **ID** |
| CAROL CAMP | | | 1, 2, 4 | CAC003050376 |
| **ADDRESS** | | | **CITY** | **ZIP** |
| 9735 WASHINGTON BLVD | | | CULVER CITY | 90232 |


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| DETAILS |
|---|
| Additional details may be found online using the following link:<br><br>https://enviro.epa.gov/enviro/rcrainfoquery_3.facility_information?pgm_sys_id=CAC003050376<br>Source Type: Implementer<br>Generator Status Universe: N<br>Generator Status: Non-Generator<br>NAICS1: ALL OTHER WASTE MANAGEMENT SERVICES<br>Active Site Indicator: -----<br>Owner Name: CAROL CAMP<br>Operator Name: CAROL CAMP<br>In Handler Universes: N<br>In a Universe: N<br>Short Term Generator: N<br>Importer Activity: N<br>Mixed Waste Generator: N<br>Transporter Activity: N<br>Transfer Facility: N<br>Recycler Activity: N<br>Onsite Burner Exemption: N<br>Furnace Exemption: N<br>Underground Injection Activity: N<br>Receives Waste From Off-site: N<br>Universal Waste: N<br>Universal Waste Destination Facility: N<br>Used Oil Universe: NNNNNNN<br>Federal Universal Waste: N<br>Active Site Federally Regulated TSDF: ------<br>More Details Link |

| DATABASE | STATUS | DISTANCE | ELEVATION | MAP ID |
|---|---|---|---|---|
| RCRA-NON-US | Listed | 0.2 miles S | 98 ft<br>(8 ft lower than site) | 74 |
| **SITE NAME** | | | **MAPS** | **ID** |
| LOT 9735, LLC C/O CLARETT WEST | | | 1, 2, 4 | CAC003054184 |
| **ADDRESS** | | | **CITY** | **ZIP** |
| 9735 WASHINGTON BOULEVARD | | | CULVER CITY | 90232 |


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| DETAILS |
|---|
| Additional details may be found online using the following link:<br><br>https://enviro.epa.gov/enviro/rcrainfoquery_3.facility_information?pgm_sys_id=CAC003054184<br>Source Type: Implementer<br>Generator Status Universe: N<br>Generator Status: Non-Generator<br>NAICS1: LAND SUBDIVISION<br>Active Site Indicator: -----<br>Owner Name: LOT 9735, LLC C/O CLARETT WEST<br>Operator Name: CAROL CAMP<br>In Handler Universes: N<br>In a Universe: N<br>Short Term Generator: N<br>Importer Activity: N<br>Mixed Waste Generator: N<br>Transporter Activity: N<br>Transfer Facility: N<br>Recycler Activity: N<br>Onsite Burner Exemption: N<br>Furnace Exemption: N<br>Underground Injection Activity: N<br>Receives Waste From Off-site: N<br>Universal Waste: N<br>Universal Waste Destination Facility: N<br>Used Oil Universe: NNNNNNN<br>Federal Universal Waste: N<br>Active Site Federally Regulated TSDF: ------<br>More Details Link |

| DATABASE | STATUS | DISTANCE | ELEVATION | MAP ID |
|---|---|---|---|---|
| AIR-DIST-CA | Listed | 0.21 miles E | 104 ft<br>(2 ft lower than site) | 75 |

| SITE NAME | MAPS | ID |
|---|---|---|
| CITY OF CULVER CITY, PUBLIC WORKS DEPT | 1, 2, 4 | 135367-SC |

| ADDRESS | CITY | ZIP |
|---|---|---|
| 9099 WASHINGTON BLVD | CULVER CITY | 90232 |


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| DETAILS |
|---|
| District: South Coast AQMD<br>Compliance URL:<br>http://www3.aqmd.gov/webappl/fim/prog/novnc.aspx?fac_id=135367<br>Note: For additional Facility, Equipment, Emissions, Hearing Board or Transporation Plan Information click on different tabs.<br>Facility Id: 135367<br>County Code: LA<br>County: Los Angeles<br>Facility Status Code: A<br>Facility Status: ACTIVE<br>Number of Employees: 0<br>Location Zip Code Extension: 2501<br>Facility Representative First Name: DAVE<br>Facility Representative Last Name: HOPKINS<br>Location Area Code: 310<br>Location Phone Number: 2536444<br>Location Phone Extension: Not Reported<br>Mailing Address: 9770 CULVER BLVD ATTN; JOHN FISANOTTI<br>Mailing City: CULVER CITY<br>Mailing State: CA<br>Mailing Zip Code: 90232<br>Mailing Zip Code Extension: 0507<br>Mailing Area Code: 310<br>Mailing Phone Number: 2536444<br>Mailing Phone Extension: Not Reported<br>Mailing Representative First Name: DAVE<br>Mailing Representative Last Name: HOPKINS<br><br>More Details Link |

| DATABASE | STATUS | DISTANCE | ELEVATION | MAP ID |
|---|---|---|---|---|
| County-Others-CA | Listed | 0.21 miles E | 104 ft<br>(2 ft lower than site) | 75 |
| **SITE NAME** | | | **MAPS** | **ID** |
| MURPHY BUICK INC | | | 1, 2, 4 | 006834-I07066-LAC |
| **ADDRESS** | | | **CITY** | **ZIP** |
| 9099 WASHINGTON BLVD | | | CULVER CITY | 90232 |


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| DETAILS |
|---|
| Source of the list: County of Los Angeles<br>Responsible Agency: Los Angeles Department of Public Works Industrial Waste & Stormwater Permits<br>URL:<br>http://ladpw.org/epd/OpenFileReview/Results.aspx?streetno=9099&streetdr=&streetname=WASHINGTON&zip=90232<br>File URL: Not Reported<br>File Number: 006834-I07066<br>Status: CLOS<br>Status Description: Closed File. File no longer has an active permit.<br>Type: I<br>Type Description: Industrial Waste File |

| DATABASE | STATUS | DISTANCE | ELEVATION | MAP ID |
|---|---|---|---|---|
| County-Others-CA | Listed | 0.21 miles E | 104 ft<br>(2 ft lower than site) | **75** |
| **SITE NAME** | | | **MAPS** | **ID** |
| ********** | | | 1, 2, 4 | 006834-041082-LAC |
| **ADDRESS** | | | **CITY** | **ZIP** |
| 9099 WASHINGTON BLVD | | | CULVER CITY | 90232 |

| DETAILS |
|---|
| Source of the list: County of Los Angeles<br>Responsible Agency: Los Angeles Department of Public Works Industrial Waste & Stormwater Permits<br>URL:<br>http://ladpw.org/epd/OpenFileReview/Results.aspx?streetno=9099&streetdr=&streetname=WASHINGTON&zip=90232<br>File URL: Not Reported<br>File Number: 006834-041082<br>Status: OPEN<br>Status Description: Open File for record purposes.<br>Type: Not Reported<br>Type Description: Not Reported |


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| DATABASE | STATUS | DISTANCE | ELEVATION | MAP ID |
|---|---|---|---|---|
| County-UST-CA | Listed | 0.21 miles E | 104 ft<br>(2 ft lower than site) | 75 |
| **SITE NAME** | | | **MAPS** | **ID** |
| BILL MURPHY BUICK | | | 1, 2, 4 | 006834-007066-LAC |
| **ADDRESS** | | | **CITY** | **ZIP** |
| 9099 WASHINGTON BLVD | | | CULVER CITY | 90232 |

**DETAILS**

Source of the list: County of Los Angeles
Responsible Agency: Los Angeles Department of Public Works
URL:
http://ladpw.org/epd/OpenFileReview/Results.aspx?streetno=9099&streetdr=&streetname=WASHINGTON&zip=90232
File URL: Not Reported
File Number: 006834-007066
Status: REM
Status Description: Removed File. File does not have an active permit.
Type: T
Type Description: Underground Storage Tank File

| DATABASE | STATUS | DISTANCE | ELEVATION | MAP ID |
|---|---|---|---|---|
| CRSP-CA | Listed | 0.21 miles E | 104 ft<br>(2 ft lower than site) | 75 |
| **SITE NAME** | | | **MAPS** | **ID** |
| SPRINT CELL SITE LA60XC441 | | | 1, 2, 4 | 156013 |
| **ADDRESS** | | | **CITY** | **ZIP** |
| 9099 WASHINGTON BLVD | | | CULVER CITY | 90232 |


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| DETAILS |
|---|
| Site Regulated Program Information<br>Site ID: 156013<br>Site EI ID: 10309939<br>Agency Provided Latitude: 34.024735<br>Agency Provided Longitude: -118.392406<br><br>Program Description: Chemical Storage Facilities<br><br>Evaluation Information<br>Evaluation Date: 6/21/2016<br>Violations Found? (Y/N): No<br>Evaluation General Type: Compliance Evaluation Inspection<br>Evaluation Type: Routine done by local agency<br>Evaluation Note(s): Inspected by: J.Luna/T.Mac Consent by: Jose Villalta<br>Evaluation Division: Culver City Fire Department<br>Evaluation Program: HMRRP<br>Evaluation Source: CERS<br><br>Evaluation Date: 9/23/2013<br>Violations Found? (Y/N): No<br>Evaluation General Type: Compliance Evaluation Inspection<br>Evaluation Type: Routine done by local agency<br>Evaluation Note(s): Inspectors: T. Mac Tavish/ J. Luna Consent: Jose Villalta<br>Evaluation Division: Culver City Fire Department<br>Evaluation Program: HMRRP<br>Evaluation Source: CERS<br>More Details Link |

| DATABASE | STATUS | DISTANCE | ELEVATION | MAP ID |
|---|---|---|---|---|
| Hist-CalFID-CA | Listed | 0.21 miles E | 104 ft<br>(2 ft lower than site) | 75 |

| SITE NAME | MAPS | ID |
|---|---|---|
| BILL MURPHY BRICK, INC. | 1, 2, 4 | 7759102 |

| ADDRESS | CITY | ZIP |
|---|---|---|
| 9099 W. WASHINGTON BLVD | CULVER CITY | 902300000 |

| DETAILS |
|---|
| Reported Date: 1998 |


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| DATABASE | STATUS | DISTANCE | ELEVATION | MAP ID |
|---|---|---|---|---|
| Hist-CalFID-CA | Listed | 0.21 miles E | 104 ft<br>(2 ft lower than site) | 75 |
| SITE NAME | | | MAPS | ID |
| BILL MURPHY BUICK, INC | | | 1, 2, 4 | 48111 |
| ADDRESS | | | CITY | ZIP |
| 9099 W. WASHINGTON BLVD | | | CULVER CITY | 902300000 |
| DETAILS | | | | |
| Reported Date: 1998 | | | | |

| DATABASE | STATUS | DISTANCE | ELEVATION | MAP ID |
|---|---|---|---|---|
| RCRA-SQG-US | Listed | 0.21 miles E | 104 ft<br>(2 ft lower than site) | 75 |
| SITE NAME | | | MAPS | ID |
| FOX HILLS BUICK GMC PONTIAC | | | 1, 2, 4 | CAD981388176 |
| ADDRESS | | | CITY | ZIP |
| 9099 W WASHINGTON BLVD | | | CULVER CITY | 90230 |


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| DETAILS |
|---|
| Additional details may be found online using the following link:<br><br>https://enviro.epa.gov/enviro/rcrainfoquery_3.facility_information?pgm_sys_id=CAD981388176<br>Source Type: Notification<br>Generator Status Universe: SQG<br>Generator Status: Small Quantity Generator<br>NAICS1: NEW CAR DEALERS<br>Active Site Indicator: H----<br>Owner Name: BOB BODELLA<br>In Handler Universes: Y<br>In a Universe: Y<br>Short Term Generator: N<br>Importer Activity: N<br>Mixed Waste Generator: N<br>Transporter Activity: N<br>Transfer Facility: N<br>Recycler Activity: N<br>Onsite Burner Exemption: N<br>Furnace Exemption: N<br>Underground Injection Activity: N<br>Receives Waste From Off-site: N<br>Universal Waste: N<br>Universal Waste Destination Facility: N<br>Used Oil Universe: NNNNNNN<br>Federal Universal Waste: N<br>Active Site Federally Regulated TSDF: ------<br>Active Site Converter TSDF: ------<br>More Details Link |

| DATABASE | STATUS | DISTANCE | ELEVATION | MAP ID |
|---|---|---|---|---|
| Hist-CalFID-CA | Listed | 0.21 miles N | 117 ft<br>(11 ft higher than site) | 76 |

| SITE NAME | MAPS | ID |
|---|---|---|
| RESEARCH DEVELOPMENT | 1, 2, 4 | 362602 |

| ADDRESS | CITY | ZIP |
|---|---|---|
| 9200 EXPOSITION BLVD | LOS ANGELES | 900340000 |

| DETAILS |
|---|
| Reported Date: 1998 |


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| DATABASE | STATUS | DISTANCE | ELEVATION | MAP ID |
|---|---|---|---|---|
| RCRA-NON-US | Listed | 0.21 miles N | 117 ft<br>(11 ft higher than site) | 76 |

| SITE NAME | MAPS | ID |
|---|---|---|
| LUIS WATKINS CUSTOM WROUGHT IRON LLC | 1, 2, 4 | CAL000358579 |

| ADDRESS | CITY | ZIP |
|---|---|---|
| 9200 EXPOSITION BLVD | LOS ANGELES | 90034 |

**DETAILS**

Additional details may be found online using the following link:

https://enviro.epa.gov/enviro/rcrainfoquery_3.facility_information?pgm_sys_id=CAL000358579
Source Type: Implementer
Generator Status Universe: N
Generator Status: Non-Generator
NAICS1: SHOWCASE, PARTITION, SHELVING, AND LOCKER MANUFACTURING
Active Site Indicator: H----
Owner Name: JULIAN WATKINS
Operator Name: JULIAN WATKINS
In Handler Universes: Y
In a Universe: Y
Short Term Generator: N
Importer Activity: N
Mixed Waste Generator: N
Transporter Activity: N
Transfer Facility: N
Recycler Activity: N
Onsite Burner Exemption: N
Furnace Exemption: N
Underground Injection Activity: N
Receives Waste From Off-site: N
Universal Waste: Y
Universal Waste Destination Facility: Y
Used Oil Universe: NNNNNNN
Federal Universal Waste: N
Active Site Federally Regulated TSDF: ------
More Details Link


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| DATABASE | STATUS | DISTANCE | ELEVATION | MAP ID |
|---|---|---|---|---|
| RCRA-SQG-US | Listed | 0.21 miles N | 117 ft<br>(11 ft higher than site) | 76 |

| SITE NAME | MAPS | ID |
|---|---|---|
| RESEARCH DEVELOPMENT | 1, 2, 4 | CAD008373573 |

| ADDRESS | CITY | ZIP |
|---|---|---|
| 9200 EXPOSITION BLVD | LOS ANGELES | 90034 |

**DETAILS**

Additional details may be found online using the following link:

https://enviro.epa.gov/enviro/rcrainfoquery_3.facility_information?pgm_sys_id=CAD008373573
Source Type: Implementer
Generator Status Universe: SQG
Generator Status: Small Quantity Generator
NAICS1: OTHER COMMERCIAL AND SERVICE INDUSTRY MACHINERY MANUFACTURING
Active Site Indicator: H----
Operator Name: NOT REQUIRED
In Handler Universes: Y
In a Universe: Y
Short Term Generator: N
Importer Activity: N
Mixed Waste Generator: N
Transporter Activity: N
Transfer Facility: N
Recycler Activity: N
Onsite Burner Exemption: N
Furnace Exemption: N
Underground Injection Activity: N
Receives Waste From Off-site: N
Universal Waste: N
Universal Waste Destination Facility: N
Used Oil Universe: NNNNNNN
Federal Universal Waste: N
Active Site Federally Regulated TSDF: ------
Active Site Converter TSDF: ------

More Details Link


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| DATABASE | STATUS | DISTANCE | ELEVATION | MAP ID |
|---|---|---|---|---|
| AIR-DIST-CA | Listed | 0.22 miles SE | 100 ft<br>(6 ft lower than site) | 77 |

| SITE NAME | MAPS | ID |
|---|---|---|
| LA SICILIANA INC. | 1, 2, 4 | 101739-SC |

| ADDRESS | CITY | ZIP |
|---|---|---|
| 3928 VAN BUREN PL | CULVER CITY | 90230 |

**DETAILS**

District: South Coast AQMD
Compliance URL:
http://www3.aqmd.gov/webappl/fim/prog/novnc.aspx?fac_id=101739
Note: For additional Facility, Equipment, Emissions, Hearing Board or Transporation Plan Information click on different tabs.
Facility Id: 101739
County Code: LA
County: Los Angeles
Facility Status Code: A
Facility Status: ACTIVE
Number of Employees: 0
Location Zip Code Extension: 0000
Facility Representative First Name: Not Reported
Facility Representative Last Name: Not Reported
Location Area Code: Not Reported
Location Phone Number: Not Reported
Location Phone Extension: Not Reported
Mailing Address: 3928 VAN BUREN PL
Mailing City: LOS ANGELES
Mailing State: CA
Mailing Zip Code: 90230
Mailing Zip Code Extension: 0000
Mailing Area Code: Not Reported
Mailing Phone Number: Not Reported
Mailing Phone Extension: Not Reported
Mailing Representative First Name: Not Reported
Mailing Representative Last Name: Not Reported

More Details Link


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| DATABASE | STATUS | DISTANCE | ELEVATION | MAP ID |
|---|---|---|---|---|
| FTTS-ENF-US | Listed | 0.22 miles SE | 99 ft<br>(7 ft lower than site) | 78 |

| SITE NAME | MAPS | ID |
|---|---|---|
| CULVER CITY UNIFIED SCHOOL ADMINISTRATIVE/DISTRICE OFFICE | 1, 2, 4 | 110056120736 |

| ADDRESS | CITY | ZIP |
|---|---|---|
| Not Reported by Agency | | 90232 |

**DETAILS**

Enforcement Action Identifier: 09-2013-7008
Enforcement Action Name: TSCA 203 - CULVER CITY UNIFIED SCHOOL DISTRICT
Achieved Date: Not Reported
Complaint/Proposed Order Actual Dat: 9/27/2013
EFA Region: 09
Enforcement Action Status: Closed
Enforcement Agency Type: Not Reported
Final Order Type: Administrative Penalty Order With or Without Injunctive Relief
Final Ordr Iss/Final Ordr Enter Dte: 9/27/2013
Forum: Administrative - Formal
Primary Law: Toxic Substances Control Act

| DATABASE | STATUS | DISTANCE | ELEVATION | MAP ID |
|---|---|---|---|---|
| Hist-CalFID-CA | Listed | 0.22 miles E | 104 ft<br>(2 ft lower than site) | 79 |

| SITE NAME | MAPS | ID |
|---|---|---|
| CHEVRON STATION 9 0449 | 1, 2, 4 | 931522 |

| ADDRESS | CITY | ZIP |
|---|---|---|
| 9094 W. WASHINGTON BLVD | CULVER CITY | 90230 |

**DETAILS**

Reported Date: 1998


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| DATABASE | STATUS | DISTANCE | ELEVATION | MAP ID |
|---|---|---|---|---|
| Hist-HWS-CA | Listed | 0.22 miles E | 104 ft (2 ft lower than site) | 79 |
| **SITE NAME** | | | **MAPS** | **ID** |
| CHEVRON | | | 1, 2, 4 | 931522 |
| **ADDRESS** | | | **CITY** | **ZIP** |
| 9094 WASHINGTON | | | CULVER CITY | 90230 |
| **DETAILS** | | | | |
| Reported Date: 1998 | | | | |

| DATABASE | STATUS | DISTANCE | ELEVATION | MAP ID |
|---|---|---|---|---|
| Hist-LUSTIS-CA | Listed | 0.22 miles E | 104 ft (2 ft lower than site) | 79 |
| **SITE NAME** | | | **MAPS** | **ID** |
| CHEVRON | | | 1, 2, 4 | 931522 |
| **ADDRESS** | | | **CITY** | **ZIP** |
| 9094 WASHINGTON BLVD W | | | CULVER CITY | 90230 |
| **DETAILS** | | | | |
| Reported Date: 1998 | | | | |

| DATABASE | STATUS | DISTANCE | ELEVATION | MAP ID |
|---|---|---|---|---|
| Hist-UST-CA | Listed | 0.22 miles E | 104 ft (2 ft lower than site) | 79 |
| **SITE NAME** | | | **MAPS** | **ID** |
| 90449 | | | 1, 2, 4 | 209988 |
| **ADDRESS** | | | **CITY** | **ZIP** |
| 9094 W WASHINGTON BLVD | | | CULVER CITY | 90230 |


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| DETAILS |
|---|
| Note: ID has been assigned by ERS<br>Tank Details:<br>http://geotracker.waterboards.ca.gov/ustpdfs/pdf/00026BCA.pdf<br>County: Los Angeles |

| DATABASE | STATUS | DISTANCE | ELEVATION | MAP ID |
|---|---|---|---|---|
| LUST-Closed-CA | Completed - Case Closed | 0.22 miles E | 104 ft<br>(2 ft lower than site) | 79 |
| **SITE NAME** | | | **MAPS** | **ID** |
| CHEVRON #9-0449 (FORMER) | | | 1, 2, 4 | T0603700068 |
| **ADDRESS** | | | **CITY** | **ZIP** |
| 9094 WASHINGTON BLVD | | | CULVER CITY | 90232 |

**DETAILS**

Sites Details
URL:
http://geotracker.waterboards.ca.gov/profile_report.asp?global_id=T0603700068
Global ID: T0603700068
Case Type: LUST Cleanup Site
Status: Completed - Case Closed
Status Date: Not Reported
CUF Case: NO
Lead Agency: LOS ANGELES RWQCB (REGION 4)
Case Worker: Not Reported
Local Agency: LOS ANGELES COUNTY
RB Case Number: 033189-02
Loc Case Number: Not Reported
File Location: Not Reported
Potential Contaminants of Concern: Waste Oil / Motor / Hydraulic / Lubricating
Potential Media Affected: Soil
Site History: Not Reported
Begin Date: 1985-12-09 00:00:00
How Discovered: Tank Closure
How Discovered Description: Not Reported
Stop Method: Not Reported
Stop Method Description: Not Reported
Agency Provided Latitude: 34.024894
Agency Provided Longitude: -118.39105

Regulatory Activities Details
More Details Link


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| DATABASE | STATUS | DISTANCE | ELEVATION | MAP ID |
|---|---|---|---|---|
| RCRA-SQG-US | Listed | 0.22 miles E | 104 ft<br>(2 ft lower than site) | **79** |

| SITE NAME | MAPS | ID |
|---|---|---|
| CHEVRON STATION 9 0449 | 1, 2, 4 | CAD983661802 |

| ADDRESS | CITY | ZIP |
|---|---|---|
| 9094 W WASHINGTON BLVD | CULVER CITY | 90230 |

**DETAILS**

Additional details may be found online using the following link:

https://enviro.epa.gov/enviro/rcrainfoquery_3.facility_information?pgm_sys_id=CAD983661802
Source Type: Notification
Generator Status Universe: SQG
Generator Status: Small Quantity Generator
Active Site Indicator: H----
Owner Name: CHEVRON U S A PRODUCTS CO
In Handler Universes: Y
In a Universe: Y
Short Term Generator: N
Importer Activity: N
Mixed Waste Generator: N
Transporter Activity: N
Transfer Facility: N
Recycler Activity: N
Onsite Burner Exemption: N
Furnace Exemption: N
Underground Injection Activity: N
Receives Waste From Off-site: N
Universal Waste: N
Universal Waste Destination Facility: N
Used Oil Universe: NNNNNNN
Federal Universal Waste: N
Active Site Federally Regulated TSDF: ------
Active Site Converter TSDF: ------
Active Site State Regulated TSDF: ------

More Details Link


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| DATABASE | STATUS | DISTANCE | ELEVATION | MAP ID |
|---|---|---|---|---|
| AIR-DIST-CA | Listed | 0.22 miles SE | 99 ft<br>(7 ft lower than site) | 80 |

| SITE NAME | MAPS | ID |
|---|---|---|
| WEST END HOTEL LLC | 1, 2, 4 | 183443-SC |

| ADDRESS | CITY | ZIP |
|---|---|---|
| 3927 VAN BUREN PL | CULVER CITY | 90232 |

**DETAILS**

District: South Coast AQMD
Compliance URL:
http://www3.aqmd.gov/webappl/fim/prog/novnc.aspx?fac_id=183443
Note: For additional Facility, Equipment, Emissions, Hearing Board or Transporation Plan Information click on different tabs.
Facility Id: 183443
County Code: LA
County: Los Angeles
Facility Status Code: A
Facility Status: ACTIVE
Number of Employees: 0
Location Zip Code Extension: Not Reported
Facility Representative First Name: KAMLESH
Facility Representative Last Name: MAKWANA
Location Area Code: 310
Location Phone Number: 3843380
Location Phone Extension: Not Reported
Mailing Address: 3927 VAN BUREN PL
Mailing City: CULVER CITY
Mailing State: CA
Mailing Zip Code: 90232
Mailing Zip Code Extension: Not Reported
Mailing Area Code: 310
Mailing Phone Number: 3843380
Mailing Phone Extension: Not Reported
Mailing Representative First Name: KAMLESH
Mailing Representative Last Name: MAKWANA

More Details Link


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| DATABASE | STATUS | DISTANCE | ELEVATION | MAP ID |
|---|---|---|---|---|
| County-Others-CA | Listed | 0.22 miles SE | 99 ft<br>(7 ft lower than site) | 80 |

| SITE NAME | MAPS | ID |
|---|---|---|
| PALIHOTEL CULVER CITY | 1, 2, 4 | 035211-063349-LAC |

| ADDRESS | CITY | ZIP |
|---|---|---|
| 3927 VAN BUREN PL BLVD | CULVER CITY | 90232 |

**DETAILS**

Source of the list: County of Los Angeles
Responsible Agency: Los Angeles Department of Public Works Industrial Waste & Stormwater Permits
URL:
http://ladpw.org/epd/OpenFileReview/Results.aspx?streetno=3927&streetdr=&streetname=VAN%20BUREN%20PL&zip=90232
File URL:
http://ladpw.org/epd/OpenFileReview/DMSResults.aspx?fileno=063349
File Number: 035211-063349
Status: OPEN
Status Description: Open File for record purposes.
Type: I
Type Description: Industrial Waste File

Source of the list: County of Los Angeles
Responsible Agency: Los Angeles Department of Public Works Industrial Waste & Stormwater Permits
URL:
http://ladpw.org/epd/OpenFileReview/Results.aspx?streetno=3927&streetdr=&streetname=VAN%20BUREN%20PL&zip=90232
File URL: Not Reported
File Number: 035211-063349
Status: OPEN
Status Description: Open File for record purposes.
Type: Not Reported
Type Description: Not Reported

| DATABASE | STATUS | DISTANCE | ELEVATION | MAP ID |
|---|---|---|---|---|
| Hist-CalFID-CA | Listed | 0.22 miles NW | 114 ft<br>(8 ft higher than site) | 81 |

| SITE NAME | MAPS | ID |
|---|---|---|
| 1X CARDIFF COURT GEN. PART. | 1, 2, 4 | 7760820 |

| ADDRESS | CITY | ZIP |
|---|---|---|
| 3645 CARDIFF AVE | LOS ANGELES | 900340000 |


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| DETAILS |
|---|
| Reported Date: 1998 |

| DATABASE | STATUS | DISTANCE | ELEVATION | MAP ID |
|---|---|---|---|---|
| AIR-DIST-CA | Listed | 0.22 miles SE | 98 ft<br>(8 ft lower than site) | 82 |
| **SITE NAME** | | | **MAPS** | **ID** |
| CULVER CITY UNI SCH DIST | | | 1, 2, 4 | 2168-SC |
| **ADDRESS** | | | **CITY** | **ZIP** |
| 4034 IRVING PL | | | CULVER CITY | 90230 |

**DETAILS**

District: South Coast AQMD
Compliance URL:
http://www3.aqmd.gov/webappl/fim/prog/novnc.aspx?fac_id=2168
Note: For additional Facility, Equipment, Emissions, Hearing Board or Transporation Plan Information click on different tabs.
Facility Id: 2168
County Code: LA
County: Los Angeles
Facility Status Code: A
Facility Status: ACTIVE
Number of Employees: 0
Location Zip Code Extension: Not Reported
Facility Representative First Name: Not Reported
Facility Representative Last Name: Not Reported
Location Area Code: Not Reported
Location Phone Number: Not Reported
Location Phone Extension: Not Reported
Mailing Address: 4034 IRVING PL
Mailing City: CULVER CITY
Mailing State: CA
Mailing Zip Code: 90230
Mailing Zip Code Extension: Not Reported
Mailing Area Code: Not Reported
Mailing Phone Number: Not Reported
Mailing Phone Extension: Not Reported
Mailing Representative First Name: Not Reported
Mailing Representative Last Name: Not Reported

More Details Link


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| DATABASE | STATUS | DISTANCE | ELEVATION | MAP ID |
|---|---|---|---|---|
| AIR-DIST-CA | Listed | 0.22 miles SE | 98 ft<br>(8 ft lower than site) | 82 |

| SITE NAME | MAPS | ID |
|---|---|---|
| CULVER CITY UNIFIED SCHOOL DIST | 1, 2, 4 | 81592-SC |

| ADDRESS | CITY | ZIP |
|---|---|---|
| 4034 IRVING PL. | CULVER CITY | 90232 |

**DETAILS**

District: South Coast AQMD
Compliance URL:
http://www3.aqmd.gov/webappl/fim/prog/novnc.aspx?fac_id=81592
Note: For additional Facility, Equipment, Emissions, Hearing Board or Transporation Plan Information click on different tabs.
Facility Id: 81592
County Code: LA
County: Los Angeles
Facility Status Code: A
Facility Status: ACTIVE
Number of Employees: 329
Location Zip Code Extension: 2848
Facility Representative First Name: REG
Facility Representative Last Name: VII
Location Area Code: 213
Location Phone Number: 8394361
Location Phone Extension: Not Reported
Mailing Address: 4034 IRVING PL.
Mailing City: CULVER CITY
Mailing State: CA
Mailing Zip Code: 90232
Mailing Zip Code Extension: 2848
Mailing Area Code: 213
Mailing Phone Number: 8394361
Mailing Phone Extension: Not Reported
Mailing Representative First Name: REG
Mailing Representative Last Name: VII

More Details Link


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| DATABASE | STATUS | DISTANCE | ELEVATION | MAP ID |
|---|---|---|---|---|
| Hist-CalFID-CA | Listed | 0.23 miles NW | 116 ft<br>(10 ft higher than site) | 83 |
| **SITE NAME** | | | **MAPS** | **ID** |
| 1X CARDIFF COURT GEN. PART. | | | 1, 2, 4 | 7760819 |
| **ADDRESS** | | | **CITY** | **ZIP** |
| 3641 CARDIFF AVE | | | LOS ANGELES | 900340000 |
| **DETAILS** | | | | |
| Reported Date: 1998 | | | | |

| DATABASE | STATUS | DISTANCE | ELEVATION | MAP ID |
|---|---|---|---|---|
| Cleaners-CA | Listed | 0.23 miles SW | 99 ft<br>(7 ft lower than site) | 84 |
| **SITE NAME** | | | **MAPS** | **ID** |
| Golden Glow Cleaners | | | 1, 2, 4 | 13666 |
| **ADDRESS** | | | **CITY** | **ZIP** |
| 9909 Venice Blvd | | | Los Angeles | 90034 |


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| DETAILS |
|---|
| Facility and Program Information<br>County: Los Angeles<br>Executive First Name: Angelo<br>Executive Last Name: Suh<br>Professional Title: Not Reported<br>Executive Title: Owner<br>Executive Gender: Male<br>ZIP Four: 5111<br>Carrier Route: C033<br>Delivery Point Barcode: 97<br>Metro Area: LA-Long Bch, CA<br>Neighborhood: Palms<br>Phone Number Combined: (310) 839-1480<br>Fax Number Combined: 0<br>Toll Free Number Combined: 0<br>Website: Not Reported<br>Company Description: Not Reported<br>Primary SIC Code: 721201<br>Primary SIC Description: Cleaners<br>Primary SIC Ad Size: Bold<br>Primary SIC Year Appeared: 1986<br>SIC Code 1: 721201<br>SIC Code 1 Description: Cleaners<br>SIC Code 1 Ad Size: Not Reported<br>SIC Code 1 Year Appeared: Not Reported<br>SIC Code 2: Not Reported<br>SIC Code 2 Description: Not Reported<br>More Details Link |

| DATABASE | STATUS | DISTANCE | ELEVATION | MAP ID |
|---|---|---|---|---|
| Hist-Cleaners | Listed | 0.23 miles SW | 99 ft<br>(7 ft lower than site) | 84 |

| SITE NAME | MAPS | ID |
|---|---|---|
| Golden Glow Cleaners | 1, 2, 4 | 78580 |

| ADDRESS | CITY | ZIP |
|---|---|---|
| 9909 Venice Blvd | Los Angeles | |

| DETAILS |
|---|
| Site Added: 1/1/2013 |


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| DATABASE | STATUS | DISTANCE | ELEVATION | MAP ID |
|---|---|---|---|---|
| Hist-Cleaners | Listed | 0.23 miles SW | 99 ft<br>(7 ft lower than site) | 84 |
| **SITE NAME** | | | **MAPS** | **ID** |
| GOLDEN GLOW CLEANERS | | | 1, 2, 4 | 303708-PD |
| **ADDRESS** | | | **CITY** | **ZIP** |
| 9909 VENICE BLVD | | | LOS ANGELES | 90034-5111 |

**DETAILS**

Listing Year: 1997
SIC Category: CLEANERS
SIC Code: 721201

| DATABASE | STATUS | DISTANCE | ELEVATION | MAP ID |
|---|---|---|---|---|
| County-Others-CA | Listed | 0.23 miles SW | 98 ft<br>(8 ft lower than site) | 85 |
| **SITE NAME** | | | **MAPS** | **ID** |
| MEMORIAL HOSPITAL SO CALIF | | | 1, 2, 4 | 006914-I07147-LAC |
| **ADDRESS** | | | **CITY** | **ZIP** |
| 3828 HUGHES AVE | | | CULVER CITY | 90230 |

**DETAILS**

Source of the list: County of Los Angeles
Responsible Agency: Los Angeles Department of Public Works Industrial Waste & Stormwater Permits
URL:
http://ladpw.org/epd/OpenFileReview/Results.aspx?streetno=3828&streetdr=&streetname=HUGHES&zip=90230
File URL:
http://ladpw.org/epd/OpenFileReview/DMSResults.aspx?fileno=I07147
File Number: 006914-I07147
Status: CLOS
Status Description: Closed File. File no longer has an active permit.
Type: I
Type Description: Industrial Waste File


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| DATABASE | STATUS | DISTANCE | ELEVATION | MAP ID |
|---|---|---|---|---|
| Hist-CalFID-CA | Listed | 0.23 miles NW | 117 ft<br>(11 ft higher than site) | 86 |
| **SITE NAME** | | | **MAPS** | **ID** |
| 1X CARDIFF COURT GEN. PART. | | | 1, 2, 4 | 7760818 |
| **ADDRESS** | | | **CITY** | **ZIP** |
| 3631 CARDIFF AVE | | | LOS ANGELES | 900340000 |
| **DETAILS** | | | | |
| Reported Date: 1998 | | | | |

| DATABASE | STATUS | DISTANCE | ELEVATION | MAP ID |
|---|---|---|---|---|
| RCRA-NON-US | Listed | 0.23 miles SW | 98 ft<br>(8 ft lower than site) | 87 |
| **SITE NAME** | | | **MAPS** | **ID** |
| K-GENEVA @ VENICE DEVELOPMENT, LLC | | | 1, 2, 4 | CAC003066125 |
| **ADDRESS** | | | **CITY** | **ZIP** |
| 9900 VENICE BLVD | | | LOS ANGELES | 90232 |


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| DETAILS |
|---|
| Additional details may be found online using the following link:<br><br>https://enviro.epa.gov/enviro/rcrainfoquery_3.facility_information?pgm_sys_id=CAC003066125<br>Source Type: Implementer<br>Generator Status Universe: N<br>Generator Status: Non-Generator<br>NAICS1: ALL OTHER WASTE MANAGEMENT SERVICES<br>Active Site Indicator: -----<br>Owner Name: K-GENEVA @ VENICE DEVELOPMENT, LLC<br>Operator Name: K-GENEVA @ VENICE DEVELOPMENT, LLC<br>In Handler Universes: N<br>In a Universe: N<br>Short Term Generator: N<br>Importer Activity: N<br>Mixed Waste Generator: N<br>Transporter Activity: N<br>Transfer Facility: N<br>Recycler Activity: N<br>Onsite Burner Exemption: N<br>Furnace Exemption: N<br>Underground Injection Activity: N<br>Receives Waste From Off-site: N<br>Universal Waste: N<br>Universal Waste Destination Facility: N<br>Used Oil Universe: NNNNNNN<br>Federal Universal Waste: N<br>Active Site Federally Regulated TSDF: ------<br>More Details Link |

| DATABASE | STATUS | DISTANCE | ELEVATION | MAP ID |
|---|---|---|---|---|
| CRSP-CA | Listed | 0.24 miles SW | 98 ft<br>(8 ft lower than site) | 88 |

| SITE NAME | MAPS | ID |
|---|---|---|
| AT&T Mobility - VENICE / HUGHES OVLY (USID11931) | 1, 2, 4 | 95497 |

| ADDRESS | CITY | ZIP |
|---|---|---|
| 3831 HUGHES AVE | LOS ANGELES | 90034 |


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| DETAILS |
|---|
| Site Regulated Program Information<br>Site ID: 95497<br>Site EI ID: 10198249<br>Agency Provided Latitude: 34.022312<br>Agency Provided Longitude: -118.398345<br><br>Program Description: Chemical Storage Facilities<br><br>Evaluation Information<br>Evaluation Date: 7/26/2016<br>Violations Found? (Y/N): No<br>Evaluation General Type: Compliance Evaluation Inspection<br>Evaluation Type: Routine done by local agency<br>Evaluation Note(s): On site for routine hazardous materials and business emergency plan inspection. Consent to enter and inspect was given by Twanda Beo, Environmental Site Manager, email:tb2317@att.com. Permit posted Observed the facility and inspected hazardous materials storage. Sulfuric Acid - 65.3 gallons 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.<br>Evaluation Division: Los Angeles City Fire Department<br>Evaluation Program: HMRRP<br>Evaluation Source: CERS<br><br>Violation Information<br>: Not Reported<br>:Enforcement Information<br>: Not Reported<br>:Chemical Information<br>: Not Reported<br>:Coordinate Information<br>More Details Link |

| DATABASE | STATUS | DISTANCE | ELEVATION | MAP ID |
|---|---|---|---|---|
| County-Others-CA | Listed | 0.24 miles S | 97 ft<br>(9 ft lower than site) | 89 |
| **SITE NAME** | | | **MAPS** | **ID** |
| RSH KAIZUKA INC | | | 1, 2, 4 | 030567-045600-LAC |
| **ADDRESS** | | | **CITY** | **ZIP** |
| 9729 CULVER BLVD | | | CULVER CITY | 90232 |


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| DETAILS |
|---|
| Source of the list: County of Los Angeles<br>Responsible Agency: Los Angeles Department of Public Works Industrial Waste & Stormwater Permits<br>URL:<br>http://ladpw.org/epd/OpenFileReview/Results.aspx?streetno=9729&streetdr=&streetname=CULVER&zip=90232<br>File URL:<br>http://ladpw.org/epd/OpenFileReview/DMSResults.aspx?fileno=045600<br>File Number: 030567-045600<br>Status: CLOS<br>Status Description: Closed File. File no longer has an active permit.<br>Type: I<br>Type Description: Industrial Waste File |

| DATABASE | STATUS | DISTANCE | ELEVATION | MAP ID |
|---|---|---|---|---|
| County-Others-CA | Listed | 0.24 miles S | 97 ft<br>(9 ft lower than site) | 89 |
| **SITE NAME** | | | **MAPS** | **ID** |
| SAKI HOUSE BY HIKARI | | | 1, 2, 4 | 030567-056139-LAC |
| **ADDRESS** | | | **CITY** | **ZIP** |
| 9729 CULVER BLVD | | | CULVER CITY | 90232 |

| DETAILS |
|---|
| Source of the list: County of Los Angeles<br>Responsible Agency: Los Angeles Department of Public Works Industrial Waste & Stormwater Permits<br>URL:<br>http://ladpw.org/epd/OpenFileReview/Results.aspx?streetno=9729&streetdr=&streetname=CULVER&zip=90232<br>File URL:<br>http://ladpw.org/epd/OpenFileReview/DMSResults.aspx?fileno=056139<br>File Number: 030567-056139<br>Status: PERM<br>Status Description: Active Permitted File<br>Type: I<br>Type Description: Industrial Waste File |


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| DATABASE | STATUS | DISTANCE | ELEVATION | MAP ID |
|---|---|---|---|---|
| RCRA-NON-US | Listed | 0.24 miles E | 106 ft<br>(0 ft higher than site) | 90 |

| SITE NAME | MAPS | ID |
|---|---|---|
| DYNAMIC AUTO IMAGES/CULVER CITY TOYOTA | 1, 2, 4 | CAL000421691 |

| ADDRESS | CITY | ZIP |
|---|---|---|
| 9077 WASHINGTON BLVD | CULVER CITY | 90232 |

**DETAILS**

Additional details may be found online using the following link:

https://enviro.epa.gov/enviro/rcrainfoquery_3.facility_information?pgm_sys_id=CAL000421691
Source Type: Implementer
Generator Status Universe: N
Generator Status: Non-Generator
NAICS1: CAR WASHES
Active Site Indicator: H----
Owner Name: TOM MILLER
Operator Name: ELISA REYES
In Handler Universes: Y
In a Universe: Y
Short Term Generator: N
Importer Activity: N
Mixed Waste Generator: N
Transporter Activity: N
Transfer Facility: N
Recycler Activity: N
Onsite Burner Exemption: N
Furnace Exemption: N
Underground Injection Activity: N
Receives Waste From Off-site: N
Universal Waste: Y
Universal Waste Destination Facility: Y
Used Oil Universe: NNNNNNN
Federal Universal Waste: N
Active Site Federally Regulated TSDF: ------
More Details Link


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| DATABASE | STATUS | DISTANCE | ELEVATION | MAP ID |
|---|---|---|---|---|
| AIR-DIST-CA | Listed | 0.24 miles NE | 112 ft<br>(6 ft higher than site) | 91 |

| SITE NAME | MAPS | ID |
|---|---|---|
| ALBERTSON'S #6169 | 1, 2, 4 | 124666-SC |

| ADDRESS | CITY | ZIP |
|---|---|---|
| 8985 VENICE BLVD SUITE B | LOS ANGELES | 90034 |

**DETAILS**

District: South Coast AQMD
Compliance URL:
http://www3.aqmd.gov/webappl/fim/prog/novnc.aspx?fac_id=124666
Note: For additional Facility, Equipment, Emissions, Hearing Board or Transporation Plan Information click on different tabs.
Facility Id: 124666
County Code: LA
County: Los Angeles
Facility Status Code: S
Facility Status: SOLD
Number of Employees: 0
Location Zip Code Extension: Not Reported
Facility Representative First Name: GEORGE
Facility Representative Last Name: RONN
Location Area Code: 651
Location Phone Number: 7794098
Location Phone Extension: Not Reported
Mailing Address: P O BOX 20 DEPT #72405
Mailing City: BOISE
Mailing State: ID
Mailing Zip Code: 83726
Mailing Zip Code Extension: Not Reported
Mailing Area Code: 310
Mailing Phone Number: 2026167
Mailing Phone Extension: Not Reported
Mailing Representative First Name: STORE
Mailing Representative Last Name: DIRECTOR

More Details Link


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| DATABASE | STATUS | DISTANCE | ELEVATION | MAP ID |
|---|---|---|---|---|
| AIR-DIST-CA | Listed | 0.24 miles NE | 112 ft<br>(6 ft higher than site) | 91 |

| SITE NAME | MAPS | ID |
|---|---|---|
| CVS PHARMACY #08879-01 | 1, 2, 4 | 170955-SC |

| ADDRESS | CITY | ZIP |
|---|---|---|
| 8985 VENICE BLVD | LOS ANGELES | 90034 |

**DETAILS**

District: South Coast AQMD
Compliance URL:
http://www3.aqmd.gov/webappl/fim/prog/novnc.aspx?fac_id=170955
Note: For additional Facility, Equipment, Emissions, Hearing Board or Transporation Plan Information click on different tabs.
Facility Id: 170955
County Code: LA
County: Los Angeles
Facility Status Code: A
Facility Status: ACTIVE
Number of Employees: 0
Location Zip Code Extension: Not Reported
Facility Representative First Name: JIM
Facility Representative Last Name: JACKSON
Location Area Code: 704
Location Phone Number: 5597038
Location Phone Extension: Not Reported
Mailing Address: 98344-B SOUTHERN PINES BLVD
Mailing City: CHARLOTTE
Mailing State: NC
Mailing Zip Code: 28273
Mailing Zip Code Extension: Not Reported
Mailing Area Code: 704
Mailing Phone Number: 5597038
Mailing Phone Extension: Not Reported
Mailing Representative First Name: JIM
Mailing Representative Last Name: JACKSON

More Details Link


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| DATABASE | STATUS | DISTANCE | ELEVATION | MAP ID |
|---|---|---|---|---|
| AIR-DIST-CA | Listed | 0.24 miles NE | 112 ft<br>(6 ft higher than site) | 91 |

| SITE NAME | MAPS | ID |
|---|---|---|
| HAGGEN #2161 | 1, 2, 4 | 179881-SC |

| ADDRESS | CITY | ZIP |
|---|---|---|
| 8985 VENICE BLVD SUITE B | LOS ANGELES | 90034 |

**DETAILS**

District: South Coast AQMD
Compliance URL:
http://www3.aqmd.gov/webappl/fim/prog/novnc.aspx?fac_id=179881
Note: For additional Facility, Equipment, Emissions, Hearing Board or Transporation Plan Information click on different tabs.
Facility Id: 179881
County Code: LA
County: Los Angeles
Facility Status Code: A
Facility Status: ACTIVE
Number of Employees: 0
Location Zip Code Extension: Not Reported
Facility Representative First Name: BRIANNA
Facility Representative Last Name: FORSYTH
Location Area Code: 310
Location Phone Number: 2026167
Location Phone Extension: Not Reported
Mailing Address: 2211 RIMLAND DR. SUITE 300 ATTN LYSA HUMMEL
Mailing City: BELLINGHAM
Mailing State: WA
Mailing Zip Code: 98226
Mailing Zip Code Extension: Not Reported
Mailing Area Code: 310
Mailing Phone Number: 2026167
Mailing Phone Extension: Not Reported
Mailing Representative First Name: BRIANNA
Mailing Representative Last Name: FORSYTH

More Details Link


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| DATABASE | STATUS | DISTANCE | ELEVATION | MAP ID |
|---|---|---|---|---|
| AIR-DIST-CA | Listed | 0.24 miles NE | 112 ft<br>(6 ft higher than site) | 91 |

| SITE NAME | MAPS | ID |
|---|---|---|
| ALBERTSONS STORE #6169 | 1, 2, 4 | 174445-SC |

| ADDRESS | CITY | ZIP |
|---|---|---|
| 8985 VENICE BLVD SUITE B | LOS ANGELES | 90034 |

**DETAILS**

District: South Coast AQMD
Compliance URL:
http://www3.aqmd.gov/webappl/fim/prog/novnc.aspx?fac_id=174445
Note: For additional Facility, Equipment, Emissions, Hearing Board or Transporation Plan Information click on different tabs.
Facility Id: 174445
County Code: LA
County: Los Angeles
Facility Status Code: S
Facility Status: SOLD
Number of Employees: 0
Location Zip Code Extension: Not Reported
Facility Representative First Name: PAUL
Facility Representative Last Name: BAUMAN
Location Area Code: 310
Location Phone Number: 2026167
Location Phone Extension: Not Reported
Mailing Address: P.O. BOX 20 DEPT #72405
Mailing City: BOISE
Mailing State: ID
Mailing Zip Code: 83726
Mailing Zip Code Extension: Not Reported
Mailing Area Code: 208
Mailing Phone Number: 3953949
Mailing Phone Extension: Not Reported
Mailing Representative First Name: JILL
Mailing Representative Last Name: WASHBURN

More Details Link


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| DATABASE | STATUS | DISTANCE | ELEVATION | MAP ID |
|---|---|---|---|---|
| CRSP-CA | Listed | 0.24 miles NE | 112 ft<br>(6 ft higher than site) | 91 |

| SITE NAME | MAPS | ID |
|---|---|---|
| Ross Dress For Less #0414 | 1, 2, 4 | 149083 |

| ADDRESS | CITY | ZIP |
|---|---|---|
| 8985 VENICE BLVD STE A4 | LOS ANGELES | 90034 |

**DETAILS**

Site Regulated Program Information
Site ID: 149083
Site EI ID: 10508845
Agency Provided Latitude: 34.02702
Agency Provided Longitude: -118.39323

Program Description: Chemical Storage Facilities

Program Description: Hazardous Waste Generator

Evaluation Information
Evaluation Date: 10/23/2017
Violations Found? (Y/N): Yes
Evaluation General Type: Compliance Evaluation Inspection
Evaluation Type: Routine done by local agency
Evaluation Note(s): Adriana Bragas, Manager
Evaluation Division: Los Angeles County Fire Department
Evaluation Program: HW
Evaluation Source: CERS

Violation Information
Violation Date: 10/23/2017
Citation: 22 CCR 12 66262.34(f) - California Code of Regulations, Title 22, Chapter 12, Section(s) 66262.34(f)
Violation Description: Failure to properly label hazardous waste accumulation containers and portable tanks with the following requirements: "Hazardous Waste", name and address of the generator, physical and chemical characteristics of the Hazardous Waste, and starting accumulation date.
Violation Note(s): Returned to compliance on 10/23/2017. OBSERVATION: Plastic container of toxic liquid waste located in the hazarodus waste storage area was observed without the following information on the label: accumulation start date; plastic container of toxic liquid waste was missing a label. CORRECTIVE ACTION: Violations corrected on site.

More Details Link


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| DATABASE | STATUS | DISTANCE | ELEVATION | MAP ID |
|---|---|---|---|---|
| CRSP-CA | Listed | 0.24 miles NE | 112 ft<br>(6 ft higher than site) | 91 |
| **SITE NAME** | | | **MAPS** | **ID** |
| Haggen 2161 | | | 1, 2, 4 | 3972 |
| **ADDRESS** | | | **CITY** | **ZIP** |
| 8985 VENICE BLVD SUITE B | | | LOS ANGELES | 90034 |

**DETAILS**

Site Regulated Program Information
Site ID: 3972
Site EI ID: 10138895
Agency Provided Latitude: 34.0272
Agency Provided Longitude: -118.3929

Program Description: Chemical Storage Facilities

Program Description: Hazardous Waste Generator

Evaluation Information
: Not Reported
:Violation Information
: Not Reported
:Enforcement Information
: Not Reported
:Chemical Information
: Not Reported
:Coordinate Information
: Not Reported
:

| DATABASE | STATUS | DISTANCE | ELEVATION | MAP ID |
|---|---|---|---|---|
| CRSP-CA | Listed | 0.24 miles NE | 112 ft<br>(6 ft higher than site) | 91 |
| **SITE NAME** | | | **MAPS** | **ID** |
| CVS PHARMACY #8879 | | | 1, 2, 4 | 23120 |
| **ADDRESS** | | | **CITY** | **ZIP** |
| 8985 W VENICE BLVD UN A | | | LOS ANGELES | 90034 |


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## DETAILS

Site Regulated Program Information
Site ID: 23120
Site EI ID: 10255264
Agency Provided Latitude: 34.0272
Agency Provided Longitude: -118.3929

Program Description: Chemical Storage Facilities

Program Description: Hazardous Waste Generator

Program Description: RCRA LQ HW Generator

Evaluation Information
Evaluation Date: 9/13/2018
Violations Found? (Y/N): No
Evaluation General Type: Compliance Evaluation Inspection
Evaluation Type: Routine done by local agency
Evaluation Note(s): Report Consent to enter, inspect and take photographs was given by: Freddie Meza 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. This facility has been referred to our DATA Management Unit to be removed from the HMBP program. This facility will still remain in the Haz Waste Program 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. [Truncated]
Evaluation Division: Los Angeles City Fire Department
Evaluation Program: HMRRP
Evaluation Source: CERS

Evaluation Date: 8/27/2018
Violations Found? (Y/N): No
Evaluation General Type: Compliance Evaluation Inspection
Evaluation Type: Routine done by local agency
More Details Link

| DATABASE | STATUS | DISTANCE | ELEVATION | MAP ID |
|---|---|---|---|---|
| CRSP-CA | Listed | 0.24 miles NE | 112 ft (6 ft higher than site) | 91 |
| **SITE NAME** | | | **MAPS** | **ID** |
| Sprouts Farmers Market #411 | | | 1, 2, 4 | 410255 |
| **ADDRESS** | | | **CITY** | **ZIP** |
| 8985 VENICE BLVD | | | LOS ANGELES | 90034 |


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| DETAILS |
|---|
| Site Regulated Program Information<br>Site ID: 410255<br>Site EI ID: 10710091<br>Agency Provided Latitude: 34.027198<br>Agency Provided Longitude: -118.392898<br><br>Program Description: Chemical Storage Facilities<br><br>Program Description: Hazardous Waste Generator<br><br>Evaluation Information<br>: Not Reported<br>:Violation Information<br>: Not Reported<br>:Enforcement Information<br>: Not Reported<br>:Chemical Information<br>: Not Reported<br>:Coordinate Information<br>: Not Reported<br>: |

| DATABASE | STATUS | DISTANCE | ELEVATION | MAP ID |
|---|---|---|---|---|
| Hist-CalFID-CA | Listed | 0.24 miles NE | 112 ft<br>(6 ft higher than site) | 91 |
| **SITE NAME** | | | **MAPS** | **ID** |
| WESTERN GLOBE PROD INC | | | 1, 2, 4 | 465061 |
| **ADDRESS** | | | **CITY** | **ZIP** |
| 8985 VENICE BLVD | | | LOS ANGELES | |
| **DETAILS** | | | | |
| Reported Date: 1998 | | | | |


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| DATABASE | STATUS | DISTANCE | ELEVATION | MAP ID |
|---|---|---|---|---|
| Hist-CalFID-CA | Listed | 0.24 miles NE | 112 ft (6 ft higher than site) | 91 |
| **SITE NAME** | | | **MAPS** | **ID** |
| SCOTT MOTORS | | | 1, 2, 4 | 7707986 |
| **ADDRESS** | | | **CITY** | **ZIP** |
| 8985 VENICE BLVD | | | LOS ANGELES | |
| **DETAILS** | | | | |
| Reported Date: 1998 | | | | |

| DATABASE | STATUS | DISTANCE | ELEVATION | MAP ID |
|---|---|---|---|---|
| Hist-CalFID-CA | Listed | 0.24 miles NE | 112 ft (6 ft higher than site) | 91 |
| **SITE NAME** | | | **MAPS** | **ID** |
| 1X TALES FROM THE CRYPT | | | 1, 2, 4 | 7707985 |
| **ADDRESS** | | | **CITY** | **ZIP** |
| 8985 VENICE BLVD | | | LOS ANGELES | |
| **DETAILS** | | | | |
| Reported Date: 1998 | | | | |

| DATABASE | STATUS | DISTANCE | ELEVATION | MAP ID |
|---|---|---|---|---|
| Hist-CalFID-CA | Listed | 0.24 miles NE | 112 ft (6 ft higher than site) | 91 |
| **SITE NAME** | | | **MAPS** | **ID** |
| 1X ORCHID PRODUCTIONS | | | 1, 2, 4 | 7707984 |
| **ADDRESS** | | | **CITY** | **ZIP** |
| 8985 VENICE BLVD | | | LOS ANGELES | |
| **DETAILS** | | | | |
| Reported Date: 1998 | | | | |


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| DATABASE | STATUS | DISTANCE | ELEVATION | MAP ID |
|---|---|---|---|---|
| RCRA-LQG-US | Listed | 0.24 miles NE | 112 ft<br>(6 ft higher than site) | 91 |

| SITE NAME | MAPS | ID |
|---|---|---|
| CVS PHARMACY NO 8879 | 1, 2, 4 | CAR000234542 |

| ADDRESS | CITY | ZIP |
|---|---|---|
| 8985 VENICE BLVD | LOS ANGELES | 90034 |

**DETAILS**

Additional details may be found online using the following link:

https://enviro.epa.gov/enviro/rcrainfoquery_3.facility_information?pgm_sys_id=CAR000234542
Source Type: A
Generator Status Universe: LQG
Generator Status: Large Quantity Generator
NAICS1: PHARMACIES AND DRUG STORES
Active Site Indicator: H----
Owner Name: HOMA II LLC
Operator Name: GARFIELD BEACH CVS LLC
In Handler Universes: Y
In a Universe: Y
Short Term Generator: N
Importer Activity: N
Mixed Waste Generator: N
Transporter Activity: N
Transfer Facility: N
Recycler Activity: N
Onsite Burner Exemption: N
Furnace Exemption: N
Underground Injection Activity: N
Receives Waste From Off-site: N
Universal Waste: N
Universal Waste Destination Facility: N
Used Oil Universe: NNNNNNN
Federal Universal Waste: N
Active Site Federally Regulated TSDF: ------

More Details Link


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| DATABASE | STATUS | DISTANCE | ELEVATION | MAP ID |
|---|---|---|---|---|
| RCRA-NON-US | Listed | 0.24 miles NE | 112 ft<br>(6 ft higher than site) | 91 |

| SITE NAME | MAPS | ID |
|---|---|---|
| ROSS DRESS FOR LESS #0414 | 1, 2, 4 | CAL000397475 |

| ADDRESS | CITY | ZIP |
|---|---|---|
| 8985 VENICE BLVD STE A4 | LOS ANGELES | 90034 |

**DETAILS**

Additional details may be found online using the following link:

https://enviro.epa.gov/enviro/rcrainfoquery_3.facility_information?pgm_sys_id=CAL000397475
Source Type: Implementer
Generator Status Universe: N
Generator Status: Non-Generator
NAICS1: FAMILY CLOTHING STORES
Active Site Indicator: H----
Owner Name: ROSS DRESS FOR LESS INC
Operator Name: KATHY HATCH
In Handler Universes: Y
In a Universe: Y
Short Term Generator: N
Importer Activity: N
Mixed Waste Generator: N
Transporter Activity: N
Transfer Facility: N
Recycler Activity: N
Onsite Burner Exemption: N
Furnace Exemption: N
Underground Injection Activity: N
Receives Waste From Off-site: N
Universal Waste: Y
Universal Waste Destination Facility: Y
Used Oil Universe: NNNNNNN
Federal Universal Waste: N
Active Site Federally Regulated TSDF: ------
More Details Link


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| DATABASE | STATUS | DISTANCE | ELEVATION | MAP ID |
|---|---|---|---|---|
| RCRA-NON-US | Listed | 0.24 miles NE | 112 ft<br>(6 ft higher than site) | 91 |

| SITE NAME | MAPS | ID |
|---|---|---|
| SPROUTS FARMERS MARKET #411 | 1, 2, 4 | CAL000424102 |

| ADDRESS | CITY | ZIP |
|---|---|---|
| 8985 VENICE BLVD | LOS ANGELES | 90034 |

**DETAILS**

Additional details may be found online using the following link:

https://enviro.epa.gov/enviro/rcrainfoquery_3.facility_information?pgm_sys_id=CAL000424102
Source Type: Implementer
Generator Status Universe: N
Generator Status: Non-Generator
NAICS1: ALL OTHER WASTE MANAGEMENT SERVICES
Active Site Indicator: H----
Owner Name: SF MARKETS LLC
Operator Name: LUIS TORRES
In Handler Universes: Y
In a Universe: Y
Short Term Generator: N
Importer Activity: N
Mixed Waste Generator: N
Transporter Activity: N
Transfer Facility: N
Recycler Activity: N
Onsite Burner Exemption: N
Furnace Exemption: N
Underground Injection Activity: N
Receives Waste From Off-site: N
Universal Waste: Y
Universal Waste Destination Facility: Y
Used Oil Universe: NNNNNNN
Federal Universal Waste: N
Active Site Federally Regulated TSDF: ------

More Details Link


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| DATABASE | STATUS | DISTANCE | ELEVATION | MAP ID |
|---|---|---|---|---|
| RCRA-NON-US | Listed | 0.24 miles NE | 112 ft<br>(6 ft higher than site) | 91 |

| SITE NAME | MAPS | ID |
|---|---|---|
| KEVIN TRUONG DDS APC | 1, 2, 4 | CAL000441235 |

| ADDRESS | CITY | ZIP |
|---|---|---|
| 8985 VENICE BLVD #A5 | LOS ANGELES | 90034 |

**DETAILS**

Additional details may be found online using the following link:

https://enviro.epa.gov/enviro/rcrainfoquery_3.facility_information?pgm_sys_id=CAL000441235
Source Type: Implementer
Generator Status Universe: N
Generator Status: Non-Generator
NAICS1: OFFICES OF DENTISTS
Active Site Indicator: H----
Owner Name: KEVIN TRUONG
Operator Name: KEVIN TRUONG
In Handler Universes: Y
In a Universe: Y
Short Term Generator: N
Importer Activity: N
Mixed Waste Generator: N
Transporter Activity: N
Transfer Facility: N
Recycler Activity: N
Onsite Burner Exemption: N
Furnace Exemption: N
Underground Injection Activity: N
Receives Waste From Off-site: N
Universal Waste: Y
Universal Waste Destination Facility: Y
Used Oil Universe: NNNNNNN
Federal Universal Waste: N
Active Site Federally Regulated TSDF: ------
More Details Link


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| DATABASE | STATUS | DISTANCE | ELEVATION | MAP ID |
|---|---|---|---|---|
| RCRA-NON-US | Listed | 0.24 miles SW | 98 ft<br>(8 ft lower than site) | 92 |

| SITE NAME | MAPS | ID |
|---|---|---|
| K-GENEVA @ VENICE DEVELOPMENT, LLC | 1, 2, 4 | CAC003066121 |

| ADDRESS | CITY | ZIP |
|---|---|---|
| 3813 HUGHES AVE | LOS ANGELES | 90232 |

**DETAILS**

Additional details may be found online using the following link:

https://enviro.epa.gov/enviro/rcrainfoquery_3.facility_information?pgm_sys_id=CAC003066121
Source Type: Implementer
Generator Status Universe: N
Generator Status: Non-Generator
NAICS1: ALL OTHER WASTE MANAGEMENT SERVICES
Active Site Indicator: -----
Owner Name: K-GENEVA @ VENICE DEVELOPMENT, LLC
Operator Name: K-GENEVA @ VENICE DEVELOPMENT, LLC
In Handler Universes: N
In a Universe: N
Short Term Generator: N
Importer Activity: N
Mixed Waste Generator: N
Transporter Activity: N
Transfer Facility: N
Recycler Activity: N
Onsite Burner Exemption: N
Furnace Exemption: N
Underground Injection Activity: N
Receives Waste From Off-site: N
Universal Waste: N
Universal Waste Destination Facility: N
Used Oil Universe: NNNNNNN
Federal Universal Waste: N
Active Site Federally Regulated TSDF: ------

More Details Link


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| DATABASE | STATUS | DISTANCE | ELEVATION | MAP ID |
|---|---|---|---|---|
| Hist-CalFID-CA | Listed | 0.24 miles NW | 118 ft<br>(12 ft higher than site) | 93 |
| **SITE NAME** | | | **MAPS** | **ID** |
| 1X CARDIF COURT GEN. PART. | | | 1, 2, 4 | 7760817 |
| **ADDRESS** | | | **CITY** | **ZIP** |
| 3627 CARDIFF AVE | | | LOS ANGELES | 900340000 |
| **DETAILS** | | | | |
| Reported Date: 1998 | | | | |

| DATABASE | STATUS | DISTANCE | ELEVATION | MAP ID |
|---|---|---|---|---|
| County-Others-CA | Listed | 0.24 miles S | 97 ft<br>(9 ft lower than site) | 94 |
| **SITE NAME** | | | **MAPS** | **ID** |
| WILDCRAFT SOURDOUGH PIZZA | | | 1, 2, 4 | 032153-057361-LAC |
| **ADDRESS** | | | **CITY** | **ZIP** |
| 9725 CULVER BLVD | | | CULVER CITY | 90232 |
| **DETAILS** | | | | |
| Source of the list: County of Los Angeles<br>Responsible Agency: Los Angeles Department of Public Works Industrial Waste & Stormwater Permits<br>URL:<br>http://ladpw.org/epd/OpenFileReview/Results.aspx?streetno=9725&streetdr=&streetname=CULVER&zip=90232<br>File URL:<br>http://ladpw.org/epd/OpenFileReview/DMSResults.aspx?fileno=057361<br>File Number: 032153-057361<br>Status: PERM<br>Status Description: Active Permitted File<br>Type: I<br>Type Description: Industrial Waste File | | | | |


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| DATABASE | STATUS | DISTANCE | ELEVATION | MAP ID |
|---|---|---|---|---|
| County-Others-CA | Listed | 0.24 miles S | 97 ft<br>(9 ft lower than site) | 94 |
| **SITE NAME** | | | **MAPS** | **ID** |
| LE SAINT AMOUR | | | 1, 2, 4 | 032153-051292-LAC |
| **ADDRESS** | | | **CITY** | **ZIP** |
| 9725 CULVER BLVD | | | CULVER CITY | 90232 |

**DETAILS**

Source of the list: County of Los Angeles
Responsible Agency: Los Angeles Department of Public Works Industrial Waste & Stormwater Permits
URL:
http://ladpw.org/epd/OpenFileReview/Results.aspx?streetno=9725&streetdr=&streetname=CULVER&zip=90232
File URL:
http://ladpw.org/epd/OpenFileReview/DMSResults.aspx?fileno=051292
File Number: 032153-051292
Status: CLOS
Status Description: Closed File. File no longer has an active permit.
Type: I
Type Description: Industrial Waste File

| DATABASE | STATUS | DISTANCE | ELEVATION | MAP ID |
|---|---|---|---|---|
| Spills-SSO-CA | Listed | 0.24 miles W | 101 ft<br>(5 ft lower than site) | 95 |
| **SITE NAME** | | | **MAPS** | **ID** |
| 3715 South Hughes Avenue | | | 1, 2, 4 | 803363 |
| **ADDRESS** | | | **CITY** | **ZIP** |
| Not Reported by Agency | | | | |


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| DETAILS |
|---|
| Facility and Program Information<br>Note: This database contains private lateral sewage discharges contained in the State Water Resources Control Board's SSO database. All of the information collected in the SSO database is entered by enrollees. State and Regional Water board staff cannot enter or modify any information in the SSO database.<br>SSO Status: Active<br>Step: Certified<br>Spill Created Date: 1/30/2014<br>Draft Submit Date: 2/13/2014<br>Original Certified Date: 2/13/2014<br>SSO Number Appear Points: 1<br>SSO Storm Associated: No<br>Reason Investigate:<br>SSO If Impact Beach:<br>SSO Volume Method: The SSO volume was estimated utilizing a standardized template which calculates the volume by using dimensional analysis.<br>SSO Operator Name: Gerald Watson, Sanitation Manager<br>SSO Operator Phone: 3105758491<br>Agency Provided Latitude: 34.025016<br>Agency Provided Longitude: -118.400085<br><br>Additional Information<br>Event ID: 803363<br>Certificate ID: 992144<br>Region: 4<br>County: Los Angeles<br>Agency: Los Angeles City Bureau of Sanitation<br>Collection SYS: Hyperion CS<br>WDID: 4SSO10450<br>Certificate Person Name: Barry G. Berggren<br>More Details Link |

| DATABASE | STATUS | DISTANCE | ELEVATION | MAP ID |
|---|---|---|---|---|
| Hist-CalFID-CA | Listed | 0.24 miles S | 96 ft<br>(10 ft lower than site) | 96 |
| **SITE NAME** | | | **MAPS** | **ID** |
| 1X GREAT WESTERN BANK | | | 1, 2, 4 | 7708212 |
| **ADDRESS** | | | **CITY** | **ZIP** |
| 9801 WASHINGTON BLVD | | | CULVER CITY | 902300000 |
| **DETAILS** | | | | |
| Reported Date: 1998 | | | | |


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| DATABASE | STATUS | DISTANCE | ELEVATION | MAP ID |
|---|---|---|---|---|
| County-Others-CA | Listed | 0.25 miles S | 96 ft<br>(10 ft lower than site) | 97 |
| **SITE NAME** | | | **MAPS** | **ID** |
| CITY TAVERN | | | 1, 2, 4 | 033156-055067-LAC |
| **ADDRESS** | | | **CITY** | **ZIP** |
| 9739 CULVER BLVD | | | CULVER CITY | 90232 |

**DETAILS**

Source of the list: County of Los Angeles
Responsible Agency: Los Angeles Department of Public Works Industrial Waste & Stormwater Permits
URL:
http://ladpw.org/epd/OpenFileReview/Results.aspx?streetno=9739&streetdr=&streetname=CULVER&zip=90232
File URL:
http://ladpw.org/epd/OpenFileReview/DMSResults.aspx?fileno=055067
File Number: 033156-055067
Status: PERM
Status Description: Active Permitted File
Type: I
Type Description: Industrial Waste File

| DATABASE | STATUS | DISTANCE | ELEVATION | MAP ID |
|---|---|---|---|---|
| County-Others-CA | Listed | 0.25 miles E | 104 ft<br>(2 ft lower than site) | 98 |
| **SITE NAME** | | | **MAPS** | **ID** |
| CULVER CITY RADIATOR SERVICE | | | 1, 2, 4 | 006871-I07103-LAC |
| **ADDRESS** | | | **CITY** | **ZIP** |
| 9085 WASHINGTON BLVD | | | CULVER CITY | 90232 |


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| DETAILS |
|---|
| Source of the list: County of Los Angeles<br>Responsible Agency: Los Angeles Department of Public Works Industrial Waste & Stormwater Permits<br>URL:<br>http://ladpw.org/epd/OpenFileReview/Results.aspx?streetno=9085&streetdr=&streetname=WASHINGTON&zip=90232<br>File URL:<br>http://ladpw.org/epd/OpenFileReview/DMSResults.aspx?fileno=I07103<br>File Number: 006871-I07103<br>Status: CLOS<br>Status Description: Closed File. File no longer has an active permit.<br>Type: I<br>Type Description: Industrial Waste File |

| DATABASE | STATUS | DISTANCE | ELEVATION | MAP ID |
|---|---|---|---|---|
| AIR-DIST-CA | Listed | 0.25 miles S | 96 ft<br>(10 ft lower than site) | 99 |
| **SITE NAME** | | | **MAPS** | **ID** |
| EAST BOROUGH FRAICHE VIETNAMESE | | | 1, 2, 4 | 177157-SC |
| **ADDRESS** | | | **CITY** | **ZIP** |
| 9810 W WASHINGTON BLVD | | | CULVER CITY | 90232 |


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| DETAILS |
|---|
| District: South Coast AQMD<br>Compliance URL:<br>http://www3.aqmd.gov/webappl/fim/prog/novnc.aspx?fac_id=177157<br>Note: For additional Facility, Equipment, Emissions, Hearing Board or Transporation Plan Information click on different tabs.<br>Facility Id: 177157<br>County Code: LA<br>County: Los Angeles<br>Facility Status Code: A<br>Facility Status: ACTIVE<br>Number of Employees: 0<br>Location Zip Code Extension: Not Reported<br>Facility Representative First Name: CHLOE<br>Facility Representative Last Name: TRAN<br>Location Area Code: 310<br>Location Phone Number: 5968266<br>Location Phone Extension: Not Reported<br>Mailing Address: 1905 LINCOLN BLVD<br>Mailing City: VENICE<br>Mailing State: CA<br>Mailing Zip Code: 90291<br>Mailing Zip Code Extension: Not Reported<br>Mailing Area Code: 310<br>Mailing Phone Number: 7735066<br>Mailing Phone Extension: Not Reported<br>Mailing Representative First Name: MONIQUE<br>Mailing Representative Last Name: NASH<br><br>More Details Link |

| DATABASE | STATUS | DISTANCE | ELEVATION | MAP ID |
|---|---|---|---|---|
| County-Others-CA | Listed | 0.25 miles S | 96 ft<br>(10 ft lower than site) | 99 |
| **SITE NAME** | | | **MAPS** | **ID** |
| CULVER LOFTS LLC | | | 1, 2, 4 | 033692-057419-LAC |
| **ADDRESS** | | | **CITY** | **ZIP** |
| 9810 WASHINGTON BLVD | | | CULVER CITY | 90232 |


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| DETAILS |
|---|
| Source of the list: County of Los Angeles<br>Responsible Agency: Los Angeles Department of Public Works Industrial Waste & Stormwater Permits<br>URL:<br>http://ladpw.org/epd/OpenFileReview/Results.aspx?streetno=9810&streetdr=&streetname=WASHINGTON&zip=90232<br>File URL:<br>http://ladpw.org/epd/OpenFileReview/DMSResults.aspx?fileno=057419<br>File Number: 033692-057419<br>Status: PERM<br>Status Description: Active Permitted File<br>Type: I<br>Type Description: Industrial Waste File |

| DATABASE | STATUS | DISTANCE | ELEVATION | MAP ID |
|---|---|---|---|---|
| RCRA-NON-US | Listed | 0.25 miles S | 96 ft<br>(10 ft lower than site) | 99 |
| **SITE NAME** | | | **MAPS** | **ID** |
| JAMES EDWARDS | | | 1, 2, 4 | CAP000225243 |
| **ADDRESS** | | | **CITY** | **ZIP** |
| 9810 W WASHINGTON | | | CULVER CITY | 90232 |


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| DETAILS |
|---|
| Additional details may be found online using the following link:<br><br>https://enviro.epa.gov/enviro/rcrainfoquery_3.facility_information?pgm_sys_id=CAP000225243<br>Source Type: Notification<br>Generator Status Universe: N<br>Generator Status: Non-Generator<br>NAICS1: COMMERCIAL AND INSTITUTIONAL BUILDING CONSTRUCTION<br>Active Site Indicator: -----<br>Owner Name: JAMES EDWARD<br>Operator Name: ALTERNATIVE TECHNOLOGIES INC<br>In Handler Universes: N<br>In a Universe: N<br>Short Term Generator: N<br>Importer Activity: N<br>Mixed Waste Generator: N<br>Transporter Activity: N<br>Transfer Facility: N<br>Recycler Activity: N<br>Onsite Burner Exemption: N<br>Furnace Exemption: N<br>Underground Injection Activity: N<br>Receives Waste From Off-site: N<br>Universal Waste: N<br>Universal Waste Destination Facility: N<br>Used Oil Universe: NNNNNNN<br>Federal Universal Waste: N<br>Active Site Federally Regulated TSDF: ------<br>More Details Link |

| DATABASE | STATUS | DISTANCE | ELEVATION | MAP ID |
|---|---|---|---|---|
| RCRA-NON-US | Listed | 0.25 miles S | 96 ft<br>(10 ft lower than site) | 100 |
| **SITE NAME** | | | **MAPS** | **ID** |
| CULVER CROSSROADS | | | 1, 2, 4 | CAP000225151 |
| **ADDRESS** | | | **CITY** | **ZIP** |
| 9808 WASHINGTON BLVD | | | CULVER CITY | 90232 |


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| DETAILS |
|---|
| Additional details may be found online using the following link:<br><br>https://enviro.epa.gov/enviro/rcrainfoquery_3.facility_information?pgm_sys_id=CAP000225151<br>Source Type: Notification<br>Generator Status Universe: N<br>Generator Status: Non-Generator<br>NAICS1: VITREOUS CHINA PLUMBING FIXTURE AND CHINA AND EARTHENWARE BATHROOM ACCESSORIES MANUFACTURING<br>Active Site Indicator: -----<br>Owner Name: JAMES C EDWARDS<br>Operator Name: JAMES C EDWARDS<br>In Handler Universes: N<br>In a Universe: N<br>Short Term Generator: N<br>Importer Activity: N<br>Mixed Waste Generator: N<br>Transporter Activity: N<br>Transfer Facility: N<br>Recycler Activity: N<br>Onsite Burner Exemption: N<br>Furnace Exemption: N<br>Underground Injection Activity: N<br>Receives Waste From Off-site: N<br>Universal Waste: N<br>Universal Waste Destination Facility: N<br>Used Oil Universe: NNNNNNN<br>Federal Universal Waste: N<br>Active Site Federally Regulated TSDF: ------<br>More Details Link |

| DATABASE | STATUS | DISTANCE | ELEVATION | MAP ID |
|---|---|---|---|---|
| AIR-DIST-CA | Listed | 0.25 miles E | 104 ft<br>(2 ft lower than site) | 101 |
| **SITE NAME** | | | **MAPS** | **ID** |
| MIKE MILLER TOYOTA | | | 1, 2, 4 | 104943-SC |
| **ADDRESS** | | | **CITY** | **ZIP** |
| 9077 W WASHINGTON BLVD | | | CULVER CITY | 90232 |


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| DETAILS |
|---|
| District: South Coast AQMD<br>Compliance URL:<br>http://www3.aqmd.gov/webappl/fim/prog/novnc.aspx?fac_id=104943<br>Note: For additional Facility, Equipment, Emissions, Hearing Board or Transporation Plan Information click on different tabs.<br>Facility Id: 104943<br>County Code: LA<br>County: Los Angeles<br>Facility Status Code: A<br>Facility Status: ACTIVE<br>Number of Employees: 93<br>Location Zip Code Extension: Not Reported<br>Facility Representative First Name: CHRIS<br>Facility Representative Last Name: WEIR<br>Location Area Code: 310<br>Location Phone Number: 5593777<br>Location Phone Extension: Not Reported<br>Mailing Address: 9077 W WASHINGTON BLVD<br>Mailing City: CULVER CITY<br>Mailing State: CA<br>Mailing Zip Code: 90232<br>Mailing Zip Code Extension: Not Reported<br>Mailing Area Code: 310<br>Mailing Phone Number: 5593777<br>Mailing Phone Extension: Not Reported<br>Mailing Representative First Name: CHRIS<br>Mailing Representative Last Name: WEIR<br><br>More Details Link |

| DATABASE | STATUS | DISTANCE | ELEVATION | MAP ID |
|---|---|---|---|---|
| AST-CRSP-CA | Listed | 0.25 miles E | 104 ft<br>(2 ft lower than site) | 101 |
| **SITE NAME** | | | **MAPS** | **ID** |
| CULVER CITY TOYOTA | | | 1, 2, 4 | 109143 |
| **ADDRESS** | | | **CITY** | **ZIP** |
| 9077 W WASHINGTON BLVD | | | CULVER CITY | 90232 |


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| DETAILS |
|---|

Site Regulated Program Information
Site ID: 109143
Site EI ID: 10301134
Agency Provided Latitude: 34.02585
Agency Provided Longitude: -118.39188

Program Description: Aboveground Petroleum Storage

Evaluation Information
Evaluation Date: 10/6/2020
Violations Found? (Y/N): No
Evaluation General Type: Compliance Evaluation Inspection
Evaluation Type: Routine done by local agency
Evaluation Note(s): Inspection by A.Domanski, consent by Dimitri Kamar. Reviewed HMBP, all items good. There are lead-acid car batteries, but it is below reporting threshold.
Evaluation Division: Culver City Fire Department
Evaluation Program: HMRRP
Evaluation Source: CERS

Evaluation Date: 10/1/2020
Violations Found? (Y/N): No
Evaluation General Type: Compliance Evaluation Inspection
Evaluation Type: Routine done by local agency
Evaluation Note(s): Raul Ojedia, Parts Manager
Evaluation Division: Los Angeles County Fire Department
Evaluation Program: APSA
Evaluation Source: CERS

More Details Link

| DATABASE | STATUS | DISTANCE | ELEVATION | MAP ID |
|---|---|---|---|---|
| County-Others-CA | Listed | 0.25 miles E | 104 ft<br>(2 ft lower than site) | 101 |
| **SITE NAME** | | | **MAPS** | **ID** |
| MILLER TOYOTA | | | 1, 2, 4 | 006979-I07220-LAC |
| **ADDRESS** | | | **CITY** | **ZIP** |
| 9077 WASHINGTON BLVD | | | CULVER CITY | 90232 |


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| DETAILS |
|---|
| Source of the list: County of Los Angeles<br>Responsible Agency: Los Angeles Department of Public Works Industrial Waste & Stormwater Permits<br>URL:<br>http://ladpw.org/epd/OpenFileReview/Results.aspx?streetno=9077&streetdr=&streetname=WASHINGTON&zip=90232<br>File URL:<br>http://ladpw.org/epd/OpenFileReview/DMSResults.aspx?fileno=I07220<br>File Number: 006979-I07220<br>Status: CLOS<br>Status Description: Closed File. File no longer has an active permit.<br>Type: I<br>Type Description: Industrial Waste File |

| DATABASE | STATUS | DISTANCE | ELEVATION | MAP ID |
|---|---|---|---|---|
| County-Others-CA | Listed | 0.25 miles E | 104 ft<br>(2 ft lower than site) | 101 |
| **SITE NAME** | | | **MAPS** | **ID** |
| CULVER CITY TOYOTA | | | 1, 2, 4 | 006979-058598-LAC |
| **ADDRESS** | | | **CITY** | **ZIP** |
| 9077 WASHINGTON BLVD | | | CULVER CITY | 90232 |

| DETAILS |
|---|
| Source of the list: County of Los Angeles<br>Responsible Agency: Los Angeles Department of Public Works Industrial Waste & Stormwater Permits<br>URL:<br>http://ladpw.org/epd/OpenFileReview/Results.aspx?streetno=9077&streetdr=&streetname=WASHINGTON&zip=90232<br>File URL:<br>http://ladpw.org/epd/OpenFileReview/DMSResults.aspx?fileno=058598<br>File Number: 006979-058598<br>Status: PERM<br>Status Description: Active Permitted File<br>Type: I<br>Type Description: Industrial Waste File |


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| DATABASE | STATUS | DISTANCE | ELEVATION | MAP ID |
|---|---|---|---|---|
| County-Others-CA | Listed | 0.25 miles E | 104 ft<br>(2 ft lower than site) | 101 |
| SITE NAME | | | MAPS | ID |
| CULVER CITY TOYOTA | | | 1, 2, 4 | 006979-058111-LAC |
| ADDRESS | | | CITY | ZIP |
| 9077 WASHINGTON BLVD | | | CULVER CITY | 90232 |

**DETAILS**

Source of the list: County of Los Angeles
Responsible Agency: Los Angeles Department of Public Works Industrial Waste & Stormwater Permits
URL:
http://ladpw.org/epd/OpenFileReview/Results.aspx?streetno=9077&streetdr=&streetname=WASHINGTON&zip=90232
File URL: Not Reported
File Number: 006979-058111
Status: OPEN
Status Description: Open File for record purposes.
Type: Not Reported
Type Description: Not Reported

| DATABASE | STATUS | DISTANCE | ELEVATION | MAP ID |
|---|---|---|---|---|
| CRSP-CA | Listed | 0.25 miles E | 104 ft<br>(2 ft lower than site) | 101 |
| SITE NAME | | | MAPS | ID |
| CULVER CITY TOYOTA | | | 1, 2, 4 | 109143 |
| ADDRESS | | | CITY | ZIP |
| 9077 W WASHINGTON BLVD | | | CULVER CITY | 90232 |


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| DETAILS |
|---|
| Site Regulated Program Information<br>Site ID: 109143<br>Site EI ID: 10301134<br>Agency Provided Latitude: 34.02585<br>Agency Provided Longitude: -118.39188<br><br>Program Description: Aboveground Petroleum Storage<br><br>Program Description: Chemical Storage Facilities<br><br>Program Description: Hazardous Waste Generator<br><br>Evaluation Information<br>Evaluation Date: 9/27/2017<br>Violations Found? (Y/N): Yes<br>Evaluation General Type: Compliance Evaluation Inspection<br>Evaluation Type: Routine done by local agency<br>Evaluation Note(s): GEORGE BOKTOR & RAUL OJEDA raulo@culvercitytoyota.com<br>Evaluation Division: Los Angeles County Fire Department<br>Evaluation Program: HW<br>Evaluation Source: CERS<br><br>Evaluation Date: 9/27/2017<br>Violations Found? (Y/N): Yes<br>Evaluation General Type: Compliance Evaluation Inspection<br>Evaluation Type: Routine done by local agency<br>More Details Link |

| DATABASE | STATUS | DISTANCE | ELEVATION | MAP ID |
|---|---|---|---|---|
| Hist-CalFID-CA | Listed | 0.25 miles E | 104 ft<br>(2 ft lower than site) | 101 |
| **SITE NAME** | | | **MAPS** | **ID** |
| MIKE MILLER TOYOTA CHEVROLET I | | | 1, 2, 4 | 274385 |
| **ADDRESS** | | | **CITY** | **ZIP** |
| 9077 W. WASHINGTON BLVD | | | CULVER CITY | 902320000 |
| **DETAILS** | | | | |
| Reported Date: 1998 | | | | |


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| DATABASE | STATUS | DISTANCE | ELEVATION | MAP ID |
|---|---|---|---|---|
| RCRA-NON-US | Listed | 0.25 miles E | 104 ft<br>(2 ft lower than site) | 101 |

| SITE NAME | MAPS | ID |
|---|---|---|
| GL CCT, LLC. DBA CULVER CITY TOYOTA | 1, 2, 4 | CAL000400152 |

| ADDRESS | CITY | ZIP |
|---|---|---|
| 9077 W WASHINGTON BLVD | CULVER CITY | 90232 |

**DETAILS**

Additional details may be found online using the following link:

https://enviro.epa.gov/enviro/rcrainfoquery_3.facility_information?pgm_sys_id=CAL000400152
Source Type: Implementer
Generator Status Universe: N
Generator Status: Non-Generator
NAICS1: NEW CAR DEALERS
Active Site Indicator: H----
Owner Name: GL CCT, LLC.
Operator Name: GEORGE BOKTOR
In Handler Universes: Y
In a Universe: Y
Short Term Generator: N
Importer Activity: N
Mixed Waste Generator: N
Transporter Activity: N
Transfer Facility: N
Recycler Activity: N
Onsite Burner Exemption: N
Furnace Exemption: N
Underground Injection Activity: N
Receives Waste From Off-site: N
Universal Waste: Y
Universal Waste Destination Facility: Y
Used Oil Universe: NNNNNNN
Federal Universal Waste: N
Active Site Federally Regulated TSDF: ------
More Details Link


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| DATABASE | STATUS | DISTANCE | ELEVATION | MAP ID |
|---|---|---|---|---|
| RCRA-SQG-US | Listed | 0.25 miles E | 104 ft<br>(2 ft lower than site) | 101 |

| SITE NAME | MAPS | ID |
|---|---|---|
| MIKE MILLER TOYOTA CHEVROLET INC | 1, 2, 4 | CAD982506610 |

| ADDRESS | CITY | ZIP |
|---|---|---|
| 9077 W WASHINGTON BLVD | CULVER CITY | 90232 |

**DETAILS**

Additional details may be found online using the following link:

https://enviro.epa.gov/enviro/rcrainfoquery_3.facility_information?pgm_sys_id=CAD982506610
Source Type: Notification
Generator Status Universe: SQG
Generator Status: Small Quantity Generator
NAICS1: NEW CAR DEALERS
Active Site Indicator: H----
Owner Name: MIKE MILLER
Operator Name: NOT REQUIRED
In Handler Universes: Y
In a Universe: Y
Short Term Generator: N
Importer Activity: N
Mixed Waste Generator: N
Transporter Activity: N
Transfer Facility: N
Recycler Activity: N
Onsite Burner Exemption: N
Furnace Exemption: N
Underground Injection Activity: N
Receives Waste From Off-site: N
Universal Waste: N
Universal Waste Destination Facility: N
Used Oil Universe: NNNNNNN
Federal Universal Waste: N
Active Site Federally Regulated TSDF: ------

More Details Link


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| DATABASE | STATUS | DISTANCE | ELEVATION | MAP ID |
|---|---|---|---|---|
| County-Others-CA | Listed | 0.25 miles S | 96 ft<br>(10 ft lower than site) | 102 |
| **SITE NAME** | | | **MAPS** | **ID** |
| JOES RADIATOR (DEST) | | | 1, 2, 4 | 006911-I07143-LAC |
| **ADDRESS** | | | **CITY** | **ZIP** |
| 9823 WASHINGTON BLVD | | | CULVER CITY | 90232 |

**DETAILS**

Source of the list: County of Los Angeles
Responsible Agency: Los Angeles Department of Public Works Industrial Waste & Stormwater Permits
URL:
http://ladpw.org/epd/OpenFileReview/Results.aspx?streetno=9823&streetdr=&streetname=WASHINGTON&zip=90232
File URL: Not Reported
File Number: 006911-I07143
Status: CLOS
Status Description: Closed File. File no longer has an active permit.
Type: I
Type Description: Industrial Waste File

| DATABASE | STATUS | DISTANCE | ELEVATION | MAP ID |
|---|---|---|---|---|
| Hist-CalFID-CA | Listed | 0.25 miles S | 96 ft<br>(10 ft lower than site) | 103 |
| **SITE NAME** | | | **MAPS** | **ID** |
| CULVER CITY REDEVELOPMENT | | | 1, 2, 4 | 7761963 |
| **ADDRESS** | | | **CITY** | **ZIP** |
| 9820 WASHINGTON BLVD | | | CULVER CITY | 902320000 |

**DETAILS**

Reported Date: 1998


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| DATABASE | STATUS | DISTANCE | ELEVATION | MAP ID |
|---|---|---|---|---|
| County-Others-CA | Listed | 0.25 miles E | 104 ft<br>(2 ft lower than site) | 104 |
| SITE NAME | | | MAPS | ID |
| HAROLDS AUTO SUPPLY | | | 1, 2, 4 | 006831-I07063-LAC |
| ADDRESS | | | CITY | ZIP |
| 9076 WASHINGTON BLVD | | | CULVER CITY | 90230 |

**DETAILS**

Source of the list: County of Los Angeles
Responsible Agency: Los Angeles Department of Public Works Industrial Waste & Stormwater Permits
URL:
http://ladpw.org/epd/OpenFileReview/Results.aspx?streetno=9076&streetdr=&streetname=WASHINGTON&zip=90230
File URL: Not Reported
File Number: 006831-I07063
Status: CLOS
Status Description: Closed File. File no longer has an active permit.
Type: I
Type Description: Industrial Waste File

| DATABASE | STATUS | DISTANCE | ELEVATION | MAP ID |
|---|---|---|---|---|
| County-UST-CA | Listed | 0.25 miles E | 104 ft<br>(2 ft lower than site) | 104 |
| SITE NAME | | | MAPS | ID |
| HAROLDS AUTO SUPPLY | | | 1, 2, 4 | 006831-007063-LAC |
| ADDRESS | | | CITY | ZIP |
| 9076 WASHINGTON BLVD | | | CULVER CITY | 90230 |


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| DETAILS |
|---|
| Source of the list: County of Los Angeles<br>Responsible Agency: Los Angeles Department of Public Works<br>URL:<br>http://ladpw.org/epd/OpenFileReview/Results.aspx?streetno=9076&streetdr=&streetname=WASHINGTON&zip=90230<br>File URL: Not Reported<br>File Number: 006831-007063<br>Status: REM<br>Status Description: Removed File. File does not have an active permit.<br>Type: T<br>Type Description: Underground Storage Tank File |

| DATABASE | STATUS | DISTANCE | ELEVATION | MAP ID |
|---|---|---|---|---|
| Hist-CalFID-CA | Listed | 0.25 miles E | 104 ft<br>(2 ft lower than site) | 104 |
| **SITE NAME** | | | **MAPS** | **ID** |
| HAROLDS AUTO SUPPLY | | | 1, 2, 4 | 187901 |
| **ADDRESS** | | | **CITY** | **ZIP** |
| 9076 WASHINGTON BLVD | | | CULVER CITY | 902320000 |
| **DETAILS** | | | | |
| Reported Date: 1998 | | | | |

| DATABASE | STATUS | DISTANCE | ELEVATION | MAP ID |
|---|---|---|---|---|
| SLIC-Closed-CA | Completed - Case Closed | 0.32 miles NE | 109 ft<br>(3 ft higher than site) | 105 |
| **SITE NAME** | | | **MAPS** | **ID** |
| DRY CLEANING FACILITY | | | 1, 4 | SL2045F1619 |
| **ADDRESS** | | | **CITY** | **ZIP** |
| 9016 VENICE BLVD | | | LOS ANGELES | |


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## DETAILS

Sites Details
URL:
http://geotracker.waterboards.ca.gov/profile_report.asp?global_id=SL2045F1619
Global ID: SL2045F1619
Case Type: Cleanup Program Site
Status: Completed - Case Closed
Status Date: Not Reported
CUF Case: NO
Lead Agency: LOS ANGELES RWQCB (REGION 4)
Case Worker: AS
Local Agency: Not Reported
RB Case Number: 0846
Loc Case Number: Not Reported
File Location: Not Reported
Potential Contaminants of Concern: Not Reported
Potential Media Affected: Not Reported
Site History: Not Reported
Begin Date: 1999-03-01 00:00:00
How Discovered: Not Reported
How Discovered Description: Not Reported
Stop Method: Not Reported
Stop Method Description: Not Reported
Agency Provided Latitude: 34.027403
Agency Provided Longitude: -118.390952

Regulatory Activities Details
More Details Link

| DATABASE | STATUS | DISTANCE | ELEVATION | MAP ID |
|---|---|---|---|---|
| LUST-Closed-CA | Completed - Case Closed | 0.32 miles E | 104 ft<br>(2 ft lower than site) | 106 |

| SITE NAME | MAPS | ID |
|---|---|---|
| RISING SUN AUTOMOTIVE | 1, 4 | T0603705411 |

| ADDRESS | CITY | ZIP |
|---|---|---|
| 9005 WASHINGTON BLVD | CULVER CITY | 90232 |


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| DETAILS |
|---|
| Sites Details<br>URL:<br>http://geotracker.waterboards.ca.gov/profile_report.asp?global_id=T0603705411<br>Global ID: T0603705411<br>Case Type: LUST Cleanup Site<br>Status: Completed - Case Closed<br>Status Date: Not Reported<br>CUF Case: YES<br>Lead Agency: LOS ANGELES RWQCB (REGION 4)<br>Case Worker: Not Reported<br>Local Agency: LOS ANGELES COUNTY<br>RB Case Number: R-23603<br>Loc Case Number: Not Reported<br>File Location: Not Reported<br>Potential Contaminants of Concern: Gasoline<br>Potential Media Affected: Aquifer used for drinking water supply<br>Site History: Not Reported<br>Begin Date: 1995-10-10 00:00:00<br>How Discovered: Tank Closure<br>How Discovered Description: Not Reported<br>Stop Method: Not Reported<br>Stop Method Description: Not Reported<br>Agency Provided Latitude: 34.0259155<br>Agency Provided Longitude: -118.3903849<br><br>Regulatory Activities Details<br>More Details Link |

| DATABASE | STATUS | DISTANCE | ELEVATION | MAP ID |
|---|---|---|---|---|
| VCP-NFA-CA | Certified | 0.34 miles NE | 111 ft<br>(5 ft higher than site) | 107 |
| SITE NAME | | | MAPS | ID |
| Exposition Phase 2 | | | 1, 4 | 60001607 |
| ADDRESS | | | CITY | ZIP |
| From intersection of Venice Blvd & South Robertson Blvd to intersection of Colorado Ave. and 4th St. | | | Culver City to Santa Monica | various |


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| DETAILS |
|---|

URL:
http://www.envirostor.dtsc.ca.gov/public/profile_report.asp?global_id=60001607
Envirostor ID: 60001607
County: LOS ANGELES
Site Type: Voluntary Cleanup
Site Type Detailed: Voluntary Cleanup
Acres: 48
APN: NONE SPECIFIED
National Priorities List: NO
Lead Agency: SMBRP
Project Manager: Jessy Fierro
Supervisor: Juli Propes
Division Branch: Cleanup Chatsworth
Site Code: 301553
Assembly: 50, 54
Senate: 30
Congressional District: 37
Special Program: Voluntary Cleanup Program
Status: Certified
Status Date: 2015-09-10 00:00:00
Past Uses: RAILROAD RIGHT OF WAY
Restricted Use: NO
Funding: Responsible Party
Regulatory Agencies Involved: SMBRP
Potential Contamination of Concern: 30001, 30013
Confirmed Contamination of Concern: 30001,30013
Potential Media Affected: SOIL
More Details Link

| DATABASE | STATUS | DISTANCE | ELEVATION | MAP ID |
|---|---|---|---|---|
| LUST-Closed-CA | Completed - Case Closed | 0.35 miles S | 93 ft<br>(13 ft lower than site) | 108 |

| SITE NAME | MAPS | ID |
|---|---|---|
| CULVER CITY FIRE STATION #2 | 1, 4 | T0603704912 |

| ADDRESS | CITY | ZIP |
|---|---|---|
| 4040 DUQUESNE AVE | CULVER CITY | 90232 |


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| DETAILS |
|---|
| Sites Details<br>URL:<br>http://geotracker.waterboards.ca.gov/profile_report.asp?global_id=T0603704912<br>Global ID: T0603704912<br>Case Type: LUST Cleanup Site<br>Status: Completed - Case Closed<br>Status Date: Not Reported<br>CUF Case: NO<br>Lead Agency: LOS ANGELES COUNTY<br>Case Worker: JOA<br>Local Agency: LOS ANGELES COUNTY<br>RB Case Number: R-10163<br>Loc Case Number: Not Reported<br>File Location: Not Reported<br>Potential Contaminants of Concern: Aviation<br>Potential Media Affected: Soil<br>Site History: Not Reported<br>Begin Date: 1998-02-17 00:00:00<br>How Discovered: Not Reported<br>How Discovered Description: Not Reported<br>Stop Method: Not Reported<br>Stop Method Description: Not Reported<br>Agency Provided Latitude: 34.0200226<br>Agency Provided Longitude: -118.3943126<br><br>Regulatory Activities Details<br>More Details Link |

| DATABASE | STATUS | DISTANCE | ELEVATION | MAP ID |
|---|---|---|---|---|
| LUST-Closed-CA | Completed - Case Closed | 0.36 miles E | 107 ft<br>(1 ft higher than site) | 109 |
| SITE NAME | | | MAPS | ID |
| FEDERAL EXPRESS CO | | | 1, 4 | T0603791306 |
| ADDRESS | | | CITY | ZIP |
| 3730 ROBERTSON BLVD S | | | CULVER CITY | 90232 |


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| DETAILS |
|---|
| Sites Details<br>URL:<br>http://geotracker.waterboards.ca.gov/profile_report.asp?global_id=T0603791306<br>Global ID: T0603791306<br>Case Type: LUST Cleanup Site<br>Status: Completed - Case Closed<br>Status Date: Not Reported<br>CUF Case: NO<br>Lead Agency: LOS ANGELES RWQCB (REGION 4)<br>Case Worker: JH<br>Local Agency: LOS ANGELES COUNTY<br>RB Case Number: R-31293<br>Loc Case Number: 022276-031293<br>File Location: Regional Board<br>Potential Contaminants of Concern: Gasoline<br>Potential Media Affected: Aquifer used for drinking water supply<br>Site History: Not Reported<br>Begin Date: 2000-01-07 00:00:00<br>How Discovered: * TR<br>How Discovered Description: Not Reported<br>Stop Method: Not Reported<br>Stop Method Description: Not Reported<br>Agency Provided Latitude: 34.027069<br>Agency Provided Longitude: -118.390125<br><br>Regulatory Activities Details<br>More Details Link |

| DATABASE | STATUS | DISTANCE | ELEVATION | MAP ID |
|---|---|---|---|---|
| SML-CA | Listed | 0.37 miles NE | 108 ft<br>(2 ft higher than site) | 110 |
| **SITE NAME** | | | **MAPS** | **ID** |
| FEDERAL EXPRESS (FORMER) | | | 1, 4 | SD0000777 |
| **ADDRESS** | | | **CITY** | **ZIP** |
| 3700 S ROBERTSON BLVD | | | CULVER CITY | 90232 |


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| DETAILS |
|---|
| Site ID: SD0000777<br>Case ID: RO0001775<br>Status: ACTIVE<br>FMD ID: Not Reported<br>Abated: Not Reported<br>Abated Date: Not Reported<br>File: Not Reported<br>Assigned To: Not Reported |

| DATABASE | STATUS | DISTANCE | ELEVATION | MAP ID |
|---|---|---|---|---|
| VCP-Active-CA | Active | 0.42 miles E | 104 ft<br>(2 ft lower than site) | 111 |
| **SITE NAME** | | | **MAPS** | **ID** |
| 8888 Washington Blvd Project | | | 1, 4 | 60002235 |
| **ADDRESS** | | | **CITY** | **ZIP** |
| 8888 Washington Boulevard | | | Culver City | 90232 |


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| DETAILS |
|---|

URL:
http://www.envirostor.dtsc.ca.gov/public/profile_report.asp?global_id=60002235
Envirostor ID: 60002235
County: LOS ANGELES
Site Type: Voluntary Cleanup
Site Type Detailed: Voluntary Cleanup
Acres: 0.31
APN: NONE SPECIFIED
National Priorities List: NO
Lead Agency: SMBRP
Project Manager: Narine Aghakiant
Supervisor: Allan Plaza
Division Branch: Cleanup Chatsworth
Site Code: 301720
Assembly: , 54
Senate: , 30
Congressional District: , 37
Special Program: Voluntary Cleanup Program
Status: Active
Status Date: 2019-10-10 00:00:00
Past Uses: PAINT/DEPAINT FACILITY, VEHICLE MAINTENANCE
Restricted Use: NO
Funding: Responsible Party
Regulatory Agencies Involved: SMBRP
Potential Contamination of Concern: 30022, 30027
Confirmed Contamination of Concern: 30022,30027
Potential Media Affected: IA, OTH, SOIL, SV
More Details Link

| DATABASE | STATUS | DISTANCE | ELEVATION | MAP ID |
|---|---|---|---|---|
| LUST-Closed-CA | Completed - Case Closed | 0.46 miles E | 105 ft<br>(1 ft lower than site) | 112 |

| SITE NAME | MAPS | ID |
|---|---|---|
| CULVER CITY SUBARU | 1, 4 | T0603705280 |

| ADDRESS | CITY | ZIP |
|---|---|---|
| 8850 WASHINGTON BLVD W | CULVER CITY | 90232 |


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## DETAILS

Sites Details
URL:
http://geotracker.waterboards.ca.gov/profile_report.asp?global_id=T0603705280
Global ID: T0603705280
Case Type: LUST Cleanup Site
Status: Completed - Case Closed
Status Date: Not Reported
CUF Case: NO
Lead Agency: LOS ANGELES COUNTY
Case Worker: IEO
Local Agency: LOS ANGELES COUNTY
RB Case Number: R-16313
Loc Case Number: Not Reported
File Location: Not Reported
Potential Contaminants of Concern: Other Solvent or Non-Petroleum Hydrocarbon
Potential Media Affected: Soil
Site History: Not Reported
Begin Date: 1997-04-23 00:00:00
How Discovered: Tank Closure
How Discovered Description: Not Reported
Stop Method: Not Reported
Stop Method Description: Not Reported
Agency Provided Latitude: 33.9976752
Agency Provided Longitude: -118.4213422

Regulatory Activities Details
More Details Link

| DATABASE | STATUS | DISTANCE | ELEVATION | MAP ID |
|---|---|---|---|---|
| LUST-Closed-CA | Completed - Case Closed | 0.46 miles NE | 108 ft<br>(2 ft higher than site) | 113 |

| SITE NAME | MAPS | ID |
|---|---|---|
| Expo Metro Line Project | 1, 4 | T10000003502 |

| ADDRESS | CITY | ZIP |
|---|---|---|
| 8855 Exposition Blvd | Culver City | 90232 |


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| DETAILS |
|---|
| Sites Details<br>URL:<br>http://geotracker.waterboards.ca.gov/profile_report.asp?global_id=T10000003502<br>Global ID: T10000003502<br>Case Type: LUST Cleanup Site<br>Status: Completed - Case Closed<br>Status Date: Not Reported<br>CUF Case: NO<br>Lead Agency: LOS ANGELES COUNTY<br>Case Worker: AAG<br>Local Agency: LOS ANGELES COUNTY<br>RB Case Number: Not Reported<br>Loc Case Number: 033231-055407<br>File Location: Not Reported<br>Potential Contaminants of Concern: Waste Oil / Motor / Hydraulic / Lubricating<br>Potential Media Affected: Soil<br>Site History: Not Reported<br>Begin Date: 2011-02-28 00:00:00<br>How Discovered: Other Means, Tank Closure<br>How Discovered Description: Not Reported<br>Stop Method: Close and Remove Tank<br>Stop Method Description: Not Reported<br>Agency Provided Latitude: 34.028386<br>Agency Provided Longitude: -118.388788<br><br>Regulatory Activities Details<br>More Details Link |

| DATABASE | STATUS | DISTANCE | ELEVATION | MAP ID |
|---|---|---|---|---|
| SLIC-Open-CA | Open - Remediation | 0.47 miles NW | 128 ft<br>(22 ft higher than site) | 114 |
| SITE NAME | | | MAPS | ID |
| DOUBLETREE INVESTMENT INC | | | 1, 4 | SL2043D1561 |
| ADDRESS | | | CITY | ZIP |
| 9836 NATIONAL BLVD | | | LOS ANGELES | 90034 |


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## DETAILS

Sites Details
URL:
http://geotracker.waterboards.ca.gov/profile_report.asp?global_id=SL2043D1561
Global ID: SL2043D1561
Case Type: Cleanup Program Site
Status: Open - Remediation
Status Date: Not Reported
CUF Case: NO
Lead Agency: LOS ANGELES RWQCB (REGION 4)
Case Worker: PC
Local Agency: Not Reported
RB Case Number: 0794
Loc Case Number: Not Reported
File Location: Regional Board
Potential Contaminants of Concern: Other Chlorinated Hydrocarbons, Tetrachloroethylene (PCE), Trichloroethylene (TCE)
Potential Media Affected: Other Groundwater (uses other than drinking water), Soil, Soil Vapor
Site History: The site is a 10-unit retail shopping center and Dynasty Cleaners, a retail dry-cleaning facility, occupies the northernmost unit in the building at the site. Dry cleaning operations have been conducted at the site since approximately the 1960s. After
Begin Date: 1998-06-10 00:00:00
How Discovered: Site Assessment/Site Investigation
How Discovered Description: Not Reported
Stop Method: Other Means
Stop Method Description: Not Reported
Agency Provided Latitude: 34.0308310842613
Agency Provided Longitude: -118.400965478851

Regulatory Activities Details
More Details Link

| DATABASE | STATUS | DISTANCE | ELEVATION | MAP ID |
|---|---|---|---|---|
| ALLFACS-IL | Listed | 0.48 miles SW | 87 ft<br>(19 ft lower than site) | 115 |
| **SITE NAME** | | | **MAPS** | **ID** |
| Westside Studio Services Inc | | | 1, 4 | 9060375537 |
| **ADDRESS** | | | **CITY** | **ZIP** |
| 10202 W Washington Blvd | | | Culver City | 90232 |


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| DETAILS |
|---|
| URL:<br>http://epadata.epa.state.il.us/land/inventory/deepSeids.asp?B1=9060375537&strInvNo=9060375537<br>Inventory ID Number: 9060375537<br>Site ID: 170000854671<br>LatDD: Not Reported<br>LonDD: Not Reported<br>Interest Name: Westside Studio Services Inc<br>Loc PO Box: Not Reported<br>Loc Phone: 2132805500<br>Loc Contact: ARNOLD SHUPACK<br>Loc Mail: Not Reported<br>Owner Name: Not Reported<br>Owner Street: Not Reported<br>Owner PO Box: Not Reported<br>Owner City: Not Reported<br>Owner State: Not Reported<br>Own Zip: Not Reported<br>Owner Phone: Not Reported<br>Owner Contact: Not Reported<br>Owner Mail: Not Reported<br>Operator Name: Not Reported<br>Operator Street: Not Reported<br>Operator PO Box: Not Reported<br>Operator City: Not Reported<br>Operator State: Not Reported<br>Operator Zip: Not Reported<br>Operator Phone: Not Reported<br>More Details Link |

| DATABASE | STATUS | DISTANCE | ELEVATION | MAP ID |
|---|---|---|---|---|
| LUST-Closed-CA | Completed - Case Closed | 0.48 miles SW | 87 ft<br>(19 ft lower than site) | 115 |
| **SITE NAME** | | | **MAPS** | **ID** |
| SONY PICTURES STUDIOS | | | 1, 4 | T0603703288 |
| **ADDRESS** | | | **CITY** | **ZIP** |
| 10202 WASHINGTON BLVD W | | | CULVER CITY | 90232 |


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## DETAILS

Sites Details
URL:
http://geotracker.waterboards.ca.gov/profile_report.asp?global_id=T0603703288
Global ID: T0603703288
Case Type: LUST Cleanup Site
Status: Completed - Case Closed
Status Date: Not Reported
CUF Case: NO
Lead Agency: LOS ANGELES RWQCB (REGION 4)
Case Worker: Not Reported
Local Agency: LOS ANGELES COUNTY
RB Case Number: I-07213
Loc Case Number: Not Reported
File Location: Not Reported
Potential Contaminants of Concern: Diesel
Potential Media Affected: Soil
Site History: Not Reported
Begin Date: 1986-08-11 00:00:00
How Discovered: Tank Closure
How Discovered Description: Not Reported
Stop Method: Not Reported
Stop Method Description: Not Reported
Agency Provided Latitude: 34.016491
Agency Provided Longitude: -118.404186

Regulatory Activities Details
More Details Link

| DATABASE | STATUS | DISTANCE | ELEVATION | MAP ID |
|---|---|---|---|---|
| LUST-Closed-CA | Completed - Case Closed | 0.49 miles SW | 87 ft<br>(19 ft lower than site) | 116 |

| SITE NAME | MAPS | ID |
|---|---|---|
| CULVER CITY AUTO BODY | 1, 4 | T0603704272 |

| ADDRESS | CITY | ZIP |
|---|---|---|
| 10223 WASHINGTON BLVD W | CULVER CITY | 90232 |


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## DETAILS

Sites Details
URL:
http://geotracker.waterboards.ca.gov/profile_report.asp?global_id=T0603704272
Global ID: T0603704272
Case Type: LUST Cleanup Site
Status: Completed - Case Closed
Status Date: Not Reported
CUF Case: NO
Lead Agency: LOS ANGELES COUNTY
Case Worker: JOA
Local Agency: LOS ANGELES COUNTY
RB Case Number: I-15210
Loc Case Number: Not Reported
File Location: Not Reported
Potential Contaminants of Concern: Aviation
Potential Media Affected: Soil
Site History: Not Reported
Begin Date: 1990-01-23 00:00:00
How Discovered: Not Reported
How Discovered Description: Not Reported
Stop Method: Not Reported
Stop Method Description: Not Reported
Agency Provided Latitude: 34.0197178
Agency Provided Longitude: -118.4007905

Regulatory Activities Details
More Details Link

| DATABASE | STATUS | DISTANCE | ELEVATION | MAP ID |
|---|---|---|---|---|
| LUST-Closed-CA | Completed - Case Closed | 0.49 miles NW | 129 ft<br>(23 ft higher than site) | 117 |

| SITE NAME | MAPS | ID |
|---|---|---|
| UNOCAL #5795 | 1, 4 | T0603700870 |

| ADDRESS | CITY | ZIP |
|---|---|---|
| 9930 NATIONAL BLVD | LOS ANGELES | 90034 |


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| DETAILS |
|---|
| Sites Details<br>URL:<br>http://geotracker.waterboards.ca.gov/profile_report.asp?global_id=T0603700870<br>Global ID: T0603700870<br>Case Type: LUST Cleanup Site<br>Status: Completed - Case Closed<br>Status Date: Not Reported<br>CUF Case: NO<br>Lead Agency: LOS ANGELES, CITY OF<br>Case Worker: EL<br>Local Agency: LOS ANGELES, CITY OF<br>RB Case Number: 900340207<br>Loc Case Number: Not Reported<br>File Location: Not Reported<br>Potential Contaminants of Concern: Gasoline<br>Potential Media Affected: Soil<br>Site History: Not Reported<br>Begin Date: 1988-03-11 00:00:00<br>How Discovered: Tank Tightness Test<br>How Discovered Description: Not Reported<br>Stop Method: Not Reported<br>Stop Method Description: Not Reported<br>Agency Provided Latitude: 34.0302979<br>Agency Provided Longitude: -118.4023682<br><br>Regulatory Activities Details<br>More Details Link |

| DATABASE | STATUS | DISTANCE | ELEVATION | MAP ID |
|---|---|---|---|---|
| LUST-Closed-CA | Completed - Case Closed | 0.5 miles NW | 130 ft<br>(24 ft higher than site) | 118 |
| **SITE NAME** | | | **MAPS** | **ID** |
| NATIONAL OIL | | | 1, 4 | T0603775448 |
| **ADDRESS** | | | **CITY** | **ZIP** |
| 9815 NATIONAL BLVD. | | | LOS ANGELES | 90034 |


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| DETAILS |
|---|

Sites Details
URL:
http://geotracker.waterboards.ca.gov/profile_report.asp?global_id=T0603775448
Global ID: T0603775448
Case Type: LUST Cleanup Site
Status: Completed - Case Closed
Status Date: Not Reported
CUF Case: YES
Lead Agency: LOS ANGELES RWQCB (REGION 4)
Case Worker: DMB
Local Agency: LOS ANGELES, CITY OF
RB Case Number: 900340243
Loc Case Number: 7812
File Location: Not Reported
Potential Contaminants of Concern: Gasoline
Potential Media Affected: Aquifer used for drinking water supply
Site History: Not Reported
Begin Date: 1995-01-31 00:00:00
How Discovered: Other Means
How Discovered Description: SUBSURFACE INVESTIGATION
Stop Method: Other Means
Stop Method Description: Not Reported
Agency Provided Latitude: 34.0316
Agency Provided Longitude: -118.400332

Regulatory Activities Details
More Details Link

| DATABASE | STATUS | DISTANCE | ELEVATION | MAP ID |
|---|---|---|---|---|
| Military-Active-CA | Inactive - Needs Evaluation | 0.57 miles E | 101 ft (5 ft lower than site) | 119 |

| SITE NAME | MAPS | ID |
|---|---|---|
| FIRST MOTION PIC UNIT | 1, 4 | 80000850 |

| ADDRESS | CITY | ZIP |
|---|---|---|
| Not Reported by Agency | Culver City | |


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| DETAILS |
|---|
| URL:<br>http://www.envirostor.dtsc.ca.gov/public/profile_report.asp?global_id=80000850<br>Envirostor ID: 80000850<br>County: LOS ANGELES<br>Site Type: Military Evaluation<br>Site Type Detailed: FUDS<br>Acres: 0<br>APN: NONE SPECIFIED<br>National Priorities List: NO<br>Lead Agency: SMBRP<br>Project Manager: Not Reported<br>Supervisor: Douglas Bautista<br>Division Branch: Cleanup Cypress<br>Site Code: Not Reported<br>Assembly: 54<br>Senate: 30<br>Congressional District: 37<br>Special Program: Not Reported<br>Status: Inactive - Needs Evaluation<br>Status Date: 2005-07-01 00:00:00<br>Past Uses: NONE SPECIFIED<br>Restricted Use: NO<br>Funding: DERA<br>Regulatory Agencies Involved: SMBRP<br>Potential Contamination of Concern: NONE SPECIFIED<br>Confirmed Contamination of Concern: NONE SPECIFIED<br>Potential Media Affected: NONE SPECIFIED<br>More Details Link |

| DATABASE | STATUS | DISTANCE | ELEVATION | MAP ID |
|---|---|---|---|---|
| LA-LF-CA | Listed | 0.71 miles SE | N/A | A1 |

| SITE NAME | MAPS | ID |
|---|---|---|
| Culver City Transfer & Recycling Center | 7 | 461 |

| ADDRESS | CITY | ZIP |
|---|---|---|
| Not Reported by Agency | | |

| DETAILS |
|---|
| No Details Available |


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| DATABASE | STATUS | DISTANCE | ELEVATION | MAP ID |
|---|---|---|---|---|
| LA-LF-CA | Listed | 0.73 miles SE | N/A | A2 |
| SITE NAME | | | MAPS | ID |
| Culver City Dump | | | 7 | 293 |
| ADDRESS | | | CITY | ZIP |
| Not Reported by Agency | | | | |
| DETAILS | | | | |
| No Details Available | | | | |

| DATABASE | STATUS | DISTANCE | ELEVATION | MAP ID |
|---|---|---|---|---|
| LA-LF-CA | Listed | 0.77 miles SE | N/A | A3 |
| SITE NAME | | | MAPS | ID |
| City of Culver City | | | 7 | 42 |
| ADDRESS | | | CITY | ZIP |
| Not Reported by Agency | | | | |
| DETAILS | | | | |
| No Details Available | | | | |

| DATABASE | STATUS | DISTANCE | ELEVATION | MAP ID |
|---|---|---|---|---|
| MethaneLF-CA | Closed | 0.82 miles SW | N/A | A4 |
| SITE NAME | | | MAPS | ID |
| MGM Dump | | | 7 | 145 |
| ADDRESS | | | CITY | ZIP |
| 4001 Overland Avenue | | | Culver City | 90230 |


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| DETAILS |
|---|
| Site Number: 2196<br>Inactive (1-True, 0-False): 1<br>Operator Name: MGM Grand Movie Studio<br>Operator Phone: Not Reported<br>Description: Unknown<br>Status: Closed |

| DATABASE | STATUS | DISTANCE | ELEVATION | MAP ID |
|---|---|---|---|---|
| LA-LF-CA | Listed | 0.82 miles SW | N/A | A5 |
| **SITE NAME** | | | **MAPS** | **ID** |
| MGM Dump | | | 7 | 234 |
| **ADDRESS** | | | **CITY** | **ZIP** |
| Not Reported by Agency | | | | |
| **DETAILS** | | | | |
| No Details Available | | | | |

| DATABASE | STATUS | DISTANCE | ELEVATION | MAP ID |
|---|---|---|---|---|
| LA-LF-CA | Listed | 0.85 miles SE | N/A | A6 |
| **SITE NAME** | | | **MAPS** | **ID** |
| Hetzler Landfill | | | 7 | 296 |
| **ADDRESS** | | | **CITY** | **ZIP** |
| Not Reported by Agency | | | | |
| **DETAILS** | | | | |
| No Details Available | | | | |


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| DATABASE | STATUS | DISTANCE | ELEVATION | MAP ID |
|---|---|---|---|---|
| LA-LF-CA | Listed | 0.99 miles E | N/A | A7 |

| SITE NAME | MAPS | ID |
|---|---|---|
| Western District Satellite Yard | 7 | 496 |

| ADDRESS | CITY | ZIP |
|---|---|---|
| Not Reported by Agency | | |

**DETAILS**

No Details Available


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# RECORDS SOURCES SEARCHED

| ABREVIATION | DATABASE FULLNAME | DATABASE CATEGORY | DATABASE DETAILS LINK | TOTAL LISTINGS |
|---|---|---|---|---|
| Air-CA | Air Permits with Emissions | ERS Supplemental Govt Sources | Click Here | 2 |
| AIR-DIST-CA | Air Pollution Control District | ERS Supplemental Govt Sources | Click Here | 35 |
| ALLFACS-IL | All Facilities | ERS Supplemental Govt Sources | Click Here | 2 |
| AST-CA | Historical Aboveground Storage Tanks | State/Tribal UST | Click Here | None Found |
| AST-CRSP-CA | Aboveground Storage Tanks | State/Tribal UST | Click Here | 1 |
| BF-MOA-CA | Brownfield MOA Sites (aka Considered Brownfield Sites, SWRCB MOA, Brownfield Memorandum of Agreement) | State/Tribal Brownfield | Click Here | None Found |
| BF-Tribal-US | Historical Tribal Brownfields | Federal Brownfield | Click Here | None Found |
| BF-US | Brownfields Sites | Federal Brownfields | Click Here | None Found |
| BioFuel-US | Bio Diesel Fuel | ERS Supplemental Govt Sources | Click Here | None Found |
| BZ-HazWaste-CA | Border Zone or Hazardous Waste Property | State/Tribal ASTM Other Med | Click Here | None Found |
| CAF-CA | Confined Animal Facilities | ERS Supplemental Govt Sources | Click Here | None Found |
| CDL-CA | Clandestine Drug Labs | ERS Supplemental Govt Sources | Click Here | None Found |
| CDL-US | National Clandestine Drug Lab Register | ERS Supplemental Govt Sources | Click Here | None Found |
| CERCLIS-Archived-US | CERCLIS sites that have been archived | Federal CERCLIS NFRAP | Click Here | None Found |
| CERCLIS-US | Comprehensive Environmental Response, Compensation, and Liability Information System | Federal CERCLIS | Click Here | None Found |
| CERS-CA | California Environmental Reporting System (CERS) | State/Tribal ASTM Other Med | Click Here | 3 |
| CHMIRS-CA | California Hazardous Material Incident Report System | Emergency Release Reports | Click Here | None Found |
| CHWF-CA | Commercial Offsite Hazardous Waste Facilities | ERS Supplemental Govt Sources | Click Here | None Found |
| City-AST-CA | Underground Storage Tanks | State/Tribal UST | Click Here | None Found |
| City-CUPA-CA | Certified Unified Program Agency | State/Tribal ASTM Other Med | Click Here | None Found |


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| ABREVIATION | DATABASE FULLNAME | DATABASE CATEGORY | DATABASE DETAILS LINK | TOTAL LISTINGS |
|---|---|---|---|---|
| City-Others-CA | Hazardous Material Facilities | State/Tribal ASTM Other Med | Click Here | None Found |
| City-UST-CA | City Agency Underground Storage Tanks | State/Tribal UST | Click Here | None Found |
| Cleaners-CA | Cleaners | ERS Supplemental Govt Sources | Click Here | 3 |
| Coal-Ash-Dams-US | Coal Ash Contaminated Sites and Hazard Dams | ERS Supplemental Govt Sources | Click Here | None Found |
| Controls-CA | California sites with Deed Restrictions or other Controls | State/Tribal Inst/Eng Controls | Click Here | None Found |
| Controls-RCRA-US | RCRA Institutional and Engineering Controls Summary (aka Federal RCRA with Controls) | Federal Institutional/Engineering Controls | Click Here | None Found |
| Controls-US | US CERCLA Sites with Controls (aka US IC/EC, Institutional/Engineering List Controls, Land Use Controls) | Federal Institutional/Engineering Controls | Click Here | None Found |
| CorAct-Closed-CA | Corrective Action Sites | State/Tribal ASTM Other Low | Click Here | None Found |
| CorAct-Open-CA | Corrective Action Sites | State/Tribal ASTM Other High | Click Here | None Found |
| CorAct-Other-CA | Corrective Action Sites | State/Tribal ASTM Other Low | Click Here | None Found |
| CORTESE-CA | Cortese Hazardous Waste & Substances Sites List | State/Tribal ASTM Other Med | Click Here | None Found |
| County-AST-CA | Aboveground Storage Tanks | State/Tribal UST | Click Here | None Found |
| County-BI-CA | Business Inventory | ERS Supplemental Govt Sources | Click Here | None Found |
| County-Hist-CA | Historic Environmental County Listings | State/Tribal ASTM Other Med | Click Here | None Found |
| County-LUST-CA | County Agency Leaking Underground Storage Tanks | State/Tribal LUST | Click Here | None Found |
| County-LUST-Closed-CA | County Agency Leaking Underground Storage Tanks, Closed Cases | State/Tribal LUST | Click Here | None Found |
| County-LUST-Open-CA | County Agency Leaking Underground Storage Tanks, Open Cases | State/Tribal LUST | Click Here | None Found |
| County-Others-CA | Environmental Related Databases | State/Tribal ASTM Other Med | Click Here | 79 |
| County-SLIC-Closed-CA | County SLIC Sites | Emergency Release Reports | Click Here | None Found |


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| ABREVIATION | DATABASE FULLNAME | DATABASE CATEGORY | DATABASE DETAILS LINK | TOTAL LISTINGS |
|---|---|---|---|---|
| County-SLIC-Open-CA | County SLIC Sites | Emergency Release Reports | Click Here | None Found |
| County-SML-CA | County Site Mitigation Unit List | State/Tribal ASTM Other Med | Click Here | None Found |
| County-SWF-CA | County Solid Waste Facilities | State/Tribal Landfill/Solid Waste | Click Here | None Found |
| County-UST-CA | County Agency Underground Storage Tanks | State/Tribal UST | Click Here | 8 |
| CRSP-CA | Cal EPA Regulated Site Portal | State/Tribal ASTM Other Med | Click Here | 34 |
| CUPA-CA | Certified Unified Program Agency | State/Tribal ASTM Other Med | Click Here | None Found |
| Dams-CA | California Dams | ERS Supplemental Govt Sources | Click Here | None Found |
| Debris-US | Historical Debris Sites | Federal Solid Waste | Click Here | None Found |
| Deed-CA | Deed Restrictions/Land Use Restrictions | State/Tribal Inst/Eng Controls | Click Here | None Found |
| Delisted-NPL-US | Delisted NPL Sites | Federal Delisted NPL | Click Here | None Found |
| DPR-CA | Pesticide Regulation Licenses | ERS Supplemental Govt Sources | Click Here | None Found |
| DryCleaners-CA | Dry Cleaner Facilities | ERS Supplemental Govt Sources | Click Here | 4 |
| EGRID-US | Emissions & Generation Resource Facilities | ERS Supplemental Govt Sources | Click Here | None Found |
| ENF-CA | Enforcement Actions Data | State/Tribal ASTM Other Med | Click Here | 2 |
| ENF-SMARTS-CA | Storm Water Enforcement Actions | State/Tribal ASTM Other Med | Click Here | 1 |
| ENF-Wastewater-CA | Wastewater Enforcement Actions | State/Tribal ASTM Other Med | Click Here | 2 |
| EPA-Watch-List-US | Historical EPA Watch List | ERS Supplemental Govt Sources | Click Here | None Found |
| ERNS-US | Emergency Response Notification System | Federal ERNS | Click Here | None Found |
| Eval-Hist-Active-CA | EnviroStor Evaluation History Sites | State/Tribal ASTM Other | Click Here | None Found |
| Eval-Hist-NFA-CA | EnviroStor Database Evaluation History NFA Sites | State/Tribal ASTM Other | Click Here | None Found |


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| ABREVIATION | DATABASE FULLNAME | DATABASE CATEGORY | DATABASE DETAILS LINK | TOTAL LISTINGS |
|---|---|---|---|---|
| Eval-Hist-Other-CA | EnviroStor Database Evaluation History NFA Sites | State/Tribal ASTM Other | Click Here | None Found |
| FA-HW-CA | Financial Assurance, Hazardous Waste | ERS Supplemental Govt Sources | Click Here | None Found |
| FA-HW-US | Financial Assurance, Hazardous Waste | ERS Supplemental Govt Sources | Click Here | None Found |
| FA-SWF-CA | Financial Assurance, Solid Waste Facilities | ERS Supplemental Govt Sources | Click Here | None Found |
| FEMA-UST-US | Historical FEMA Underground Storage Tanks | Federal UST | Click Here | None Found |
| FRS-US | Facility Registry Index (FINDS) | ERS Supplemental Govt Sources | Click Here | 4 |
| FTTS-ENF-US | Historical FIFRA/TSCA Tracking System (FTTS) Enforcement Actions | Federal ASTM Other | Click Here | 1 |
| FTTS-INSP-US | Historical FIFRA/TSCA Tracking System (FTTS) Inspections | ERS Supplemental Govt Sources | Click Here | None Found |
| FUDS-US | Formerly Used Defense Sites | ERS Supplemental Govt Sources | Click Here | None Found |
| FUSRAP-US | Formerly Utilized Sites Remedial Action Program Sites | ERS Supplemental Govt Sources | Click Here | None Found |
| Haulers-CA | Registered Waste Tire Haulers Listing | ERS Supplemental Govt Sources | Click Here | None Found |
| HazWaste-CA | Hazardous Waste Facilities | State/Tribal ASTM Other Med | Click Here | None Found |
| Hist-AFS2-US | Historical Air Facility System for Clean Air Act stationary sources | ERS Supplemental Govt Sources | Click Here | None Found |
| Hist-AFS-US | Historical Air Facility System for Clean Air Act stationary sources | ERS Supplemental Govt Sources | Click Here | None Found |
| Hist-Agriculture | Historical Ranches/Farms, Livestock/Agriculture | ERS Exclusive Historic Sources | Click Here | None Found |
| Hist-AST-CA | Historical Aboveground Storage Tanks | ERS Supplemental Govt Sources | Click Here | None Found |
| Hist-Auto Dealers | Historical Auto and Truck Dealers | ERS Exclusive Historic Sources | Click Here | None Found |
| Hist-Auto Repair | Historical Automotive Repair | ERS Exclusive Historic Sources | Click Here | 2 |
| Hist-AWS-CA | Historical Annual Workplan Sites | ERS Supplemental Govt Sources | Click Here | None Found |
| Hist-CA | Previously Listed California Sites | ERS Supplemental Govt Sources | Click Here | 9 |
| Hist-CalFID-CA | Historical Facility Inventory Database | ERS Supplemental Govt Sources | Click Here | 46 |


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| ABREVIATION | DATABASE FULLNAME | DATABASE CATEGORY | DATABASE DETAILS LINK | TOTAL LISTINGS |
|---|---|---|---|---|
| Hist-CALSITES-CA | Historical Calsites Database | ERS Supplemental Govt Sources | Click Here | None Found |
| Hist-CERCLIS-NFRAP-US | Historical CERCLIS-NFRAP | ERS Supplemental Govt Sources | Click Here | None Found |
| Hist-CERCLIS-US | Historical CERCLIS Sites | ERS Supplemental Govt Sources | Click Here | None Found |
| Hist-Chemical Manufacturing | Historical Manufacturing and Distribution of Chemicals, Gases, and/or Solids | ERS Exclusive Historic Sources | Click Here | None Found |
| Hist-Chemical-Storage | Historical Chemical/Hazardous Use Storage | ERS Exclusive Historic Sources | Click Here | None Found |
| Hist-City-UST-CA | Historical Underground Storage Tanks | ERS Supplemental Govt Sources | Click Here | 3 |
| Hist-Cleaners | Historical Laundry, Cleaners, and Dry Cleaning Services | ERS Exclusive Historic Sources | Click Here | 3 |
| Hist-Controls-CA | Historical Restricted Use Sites | State/Tribal Inst/Eng Controls | Click Here | None Found |
| Hist-Convenience | Historical Convenience Store with Possible Gas | ERS Exclusive Historic Sources | Click Here | 1 |
| Hist-Cort-CA | Historical Cortese list | State/Tribal ASTM Other Med | Click Here | None Found |
| Hist-Deed-CA | Historical Deed Restriction Properties | ERS Supplemental Govt Sources | Click Here | None Found |
| Hist-Disposal-Recycle | Historical Hazardous Disposal/Recycle and Dumps/Waste | ERS Exclusive Historic Sources | Click Here | None Found |
| Hist-DTG-CA | Depth to Groundwater | ERS Supplemental Govt Sources | Click Here | None Found |
| Hist-Dumps-US | Historical Dumps Inventory of 1985 | Federal Solid Waste | Click Here | None Found |
| Hist-ERNS-US | Historical Emergency Response Notification System (ERNS) | ERS Supplemental Govt Sources | Click Here | None Found |
| Hist-FIFRA-US | Historical Case Administration Data from National Compliance Database (Federal Insecticide, Fungicide, and Rodenticide Act) | ERS Supplemental Govt Sources | Click Here | None Found |
| Hist-FINDS-US | Historical Facility Index System | ERS Supplemental Govt Sources | Click Here | 1 |
| Hist-Food-Processors | Historical Food Processing Manufacturers | ERS Exclusive Historic Sources | Click Here | None Found |
| Hist-Gun-Ranges | Historical Gun Ranges/Clubs | ERS Exclusive Historic Sources | Click Here | None Found |


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| ABREVIATION | DATABASE FULLNAME | DATABASE CATEGORY | DATABASE DETAILS LINK | TOTAL LISTINGS |
|---|---|---|---|---|
| Hist-HWS-CA | Historical Cortese List-Hazardous Waste Substance Site List | ERS Supplemental Govt Sources | Click Here | 2 |
| Hist-LUSTIS-CA | Historical Lust Information System (LUSTIS) | ERS Supplemental Govt Sources | Click Here | 2 |
| Hist-Machine Shop | Historical Machine Shops, Welding, Machine Repair | ERS Exclusive Historic Sources | Click Here | None Found |
| Hist-Manufacturing | Historical Sources US: Manufacturing | ERS Exclusive Historic Sources | Click Here | 2 |
| Hist-Metal Plating | Historical Metal Plating | ERS Exclusive Historic Sources | Click Here | None Found |
| Hist-Mining | Historical Mining Operations | ERS Exclusive Historic Sources | Click Here | None Found |
| HIST-MLTS-US | Historical Material Licensing Tracking System | ERS Supplemental Govt Sources | Click Here | None Found |
| Hist-Mortuaries | Historical Crematories/Mortuaries | ERS Exclusive Historic Sources | Click Here | None Found |
| HIST-MTBE-CA | Historical Sites With MTBE (Methyl Tertiary-Butyl Ether) Contamination | ERS Supplemental Govt Sources | Click Here | None Found |
| Hist-NPL-US | Historical National Priority List | ERS Supplemental Govt Sources | Click Here | None Found |
| Hist-Oil-Gas | Historical Oil and Gas Well Related Facilities | ERS Exclusive Historic Sources | Click Here | None Found |
| Hist-OilGas-Refiners | Historical Oil/Gas Refiners/Manufacturers/Plants | ERS Exclusive Historic Sources | Click Here | None Found |
| Hist-Orange-County-LF-CA | Historical Orange County Landfills | ERS Supplemental Govt Sources | Click Here | None Found |
| Historical-CA | Historical Sites | ERS Supplemental Govt Sources | Click Here | None Found |
| Hist-Other | Historical Environmental Facilities | ERS Exclusive Historic Sources | Click Here | None Found |
| Hist-Paint-Stores | Historical Paint Stores | ERS Exclusive Historic Sources | Click Here | None Found |
| Hist-Petroleum | Historical Petroleum Refining/ Manufacturing/ Chemicals | ERS Exclusive Historic Sources | Click Here | None Found |
| Hist-Post-Offices | Historical Post Offices | ERS Exclusive Historic Sources | Click Here | None Found |
| Hist-Printers | Historical Printers and Publishers | ERS Exclusive Historic Sources | Click Here | 3 |
| Hist-Prop65-CA | Historical Prop 65 Sites | ERS Supplemental Govt Sources | Click Here | None Found |


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| ABREVIATION | DATABASE FULLNAME | DATABASE CATEGORY | DATABASE DETAILS LINK | TOTAL LISTINGS |
|---|---|---|---|---|
| HIST-R4-CA | Historical sites | State/Tribal ASTM Other Med | Click Here | 1 |
| Hist-RCRIS-US | Historical EPA's Resource Conservation and Recovery Act | ERS Supplemental Govt Sources | Click Here | None Found |
| Hist-Regional-LUST-CA | Historical Leaking Underground Storage Tanks | ERS Supplemental Govt Sources | Click Here | None Found |
| Hist-Regional-Other-CA | Historical Toxic Lists, Site Mitigation, and Groundwater Cleanup Program | ERS Supplemental Govt Sources | Click Here | 2 |
| Hist-Regional-SLIC-CA | Historical Spills and Leak Sites | ERS Supplemental Govt Sources | Click Here | None Found |
| Hist-Regional-Spills-CA | Historical Industrial Cleanup Sites | ERS Supplemental Govt Sources | Click Here | None Found |
| Hist-Regional-SWLF-CA | Historical County Landfills and Transfer Stations | ERS Supplemental Govt Sources | Click Here | None Found |
| Hist-Regional-UST-CA | Historical Underground Storage Tanks | ERS Supplemental Govt Sources | Click Here | None Found |
| Hist-Rental | Historical Rental Equipment & Yards | ERS Exclusive Historic Sources | Click Here | None Found |
| Hist-RV-Dealers | Historical Trailer and Recreational Vehicle Dealers | ERS Exclusive Historic Sources | Click Here | None Found |
| Hist-Salvage | Historical Vehicle Salvage Yards or Wreckers | ERS Exclusive Historic Sources | Click Here | None Found |
| Hist-SCL-CA | Historical California Cerclis Sites | ERS Supplemental Govt Sources | Click Here | None Found |
| Hist-Service Stations | Historical Service Stations/Vehicle Fueling | ERS Exclusive Historic Sources | Click Here | 4 |
| HIST-SLIC-CV-CLOSED-CA | Historical Central Valley Spills and Leak Sites | Emergency Release Reports | Click Here | None Found |
| HIST-SLIC-CV-OPEN-CA | Historical Central Valley Spills and Leak Sites | Emergency Release Reports | Click Here | None Found |
| Hist-Steel-Metals | Historical Steel Mills/Manufacturers/Foundries/Smelters | ERS Exclusive Historic Sources | Click Here | None Found |
| Hist-SWIS-CA | Historical Solid Waste Information System (SWIS) | ERS Supplemental Govt Sources | Click Here | None Found |
| Hist-Textile | Historical Textile Mills/Manufacturers | ERS Exclusive Historic Sources | Click Here | None Found |
| Hist-ToxicPits-CA | Historical Toxic Pits Cleanup Facilities | ERS Supplemental Govt Sources | Click Here | None Found |


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| ABREVIATION | DATABASE FULLNAME | DATABASE CATEGORY | DATABASE DETAILS LINK | TOTAL LISTINGS |
|---|---|---|---|---|
| Hist-Transportation | Historical Transportation Facilities | ERS Exclusive Historic Sources | Click Here | None Found |
| Hist-TRIS-US | Historical Toxic Release Inventory System | ERS Supplemental Govt Sources | Click Here | None Found |
| Hist-Trucking | Historical Trucking, Shipping, Delivery, and/or Storage | ERS Exclusive Historic Sources | Click Here | None Found |
| Hist-US | Historical Previously Listed Federal Sites | ERS Supplemental Govt Sources | Click Here | 1 |
| Hist-US-EC | Historical Engineering Controls Sites (aka US EC, Engineering Controls, Land Use Controls) | Federal Institutional/Engineering Controls | Click Here | None Found |
| Hist-USGS-WaterWells-CA | Historical Ground Water Site Inventory for California | ERS Supplemental Govt Sources | Click Here | None Found |
| Hist-US-IC | Historical Sites with Institutional Controls (aka US IC, Institutional Controls, Land Use Controls) | Federal Institutional/Engineering Controls | Click Here | None Found |
| Hist-UST-CA | Historical Hazardous Substance Storage Infirmation (aka Historical Underground Storage Tanks) | State/Tribal UST | Click Here | 2 |
| Hist-UST-Cleanup-CA | Historic UST Cases Recommended for Closure under UST Cleanup Fund 5 Year Review (aka UST Cleanup Fund Cases) | State/Tribal LUST | Click Here | None Found |
| Hist-USTReg-CA | Historical Underground Storage Tank Registrations Database | ERS Supplemental Govt Sources | Click Here | 2 |
| Hist-Vehicle-Parts | Historical Vehicle Parts | ERS Exclusive Historic Sources | Click Here | None Found |
| Hist-Vehicle-Washing | Historical Vehicle/Truck Washing Facilities | ERS Exclusive Historic Sources | Click Here | None Found |
| Hist-WaterWells-US | Historical Public Community Water Supply/Well Head Protection Database | ERS Supplemental Govt Sources | Click Here | None Found |
| Hist-WIP-Active-CA | Historical Well Investigation Program Case List, Active Sites (aka WIP) | State/Tribal ASTM Other Med | Click Here | None Found |
| Hist-WIP-Backlog-CA | Historical Well Investigation Program Case List, Backlog Sites (aka WIP) | State/Tribal ASTM Other Med | Click Here | None Found |
| Hist-WIP-Historical-CA | Historical Well Investigation Program Case List, Historical Sites (aka WIP) | State/Tribal ASTM Other Low | Click Here | None Found |
| Hist-WMUDS-CA | Historical Waste Management Unit Database System | ERS Supplemental Govt Sources | Click Here | None Found |
| HMIS-US | Hazardous Materials Information System | Federal Emergency Release Reports | Click Here | None Found |


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|---|---|---|---|---|
| HWIS-CA | Hazardous Waste Information Summary | State/Tribal RCRA Equivalent | Click Here | None Found |
| HWMP-Controls-CA | Hazardous Waste Management Program Facility Sites with Deed / Land Use Restriction | State/Tribal Inst/Eng Controls | Click Here | None Found |
| HWT-CA | Hazardous Waste Transporters | ERS Supplemental Govt Sources | Click Here | None Found |
| ICE-CA | Inspection, Compliance, and Enforcement | State/Tribal ASTM Other Med | Click Here | None Found |
| ICIS-Air-US | Integrated Compliance Information System for Air | ERS Supplemental Govt Sources | Click Here | None Found |
| ICIS-FEC-US | Integrated Compliance Information System for Federal Enforcement Data | ERS Supplemental Govt Sources | Click Here | None Found |
| ICIS-NPDES-US | National Pollutant Discharge Elimination System (NPDES) | ERS Supplemental Govt Sources | Click Here | None Found |
| LA-LF-CA | Los Angeles County Landfills | State/Tribal Solid Waste | Click Here | 6 |
| Land-Disposal-CA | Geotracker - Land Disposal Sites (aka Landfills, LDS) | State/Tribal Landfill/Solid Waste | Click Here | None Found |
| LA-Waste-Haulers-CA | Waste Haulers | ERS Supplemental Govt Sources | Click Here | None Found |
| Lead-Smelter-2-US | Historical Lead Smelter Sites | ERS Supplemental Govt Sources | Click Here | None Found |
| Lead-US | Lead Smelter Sites | ERS Supplemental Govt Sources | Click Here | None Found |
| Liens-CA | Environmental Liens | State/Tribal Inst/Eng Controls | Click Here | None Found |
| LIENS-US | Superfund Liens | Federal Institutional/Engineering Controls | Click Here | None Found |
| LMOP-US | Landfill Methane Outreach Program | ERS Supplemental Govt Sources | Click Here | None Found |
| LUST-Closed-CA | Geotracker - Leaking Underground Storage Tanks, Closed Cases | State/Tribal LUST | Click Here | 14 |
| LUST-Open-CA | Geotracker - Leaking Underground Storage Tanks, Open Cases | State/Tribal LUST | Click Here | None Found |
| Manifest2-RI | Hazardous Waste Manifest | State/Tribal RCRA Equivalent | Click Here | None Found |
| MethaneLF-CA | Methane Producing Landfills | State/Tribal Other | Click Here | 1 |
| Military-Active-CA | EnviroStor Database Military Active Sites (aka MCS) | State/Tribal Voluntary Cleanup Sites | Click Here | 1 |


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|---|---|---|---|---|
| Military-Bases-US | Military Base Boundaries | ERS Supplemental Govt Sources | Click Here | None Found |
| Military-NFA-CA | EnviroStor Database Military Active Sites (aka MCS) | State/Tribal Voluntary Cleanup Sites | Click Here | None Found |
| Military-Other-CA | EnviroStor Database Military Active Sites (aka MCS) | State/Tribal Voluntary Cleanup Sites | Click Here | None Found |
| Mines2-CA | California Mines | ERS Supplemental Govt Sources | Click Here | None Found |
| Mines-CA | Historical Death Valley Mines | ERS Supplemental Govt Sources | Click Here | None Found |
| Mines-CDMG-CA | California Division of Mines and Geology | ERS Supplemental Govt Sources | Click Here | None Found |
| MINES-US | Mines Master Index File | ERS Supplemental Govt Sources | Click Here | None Found |
| MLTS-US | Material Licensing Tracking System | ERS Supplemental Govt Sources | Click Here | None Found |
| Mortgage-CA | Cal Mortgage Facilities | ERS Supplemental Govt Sources | Click Here | None Found |
| MRDS-US | Mineral Resources Data System (MRDS) | ERS Supplemental Govt Sources | Click Here | None Found |
| MWMP-CA | Medical Waste Management Program | ERS Supplemental Govt Sources | Click Here | None Found |
| NCI-CA | Non-Case Information | ERS Supplemental Govt Sources | Click Here | None Found |
| NEI-LF-CA | Historical NEI (National Emission Inventory) Landfill Point Sources | ERS Supplemental Govt Sources | Click Here | None Found |
| NPDES-CA | National Pollutant Discharge Elimination System | ERS Supplemental Govt Sources | Click Here | None Found |
| NPDES-SW-CA | Notice of Intent Data | ERS Supplemental Govt Sources | Click Here | None Found |
| NPL-R9-US | NPL Region 9 Site Boundaries | Federal NPL | Click Here | None Found |
| NPL-US | National Priorities List | Federal NPL | Click Here | None Found |
| OGM-CA | Oil and Gas Monitoring | ERS Supplemental Govt Sources | Click Here | None Found |
| OGW-CA | California Oil and Gas Wells | ERS Supplemental Govt Sources | Click Here | None Found |
| OSCF-CA | Orphan Site Cleanup Fund | ERS Supplemental Govt Sources | Click Here | None Found |
| PADS-US | PCB Registration Database System | Federal ASTM Other | Click Here | None Found |
| PCB-US | PCB Transformers | Federal ASTM Other | Click Here | None Found |


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|---|---|---|---|---|
| PCS-US | Historical Permit Compliance System for Clean Water Act | ERS Supplemental Govt Sources | Click Here | None Found |
| Perch1-CA | Perchlorate Confirmed Contaminant Sites | ERS Supplemental Govt Sources | Click Here | None Found |
| Perch2-CA | Perchlorate Confirmed Contaminant Sites | ERS Supplemental Govt Sources | Click Here | None Found |
| PR-MOA-CA | Polanco Redevelopment MOA Sites | State/Tribal ASTM Other Med | Click Here | None Found |
| Project-CA | Project - Multipurpose Site Type | ERS Supplemental Govt Sources | Click Here | None Found |
| Proposed-NPL-US | Proposed NPL Sites | Federal NPL | Click Here | None Found |
| RADINFO-US | Radiation Information Database | ERS Supplemental Govt Sources | Click Here | None Found |
| RCRA-CESQG-US | Resource Conservation and Recovery Act, Conditionally Exempt Small Quantity Generators (aka RCRA CESQG) | Federal RCRA Generators | Click Here | None Found |
| RCRA-COR-US | Resource Conservation and Recovery Act, - Corrective Actions (aka RCRA CORRACTS) | Federal RCRA CORRACTS | Click Here | None Found |
| RCRA-LQG-US | Resource Conservation and Recovery Act, Large Quantity Generators (aka RCRA LQG) | Federal RCRA Generators | Click Here | 3 |
| RCRA-NON-US | Resource Conservation and Recovery Act, Non-Hazardous Generators (aka RCRA Non-Haz, RCRA NonGen, RCRA No longer Regulated) | Federal RCRA Generators | Click Here | 24 |
| RCRA-SQG-US | Resource Conservation and Recovery Act, Small Quantity Generators (aka RCRA SQG) | Federal RCRA Generators | Click Here | 6 |
| RCRA-TSDF-US | Resource Conservation and Recovery Act -, Treatment, Storage, and Disposal Facilities (aka RCRA TSD, RCRA TSDF) | Federal RCRA non-CORRACTS TSD | Click Here | None Found |
| Response-CA | State Response Sites and National Priorities List (NPL) | State/Tribal NPL | Click Here | None Found |
| RFG-Lab-US | Reformulated Gasoline (RFG) | ERS Supplemental Govt Sources | Click Here | None Found |
| RMP-US | Risk Management Plans | ERS Supplemental Govt Sources | Click Here | None Found |
| ROD-US | Records of Decision | ERS Supplemental Govt Sources | Click Here | None Found |


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| ABREVIATION | DATABASE FULLNAME | DATABASE CATEGORY | DATABASE DETAILS LINK | TOTAL LISTINGS |
|---|---|---|---|---|
| SAA-Agreements-US | Sites with Superfund Alternative Approach Agreements | Federal ASTM Other | Click Here | None Found |
| School-Active-CA | EnviroStor Database School Active Sites (aka School Property Evaluation Program, SCH) | State/Tribal Voluntary Cleanup Sites | Click Here | None Found |
| School-NFA-CA | EnviroStor Database School Active Sites (aka School Property Evaluation Program, SCH) | State/Tribal Voluntary Cleanup Sites | Click Here | None Found |
| School-Other-CA | EnviroStor Database School Active Sites (aka School Property Evaluation Program, SCH) | State/Tribal Voluntary Cleanup Sites | Click Here | None Found |
| SDWIS-US | Safe Drinking Water Information System | ERS Supplemental Govt Sources | Click Here | None Found |
| SGV-Deep-Plumes-CA | San Gabriel Valley Deep Plumes | State/Tribal Solid Waste | Click Here | None Found |
| SGV-Shallow-Plumes-CA | San Gabriel Valley Shallow Plumes | State/Tribal Solid Waste | Click Here | None Found |
| SGV-Shallow-Plumes-Puente-Valley-CA | Puente Valley Shallow Plumes | State/Tribal Solid Waste | Click Here | None Found |
| SLIC-Closed-CA | Geotracker - The Spills, Leaks, Investigation & Cleanup (SLIC), Closed Cases | Emergency Release Reports | Click Here | 2 |
| SLIC-Open-CA | Geotracker -Spills, Leaks, Investigation & Cleanup (SLIC), Open Cases | Emergency Release Reports | Click Here | 1 |
| SML-CA | Site Mitigation List | State/Tribal ASTM Other Med | Click Here | 2 |
| SP-CA | Sampling Points | ERS Supplemental Govt Sources | Click Here | None Found |
| Spills-SSO-CA | Sanitary Sewer System | ERS Supplemental Govt Sources | Click Here | 1 |
| SSTS-US | Section 7 Tracking System | ERS Supplemental Govt Sources | Click Here | None Found |
| State-Response-Active-CA | EnviroStor State Response Active Sites | State/Tribal NPL | Click Here | None Found |
| State-Response-NFA-CA | EnviroStor State Response NFA Sites | State/Tribal NPL | Click Here | None Found |


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| ABREVIATION | DATABASE FULLNAME | DATABASE CATEGORY | DATABASE DETAILS LINK | TOTAL LISTINGS |
|---|---|---|---|---|
| State-Response-Other-CA | EnviroStor State Response Other Sites | State/Tribal NPL | Click Here | None Found |
| Superfund-Active-CA | Envirorstor Superfund Active Sites (aka BEAP, CalSites, Brownfields and Environmental Restoration Program) | State/Tribal CERCLIS Equivalent | Click Here | None Found |
| Superfund-NFA-CA | EnviroStor Superfund NFA Sites (aka BEAP, CalSites, Brownfields and Environmental Restoration Program) | State/Tribal CERCLIS Equivalent | Click Here | None Found |
| Superfund-Other-CA | EnviroStor Superfund Sites (aka BEAP, CalSites, Brownfields and Environmental Restoration Program) | State/Tribal CERCLIS Equivalent | Click Here | None Found |
| SWIS-CA | Solid Waste Information System | State/Tribal Landfill/Solid Waste | Click Here | None Found |
| SWLF-US | Solid Waste Facilities | Federal Solid Waste | Click Here | None Found |
| SWRCY-CA | Beverage Container Recycler Database | State/Tribal ASTM Other Med | Click Here | None Found |
| TierPer-CA | Tiered Permits | ERS Supplemental Govt Sources | Click Here | None Found |
| TOMS-CA | Topographically Occurring Mine Symbols | ERS Supplemental Govt Sources | Click Here | None Found |
| Tribal-Air-US | Tribal Air Permitted Facilities | ERS Supplemental Govt Sources | Click Here | None Found |
| Tribal-LUST-Closed-Reg4 | Tribal Leaking Underground Storage Tanks, Region 4, Closed Cases (aka Indian LUST) | Federal LUST | Click Here | None Found |
| Tribal-LUST-Closed-Reg9 | Tribal Leaking Underground Storage Tanks, Region 9 (aka Indian Lust) | Federal LUST | Click Here | None Found |
| Tribal-LUST-Open-Reg10 | Tribal Leaking Underground Storage Tanks (aka Indian LUST) | Federal LUST | Click Here | None Found |
| Tribal-LUST-Open-Reg4 | Tribal Leaking Underground Storage Tanks, Region 4, Open Cases (aka Indian LUST) | Federal LUST | Click Here | None Found |
| Tribal-LUST-Open-Reg9 | Tribal Leaking Underground Storage Tanks , Region 9 (aka Indian Lust) | Federal LUST | Click Here | None Found |
| Tribal-LUST-Reg1 | Tribal Leaking Underground Storage Tanks (aka Indian LUST) | Federal LUST | Click Here | None Found |
| Tribal-LUST-Reg7 | Tribal Leaking Underground Storage Tanks, Region 7 (aka Indian LUST) | Federal LUST | Click Here | None Found |
| Tribal-ODI-US | Tribal Open Dump Sites | Federal Solid Waste | Click Here | None Found |
| Tribal-UST-Reg1 | Tribal Underground Storage Tanks (aka INDIAN UST) | Federal UST | Click Here | None Found |


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| ABREVIATION | DATABASE FULLNAME | DATABASE CATEGORY | DATABASE DETAILS LINK | TOTAL LISTINGS |
|---|---|---|---|---|
| Tribal-UST-Reg10 | Tribal Underground Storage Tanks (aka Indian UST) | Federal UST | Click Here | None Found |
| Tribal-UST-Reg4 | Tribal Underground Storage Tanks (aka INDIAN UST) | Federal UST | Click Here | None Found |
| Tribal-UST-Reg7 | Tribal Underground Storage Tanks, Region 7 (aka UST) | Federal UST | Click Here | None Found |
| Tribal-UST-Reg9 | Tribal Underground Storage Tanks (aka Tribal UST) | Federal UST | Click Here | None Found |
| Tribal-VCP-US | Tribal VCP | Federal Tribal VCP | Click Here | None Found |
| TRIS2000-US | Historical Toxics Release Inventory System | ERS Supplemental Govt Sources | Click Here | None Found |
| TRIS2010-US | Toxics Release Inventory System | ERS Supplemental Govt Sources | Click Here | None Found |
| TRIS80-US | Historical Toxics Release Inventory System | ERS Supplemental Govt Sources | Click Here | None Found |
| TRIS90-US | Historical Toxics Release Inventory System | ERS Supplemental Govt Sources | Click Here | None Found |
| TSCA-US | Toxics Substance Control Sites | ERS Supplemental Govt Sources | Click Here | None Found |
| UIC2-CA | Injection Wells | ERS Supplemental Govt Sources | Click Here | None Found |
| UIC-CA | Underground Injection Control Wells | ERS Supplemental Govt Sources | Click Here | None Found |
| UMTRA-US | Historical Uranium Mill Tailings Remedial Action Sites | ERS Supplemental Govt Sources | Click Here | None Found |
| USGS-Waterwells-US | Ground Water Site Inventory | ERS Supplemental Govt Sources | Click Here | None Found |
| UST-Abandoned-CA | Abandoned UST Initiative (aka Inventory of Abandoned Tank Sites) | State/Tribal UST | Click Here | None Found |
| UST-CA | Geotracker - Underground Storage Tanks | State/Tribal UST | Click Here | 4 |
| UST-Closed-CA | UST Case Closure Review Denials and Approved Orders (aka Closure of Underground Storage Tank (UST) Cases) | State/Tribal UST | Click Here | 1 |
| USTComp-CA | Previously Abandoned Tanks Now in Compliance (aka Compliance UST) | State/Tribal UST | Click Here | None Found |
| UST-CRSP-CA | Underground Storage Tanks | State/Tribal UST | Click Here | 3 |
| UST-Priority-CA | UST Cleanup Fund Priority List | State/Tribal UST | Click Here | None Found |


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| ABREVIATION | DATABASE FULLNAME | DATABASE CATEGORY | DATABASE DETAILS LINK | TOTAL LISTINGS |
|---|---|---|---|---|
| UST-Proposed-CA | Proposed Closure of UST Cases (aka UST Proposed for Closure) | State/Tribal UST | Click Here | None Found |
| Vapor-Intrusions-US | Vapor Intrusion Database | ERS Supplemental Govt Sources | Click Here | None Found |
| VCP-Active-CA | EnviroStor VCP Active Sites | State/Tribal Voluntary Cleanup Sites | Click Here | 1 |
| VCP-NFA-CA | EnviroStor Database VCP NFA Listing | State/Tribal Voluntary Cleanup Sites | Click Here | 1 |
| VCP-Other-CA | EnviroStor VCP Other Sites | State/Tribal Voluntary Cleanup Sites | Click Here | None Found |
| WDR-CA | Waste Discharge Requirements | ERS Supplemental Govt Sources | Click Here | None Found |


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# UN-MAPPABLE OCCURRENCES

The following occurrences were not mapped primarily due to incomplete or inaccurate address information. All of the following occurrences were determined to share the same zip code as the area searched. General status information is given with each occurrence along with any address information entered by the agency responsible for the list.

| ID | Facility Name | Address | Database | Status |
|---|---|---|---|---|
| No "un-mapped" sites requested. | | | | |


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ENVIRONMENTAL RECORD SEARCH
"The Intelligent Choice"

## RecCheck Report for : DB

| DATABASE | STATUS | DISTANCE | ELEVATION | MAP ID |
|---|---|---|---|---|
| Hist-Printers | Listed | 0.01 miles SE | 106 ft (0 ft higher than site) | 1 |
| **SITE NAME** | | | **MAPS** | **ID** |
| FRIENDLY PRINTING | | | 1,2,3,4 | 1147628-PD |
| **ADDRESS** | | | **CITY** | **ZIP** |
| 9439 VENICE BLVD | | | CULVER CITY | 90232-2623 |
| **DETAILS** | | | | |

Listing Year: 1997
SIC Category: PRINTERS
SIC Code: 275202

| DATABASE | STATUS | DISTANCE | ELEVATION | MAP ID |
|---|---|---|---|---|
| AIR-DIST-CA | Listed | 0.03 miles SE | 105 ft (1 ft lower than site) | 2 |
| **SITE NAME** | | | **MAPS** | **ID** |
| BALIAN'S MARKET | | | 1,2,3,4 | 124207-SC |
| **ADDRESS** | | | **CITY** | **ZIP** |
| 9434 VENICE BLVD | | | CULVER CITY | 90232 |
| **DETAILS** | | | | |

District: South Coast AQMD
Compliance URL: http://www3.aqmd.gov/webappl/fim/prog/novnc.aspx?fac_id=124207
Note: For additional Facility, Equipment, Emissions, Hearing Board or Transporation Plan Information click on different tabs.
Facility Id: 124207
County Code: LA

County: Los Angeles
Facility Status Code: A
Facility Status: ACTIVE
Number of Employees: 0
Location Zip Code Extension: Not Reported
Facility Representative First Name: GEORGE
Facility Representative Last Name: BALIAN
Location Area Code: 310
Location Phone Number: 8382864
Location Phone Extension: Not Reported
Mailing Address: 9434 VENICE BLVD
Mailing City: CULVER CITY
Mailing State: CA
Mailing Zip Code: 90232
Mailing Zip Code Extension: Not Reported
Mailing Area Code: 310
Mailing Phone Number: 8382864
Mailing Phone Extension: Not Reported
Mailing Representative First Name: GEORGE
Mailing Representative Last Name: BALIAN

| DATABASE | STATUS | DISTANCE | ELEVATION | MAP ID |
|---|---|---|---|---|
| Hist-CA | No Longer Listed | 0.03 miles SE | 105 ft (1 ft lower than site) | 2 |

| SITE NAME | MAPS | ID |
|---|---|---|
| UNIFIED WESTERN GROCERS | 1,2,3,4 | CAC002320713 |

| ADDRESS | CITY | ZIP |
|---|---|---|
| 9434 VENICE BLVD | CULVER CITY | 902320000 |

## DETAILS

Original Database: HWIS-CA
Last Agency Status: Listed
Archive Date: 10/07/21
No Longer Listed-EPA ID: CAC002320713
Facility County: 19
Mailing Street: 5200 SHEILA AVE
Mailing City: COMMERCE
Mailing State: CA
Mailing Zip: 900400000
Contact Name: UNIFIED WESTERN GROCERS
Contact Phone: 0000000000

Year: 2000
TONS: 0.04
TSD EPA ID: CAD028409019
Category Code: 331
Category Description: Off-specification, aged or surplus organics
Method Description: TRANSFER STATION

| DATABASE | STATUS | DISTANCE | ELEVATION | MAP ID |
|---|---|---|---|---|
| Hist-Convenience | Listed | 0.03 miles SW | 105 ft (1 ft lower than site) | 3 |
| **SITE NAME** | | | **MAPS** | **ID** |
| STAR MINI MART | | | 1,2,3,4 | 258363-PD |
| **ADDRESS** | | | **CITY** | **ZIP** |
| 9601 VENICE BLVD | | | CULVER CITY | 90232-2625 |

**DETAILS**

Listing Year: 1997
SIC Category: CONVENIENCE STORES
SIC Code: 541103

| DATABASE | STATUS | DISTANCE | ELEVATION | MAP ID |
|---|---|---|---|---|
| Hist-Manufacturing | Listed | 0.03 miles SW | 105 ft (1 ft lower than site) | 4 |
| **SITE NAME** | | | **MAPS** | **ID** |
| ISSA FOREIGN AUTO PARTS | | | 1,2,3,4 | 864173-PD |
| **ADDRESS** | | | **CITY** | **ZIP** |
| 9603 VENICE BLVD | | | CULVER CITY | 90232-2625 |

**DETAILS**

Listing Year: 1997
SIC Category: AUTOMOBILE PARTS & SUPPLIES-MFRS
SIC Code: 371401

| DATABASE | STATUS | DISTANCE | ELEVATION | MAP ID |
|---|---|---|---|---|
| Hist-Manufacturing | Listed | 0.03 miles SW | 105 ft (1 ft lower than site) | 4 |

| SITE NAME | MAPS | ID |
|---|---|---|
| Issa Foreign Auto Parts | 1,2,3,4 | 1341 |

| ADDRESS | CITY | ZIP |
|---|---|---|
| 9603 Venice Blvd | Culver City | 90232 |

**DETAILS**

Site Added: 1/1/2013

| DATABASE | STATUS | DISTANCE | ELEVATION | MAP ID |
|---|---|---|---|---|
| Hist-CA | No Longer Listed | 0.04 miles NE | 107 ft (1 ft higher than site) | 5 |

| SITE NAME | MAPS | ID |
|---|---|---|
| PIP 70 INC(DBA PIP PRINTING) | 1,2,3,4 | CAL000138009 |

| ADDRESS | CITY | ZIP |
|---|---|---|
| 9401 VENICE BLVD | CULVER CITY | 902320000 |

**DETAILS**

Original Database: HWIS-CA
Last Agency Status: Listed
Archive Date: 10/07/21
No Longer Listed-EPA ID: CAL000138009
Facility County: 19
Mailing Street: 9401 VENICE BLVD
Mailing City: CULVER CITY
Mailing State: CA
Mailing Zip: 902320000
Contact Name: PIP 70 PRINTING INC
Contact Phone: 3108376151

Year: 2004
TONS: 0.56295
TSD EPA ID: CAD981402522

Category Code: 541
Category Description: Photochemicals/photoprocessing waste
Method Description: RECYCLER

Year: 2001
TONS: 0.06
TSD EPA ID: CAD093459485
Category Code: 541
Category Description: Photochemicals/photoprocessing waste
Method Description: RECYCLER

Year: 2000
TONS: 0.06
TSD EPA ID: CAT000613976
Category Code: 541
Category Description: Photochemicals/photoprocessing waste
Method Description: TRANSFER STATION

| DATABASE | STATUS | DISTANCE | ELEVATION | MAP ID |
|---|---|---|---|---|
| Hist-Printers | Listed | 0.04 miles NE | 107 ft (1 ft higher than site) | 5 |
| **SITE NAME** | | | **MAPS** | **ID** |
| PIP PRINTING | | | 1,2,3,4 | 123342 |
| **ADDRESS** | | | **CITY** | **ZIP** |
| 9401 VENICE BLVD | | | Culver City | 90232 |

**DETAILS**

Sic Code: 2752
Desc: Printer/Publisher/Comm./Retail
Site Added: 2/2010

| DATABASE | STATUS | DISTANCE | ELEVATION | MAP ID |
|---|---|---|---|---|
| Hist-Printers | Listed | 0.04 miles NE | 107 ft (1 ft higher than site) | 5 |
| **SITE NAME** | | | **MAPS** | **ID** |
| PIP PRINTING | | | 1,2,3,4 | 1194521-PD |
| **ADDRESS** | | | **CITY** | **ZIP** |

| | | |
|---|---|---|
| 9401 VENICE BLVD | CULVER CITY | 90232-2623 |

## DETAILS

Listing Year: 1997
SIC Category: PRINTERS
SIC Code: 275202

| DATABASE | STATUS | DISTANCE | ELEVATION | MAP ID |
|---|---|---|---|---|
| RCRA-NON-US | Listed | 0.04 miles NE | 107 ft (1 ft higher than site) | 5 |

| SITE NAME | MAPS | ID |
|---|---|---|
| WESTSIDE PRINT CENTER, INC. | 1,2,3,4 | CAL000138009 |

| ADDRESS | CITY | ZIP |
|---|---|---|
| 9401 VENICE BLVD | CULVER CITY | 90232 |

## DETAILS

Additional details may be found online using the following link:
https://enviro.epa.gov/enviro/rcrainfoquery_3.facility_information?pgm_sys_id=CAL000138009
Source Type: Implementer
Generator Status Universe: N
Generator Status: Non-Generator
NAICS1: ON-LINE INFORMATION SERVICES
Active Site Indicator: H----
Owner Name: WESTSIDE PRINT CTR INC.
Operator Name: SHEILA BENJAMIN-MGR
In Handler Universes: Y
In a Universe: Y
Short Term Generator: N
Importer Activity: N
Mixed Waste Generator: N
Transporter Activity: N
Transfer Facility: N
Recycler Activity: N
Onsite Burner Exemption: N
Furnace Exemption: N
Underground Injection Activity: N
Receives Waste From Off-site: N
Universal Waste: Y
Universal Waste Destination Facility: Y
Used Oil Universe: NNNNNNN
Federal Universal Waste: N

Active Site Federally Regulated TSDF: ------
Active Site Converter TSDF: ------
Active Site State Regulated TSDF: ------
Federal Indicator: ---
Hazardous Secondary Material Indicator: N
Operating Under 40 CFR Part 262 Subpart K: ----
Commercial TSD: -
TSD Type: -----
GPRA Permit Baseline: N
GPRA Renewals Baseline: N
Permit Renewal Workload: ------
Permit Workload Universe: ------
Permit Progress Universe: ------
Post-Closure Workload Universe: ------
Closure Workload Universe: ------
GPRA Corrective Action Baseline: N
Corrective Action Workload Universe: N
Subject to Corrective Action Universe: N
Non TSDFs Where CA Has Been Imposed: N
TSDFs Potentially Subject to Corrective Action Under 3004: N
TSDFs Only Subject to Corrective Action Under Discretionary: N
NCAPS Ranking: N
Environmental Control Indicator: N
Institutional Control Indicator: N
Human Exposure Indicator: N
Groundwater Controls Indicator: N
Operating TSDF Universe: ------
Full Enforcement Universe: ------
SNC Universe: N
Unaddressed SNC: N
Addressed SNC: N
SNC With Compliance Schedule: N
Financial Assurance Required: -----

Receive Date: 19950403
Acknowledge Flag Date: 19950403
Contact First Name: SHEILA
Contact Last Name: BENJAMIN-MGR
Contact Street 1: 9401 VENICE BLVD
Contact City: CULVER CITY
Contact State: CA
Contact Zip: 90232
Contact Phone: 310-837-6151
Contact FAX: 310-837-3486
Contact E-mail Address: INFO@WESTSIDEPRINTCENTER.COM
Short Term Generator: N
Importer Activity: N
Mixed Waste Generator: N
Transporter Activity: N
Transfer Facility: N

TSD Activity: N
Recycler Activity: N
Onsite Burner Exemption: N
Furnace Exemption: N
Underground Injection Activity: N
Receives Waste From Off-site: N
Universal Waste Destination Facility: Y
Used Oil Transporter: N
Used Oil Transfer Facility: N
Used Oil Processor: N
Used Oil Refiner: N
Used Oil Fuel Burner: N
Used Oil Fuel Marketer to Burner: N
Used Oil Specification Marketer: N

| DATABASE | STATUS | DISTANCE | ELEVATION | MAP ID |
|---|---|---|---|---|
| CRSP-CA | Listed | 0.04 miles E | 106 ft (0 ft higher than site) | 6 |

| SITE NAME | MAPS | ID |
|---|---|---|
| WESTSIDE PRINT CENTER | 1,2,3,4 | 171495 |

| ADDRESS | CITY | ZIP |
|---|---|---|
| 9401 W VENICE BLVD | CULVER CITY | 90232 |

## DETAILS

Site Regulated Program Information
Site ID: 171495
Site EI ID: 10244170
Agency Provided Latitude: 34.02571
Agency Provided Longitude: -118.39548

Program Description: Hazardous Waste Generator

Evaluation Information
Evaluation Date: 12/4/2018
Violations Found? (Y/N): No
Evaluation General Type: Compliance Evaluation Inspection
Evaluation Type: Routine done by local agency
Evaluation Note(s): Mark Gordon, Owner
Evaluation Division: Los Angeles County Fire Department
Evaluation Program: HW
Evaluation Source: CERS

Evaluation Date: 6/8/2016
Violations Found? (Y/N): No
Evaluation General Type: Compliance Evaluation Inspection
Evaluation Type: Routine done by local agency
Evaluation Note(s): Mark  Gordon
Evaluation Division: Los Angeles County Fire Department
Evaluation Program: HW
Evaluation Source: CERS

Evaluation Date: 2/12/2013
Violations Found? (Y/N): No
Evaluation General Type: Compliance Evaluation Inspection
Evaluation Type: Routine done by local agency
Evaluation Note(s): Inspected by A. Gabresilaiie, HMS II  Consent by Mark G
Evaluation Division: Los Angeles County Fire Department
Evaluation Program: HW
Evaluation Source: CERS

Evaluation Date: 2/12/2013
Violations Found? (Y/N): No
Evaluation General Type: Compliance Evaluation Inspection
Evaluation Type: Routine done by local agency
Evaluation Note(s): Not Reported
Evaluation Division: Los Angeles County Fire Department
Evaluation Program: HW
Evaluation Source: CERS

Violation Information
: Not Reported
:Enforcement Information
: Not Reported
:Chemical Information
: Not Reported
:Coordinate Information
: Not Reported
:

| DATABASE | STATUS | DISTANCE | ELEVATION | MAP ID |
|---|---|---|---|---|
| FRS-US | Listed | 0.04 miles E | 106 ft (0 ft higher than site) | 6 |
| **SITE NAME** | | | **MAPS** | **ID** |
| WESTSIDE PRINT CENTER | | | 1,2,3,4 | 110064982336 |
| **ADDRESS** | | | **CITY** | **ZIP** |

| 9401 W VENICE BLVD | CULVER CITY | 90232 |
|---|---|---|

## DETAILS

FRS Facility Detail Report URL:
http://ofmpub.epa.gov/enviro/fii_query_detail.disp_program_facility?p_registry_id=110064982336
Create Date: 10-OCT-2015 08:08:57
Program System: CA-ENVIROVIEW
Interest Type(s): STATE MASTER

| DATABASE | STATUS | DISTANCE | ELEVATION | MAP ID |
|---|---|---|---|---|
| Cleaners-CA | Listed | 0.04 miles SW | 105 ft (1 ft lower than site) | 7 |

| SITE NAME | MAPS | ID |
|---|---|---|
| Tiffany's Coin Laundry | 1,2,3,4 | 22428 |

| ADDRESS | CITY | ZIP |
|---|---|---|
| 9607 Venice Blvd | Culver City | 90232 |

## DETAILS

Facility and Program Information
County: Los Angeles
Executive First Name: Not Reported
Executive Last Name: Not Reported
Professional Title: Not Reported
Executive Title: Not Reported
Executive Gender: Not Reported
ZIP Four: 2625
Carrier Route: C006
Delivery Point Barcode: 72
Metro Area: LA-Long Bch, CA
Neighborhood: Palms
Phone Number Combined: (310) 202-0223
Fax Number Combined: 0
Toll Free Number Combined: 0
Website: Tiffanyslaundry.Com
Company Description: Not Reported
Primary SIC Code: 721501
Primary SIC Description: Laundries-Self Service
Primary SIC Ad Size: Bold
Primary SIC Year Appeared: 2006
SIC Code 1: 721501
SIC Code 1 Description: Laundries-Self Service
SIC Code 1 Ad Size: Not Reported

SIC Code 1 Year Appeared: Not Reported
SIC Code 2: Not Reported
SIC Code 2 Description: Not Reported
SIC Code 2 Ad Size: Not Reported
SIC Code 2 Year Appeared: Not Reported
SIC Code 3: Not Reported
SIC Code 3 Description: Not Reported
SIC Code 3 Ad Size: Not Reported
SIC Code 3 Year Appeared: Not Reported
SIC Code 4: Not Reported
SIC Code 4 Description: Not Reported
SIC Code 4 Ad Size: Not Reported
SIC Code 4 Year Appeared: Not Reported
SIC Code 5: Not Reported
SIC Code 5 Description: Not Reported
SIC Code 5 Ad Size: Not Reported
SIC Code 5 Year Appeared: Not Reported
SIC Code 6: Not Reported
SIC Code 6 Description: Not Reported
SIC Code 6 Ad Size: Not Reported
SIC Code 6 Year Appeared: Not Reported
SIC Code 7: Not Reported
SIC Code 7 Description: Not Reported
SIC Code 7 Ad Size: Not Reported
SIC Code 7 Year Appeared: Not Reported
SIC Code 8: Not Reported
SIC Code 8 Description: Not Reported
SIC Code 8 Ad Size: Not Reported
SIC Code 8 Year Appeared: Not Reported
SIC Code 9: Not Reported
SIC Code 9 Description: Not Reported
SIC Code 9 Ad Size: Not Reported
SIC Code 9 Year Appeared: Not Reported
SIC Code 10: Not Reported
SIC Code 10 Description: Not Reported
SIC Code 10 Ad Size: Not Reported
SIC Code 10 Year Appeared: Not Reported
Primary NAICS: 812310
Primary NAICS Description: Coin-Operated Laundries & Drycleaners
NAICS 1: 812310
NAICS 1 Description: Coin-Operated Laundries & Drycleaners
NAICS 2: Not Reported
NAICS 2 Description: Not Reported
NAICS 3: Not Reported
NAICS 3 Description: Not Reported
NAICS 4: Not Reported
NAICS 4 Description: Not Reported
NAICS 5: Not Reported
NAICS 5 Description: Not Reported
NAICS 6: Not Reported

NAICS 6 Description: Not Reported
NAICS 7: Not Reported
NAICS 7 Description: Not Reported
NAICS 8: Not Reported
NAICS 8 Description: Not Reported
NAICS 9: Not Reported
NAICS 9 Description: Not Reported
NAICS 10: Not Reported
NAICS 10 Description: Not Reported
Franchise Description 1: Not Reported
Franchise Description 2: Not Reported
Franchise Description 3: Not Reported
Franchise Description 4: Not Reported
Franchise Description 5: Not Reported
Cuisine Code: Not Reported
Cuisine Code Description: Not Reported
Location Employee Size Range: 1 to 4
Location Employee Size Actual: 3
Location Sales Volume Range: Less Than $500,000
Location Sales Volume Actual: 467000
Corporate Employee Size Range: Not Reported
Corporate Employee Size Actual: 0
Corporate Sales Volume Range: Not Reported
Corporate Sales Volume Actual: 0
Type of Business: Private
Location Type: Single Loc
Filing Type Code: Not Reported
Worksite Type: Not Reported
IUSA Number: 60-378-6997
Parent IUSA Number: 0
Subsidiary IUSA Number: 0
Foreign Parent Flag: Not Reported
EIN 1: Not Reported
EIN 2: Not Reported
EIN 3: Not Reported
Fortune 1000 Ranking: 0
Credit Cards Accepted: Not Reported
Last Updated On: 201710
Years In Database: 12
Year Established: Not Reported
Square Footage: 1 - 1,499
Home Business: No
Credit Score Alpha: B+
Government Office: 0
Import Export Flag: Not Reported
Own or Lease: Not Reported
Firm or Individual: 2
Monday Open: 700
Monday Close: 2300
Tuesday Open: 700

Tuesday Close: 2300
Wednesday Open: 700
Wednesday Close: 2300
Thursday Open: 700
Thursday Close: 2300
Friday Open: 700
Friday Close: 2300
Saturday Open: 700
Saturday Close: 2300
Sunday Open: 700
Sunday Close: 2300
Executive First Name 1: Not Reported
Executive Last Name 1: Not Reported
Executive Title 1: Not Reported
Executive Gender 1: Not Reported
Executive First Name 2: Not Reported
Executive Last Name 2: Not Reported
Executive Title 2: Not Reported
Executive Gender 2: Not Reported
Ticker Symbol: Not Reported
Stock Exchange: Not Reported
Accounting Expenses: $1,000 to $2,500
Advertising  Expenses: $5,000 to $10,000
Computer Expenses: $2,500 to $5,000
Contract Labor Expenses: $1,000 to $10,000
Insurance Expenses: $5,000 to $10,000
Legal Expenses: $500 to $1,000
Office Supplies Expense: $20,000 to $50,000
Management/Administration Expenses: $10,000 to $25,000
Package Container Expense: $1,000 to $5,000
Payroll and Benefits Expenses: Less than $100,000
Purchase Print Expenses: Less than $500
Rent Expenses: $10,000 to $25,000
Telecom Expenses: $2,000 to $5,000
Utilities Expenses: $5,000 to $10,000
Mailing Address: Not Reported
Mailing City: Not Reported
Mailing State: Not Reported
Mailing Zip Code: Not Reported
Mailing Zip Four: Not Reported
Mailing Carrier Route: Not Reported
Mailing Delivery Point Bar Code: Not Reported
Affiliated Records: 0
Affiliated Locations: 0
Census Block Group: 1
Record Type: Verified

Historic Information
Latitude: 34.024923

Longitude: -118.396265

Version Year: 2016
Primary SIC Code: 721501
Primary SIC Description: Laundries-Self Service
SIC Code 1: 721501
SIC Code 1 Description: Laundries-Self Service
SIC Code 1 Ad Size: Not Reported
SIC Code 1 Year Appeared: Not Reported
SIC Code 2: Not Reported
SIC Code 2 Description: Not Reported
SIC Code 3: Not Reported
SIC Code 3 Description: Not Reported
SIC Code 4: Not Reported
SIC Code 4 Description: Not Reported
SIC Code 5: Not Reported
SIC Code 5 Description: Not Reported
SIC Code 6: Not Reported
SIC Code 6 Description: Not Reported
SIC Code 7: Not Reported
SIC Code 7 Description: Not Reported
SIC Code 8: Not Reported
SIC Code 8 Description: Not Reported
SIC Code 9: Not Reported
SIC Code 9 Description: Not Reported
SIC Code 10: Not Reported
SIC Code 10 Description: Not Reported
Primary NAICS: 812310
Primary NAICS Description: Coin-Operated Laundries & Drycleaners
NAICS 1: Not Reported
NAICS 1 Description: Coin-Operated Laundries & Drycleaners
NAICS 2: Not Reported
NAICS 2 Description: Not Reported
NAICS 3: Not Reported
NAICS 3 Description: Not Reported
NAICS 4: Not Reported
NAICS 4 Description: Not Reported
NAICS 5: Not Reported
NAICS 5 Description: Not Reported
NAICS 6: Not Reported
NAICS 6 Description: Not Reported
NAICS 7: Not Reported
NAICS 7 Description: Not Reported
NAICS 8: Not Reported
NAICS 8 Description: Not Reported
NAICS 9: Not Reported
NAICS 9 Description: Not Reported
NAICS 10: Not Reported
NAICS 10 Description: Not Reported
Location Employee Size Range: 1 to 4

Location Employee Size Actual: 3
Location Sales Volume Range: Less Than $500,000
Location Sales Volume Actual: 327000
Type of Business: Private
Location Type: Single Loc

Version Year: 2015
Primary SIC Code: 721501
Primary SIC Description: Laundries-Self Service
SIC Code 1: 721501
SIC Code 1 Description: Laundries-Self Service
SIC Code 1 Ad Size: Not Reported
SIC Code 1 Year Appeared: Not Reported
SIC Code 2: Not Reported
SIC Code 2 Description: Not Reported
SIC Code 3: Not Reported
SIC Code 3 Description: Not Reported
SIC Code 4: Not Reported
SIC Code 4 Description: Not Reported
SIC Code 5: Not Reported
SIC Code 5 Description: Not Reported
SIC Code 6: Not Reported
SIC Code 6 Description: Not Reported
SIC Code 7: Not Reported
SIC Code 7 Description: Not Reported
SIC Code 8: Not Reported
SIC Code 8 Description: Not Reported
SIC Code 9: Not Reported
SIC Code 9 Description: Not Reported
SIC Code 10: Not Reported
SIC Code 10 Description: Not Reported
Primary NAICS: 812310
Primary NAICS Description: Coin-Operated Laundries & Drycleaners
NAICS 1: Not Reported
NAICS 1 Description: Coin-Operated Laundries & Drycleaners
NAICS 2: Not Reported
NAICS 2 Description: Not Reported
NAICS 3: Not Reported
NAICS 3 Description: Not Reported
NAICS 4: Not Reported
NAICS 4 Description: Not Reported
NAICS 5: Not Reported
NAICS 5 Description: Not Reported
NAICS 6: Not Reported
NAICS 6 Description: Not Reported
NAICS 7: Not Reported
NAICS 7 Description: Not Reported
NAICS 8: Not Reported
NAICS 8 Description: Not Reported
NAICS 9: Not Reported

NAICS 9 Description: Not Reported
NAICS 10: Not Reported
NAICS 10 Description: Not Reported
Location Employee Size Range: 1 to 4
Location Employee Size Actual: 3
Location Sales Volume Range: Less Than $500,000
Location Sales Volume Actual: 327000
Type of Business: Private
Location Type: Single Loc

Version Year: 2014
Primary SIC Code: 721501
Primary SIC Description: Laundries-Self Service
SIC Code 1: 721501
SIC Code 1 Description: Laundries-Self Service
SIC Code 1 Ad Size: Not Reported
SIC Code 1 Year Appeared: Not Reported
SIC Code 2: Not Reported
SIC Code 2 Description: Not Reported
SIC Code 3: Not Reported
SIC Code 3 Description: Not Reported
SIC Code 4: Not Reported
SIC Code 4 Description: Not Reported
SIC Code 5: Not Reported
SIC Code 5 Description: Not Reported
SIC Code 6: Not Reported
SIC Code 6 Description: Not Reported
SIC Code 7: Not Reported
SIC Code 7 Description: Not Reported
SIC Code 8: Not Reported
SIC Code 8 Description: Not Reported
SIC Code 9: Not Reported
SIC Code 9 Description: Not Reported
SIC Code 10: Not Reported
SIC Code 10 Description: Not Reported
Primary NAICS: 812310
Primary NAICS Description: Coin-Operated Laundries & Drycleaners
NAICS 1: Not Reported
NAICS 1 Description: Coin-Operated Laundries & Drycleaners
NAICS 2: Not Reported
NAICS 2 Description: Not Reported
NAICS 3: Not Reported
NAICS 3 Description: Not Reported
NAICS 4: Not Reported
NAICS 4 Description: Not Reported
NAICS 5: Not Reported
NAICS 5 Description: Not Reported
NAICS 6: Not Reported
NAICS 6 Description: Not Reported
NAICS 7: Not Reported

NAICS 7 Description: Not Reported
NAICS 8: Not Reported
NAICS 8 Description: Not Reported
NAICS 9: Not Reported
NAICS 9 Description: Not Reported
NAICS 10: Not Reported
NAICS 10 Description: Not Reported
Location Employee Size Range: 1 to 4
Location Employee Size Actual: 3
Location Sales Volume Range: Less Than $500,000
Location Sales Volume Actual: 327000
Type of Business: Private
Location Type: Single Loc

Version Year: 2013
Primary SIC Code: 721501
Primary SIC Description: Laundries-Self Service
SIC Code 1: 721501
SIC Code 1 Description: Laundries-Self Service
SIC Code 1 Ad Size: Not Reported
SIC Code 1 Year Appeared: Not Reported
SIC Code 2: Not Reported
SIC Code 2 Description: Not Reported
SIC Code 3: Not Reported
SIC Code 3 Description: Not Reported
SIC Code 4: Not Reported
SIC Code 4 Description: Not Reported
SIC Code 5: Not Reported
SIC Code 5 Description: Not Reported
SIC Code 6: Not Reported
SIC Code 6 Description: Not Reported
SIC Code 7: Not Reported
SIC Code 7 Description: Not Reported
SIC Code 8: Not Reported
SIC Code 8 Description: Not Reported
SIC Code 9: Not Reported
SIC Code 9 Description: Not Reported
SIC Code 10: Not Reported
SIC Code 10 Description: Not Reported
Primary NAICS: 812310
Primary NAICS Description: Coin-Operated Laundries & Drycleaners
NAICS 1: Not Reported
NAICS 1 Description: Coin-Operated Laundries & Drycleaners
NAICS 2: Not Reported
NAICS 2 Description: Not Reported
NAICS 3: Not Reported
NAICS 3 Description: Not Reported
NAICS 4: Not Reported
NAICS 4 Description: Not Reported
NAICS 5: Not Reported

NAICS 5 Description: Not Reported
NAICS 6: Not Reported
NAICS 6 Description: Not Reported
NAICS 7: Not Reported
NAICS 7 Description: Not Reported
NAICS 8: Not Reported
NAICS 8 Description: Not Reported
NAICS 9: Not Reported
NAICS 9 Description: Not Reported
NAICS 10: Not Reported
NAICS 10 Description: Not Reported
Location Employee Size Range: 1 to 4
Location Employee Size Actual: 3
Location Sales Volume Range: Less Than $500,000
Location Sales Volume Actual: 327000
Type of Business: Private
Location Type: Single Loc

Version Year: 2012
Primary SIC Code: 721501
Primary SIC Description: Laundries-Self Service
SIC Code 1: 721501
SIC Code 1 Description: Laundries-Self Service
SIC Code 1 Ad Size: Not Reported
SIC Code 1 Year Appeared: Not Reported
SIC Code 2: Not Reported
SIC Code 2 Description: Not Reported
SIC Code 3: Not Reported
SIC Code 3 Description: Not Reported
SIC Code 4: Not Reported
SIC Code 4 Description: Not Reported
SIC Code 5: Not Reported
SIC Code 5 Description: Not Reported
SIC Code 6: Not Reported
SIC Code 6 Description: Not Reported
SIC Code 7: Not Reported
SIC Code 7 Description: Not Reported
SIC Code 8: Not Reported
SIC Code 8 Description: Not Reported
SIC Code 9: Not Reported
SIC Code 9 Description: Not Reported
SIC Code 10: Not Reported
SIC Code 10 Description: Not Reported
Primary NAICS: 812310
Primary NAICS Description: Coin-Operated Laundries & Drycleaners
NAICS 1: Not Reported
NAICS 1 Description: Coin-Operated Laundries & Drycleaners
NAICS 2: Not Reported
NAICS 2 Description: Not Reported
NAICS 3: Not Reported

NAICS 3 Description: Not Reported
NAICS 4: Not Reported
NAICS 4 Description: Not Reported
NAICS 5: Not Reported
NAICS 5 Description: Not Reported
NAICS 6: Not Reported
NAICS 6 Description: Not Reported
NAICS 7: Not Reported
NAICS 7 Description: Not Reported
NAICS 8: Not Reported
NAICS 8 Description: Not Reported
NAICS 9: Not Reported
NAICS 9 Description: Not Reported
NAICS 10: Not Reported
NAICS 10 Description: Not Reported
Location Employee Size Range: 1 to 4
Location Employee Size Actual: 3
Location Sales Volume Range: Less Than $500,000
Location Sales Volume Actual: 213000
Type of Business: Private
Location Type: Single Loc

Version Year: 2010
Primary SIC Code: 721501
Primary SIC Description: Laundries-Self Service
SIC Code 1: 721501
SIC Code 1 Description: Laundries-Self Service
SIC Code 1 Ad Size: Not Reported
SIC Code 1 Year Appeared: Not Reported
SIC Code 2: Not Reported
SIC Code 2 Description: Not Reported
SIC Code 3: Not Reported
SIC Code 3 Description: Not Reported
SIC Code 4: Not Reported
SIC Code 4 Description: Not Reported
SIC Code 5: Not Reported
SIC Code 5 Description: Not Reported
SIC Code 6: Not Reported
SIC Code 6 Description: Not Reported
SIC Code 7: Not Reported
SIC Code 7 Description: Not Reported
SIC Code 8: Not Reported
SIC Code 8 Description: Not Reported
SIC Code 9: Not Reported
SIC Code 9 Description: Not Reported
SIC Code 10: Not Reported
SIC Code 10 Description: Not Reported
Primary NAICS: 812310
Primary NAICS Description: Coin-Operated Laundries & Drycleaners
NAICS 1: Not Reported

NAICS 1 Description: Coin-Operated Laundries & Drycleaners
NAICS 2: Not Reported
NAICS 2 Description: Not Reported
NAICS 3: Not Reported
NAICS 3 Description: Not Reported
NAICS 4: Not Reported
NAICS 4 Description: Not Reported
NAICS 5: Not Reported
NAICS 5 Description: Not Reported
NAICS 6: Not Reported
NAICS 6 Description: Not Reported
NAICS 7: Not Reported
NAICS 7 Description: Not Reported
NAICS 8: Not Reported
NAICS 8 Description: Not Reported
NAICS 9: Not Reported
NAICS 9 Description: Not Reported
NAICS 10: Not Reported
NAICS 10 Description: Not Reported
Location Employee Size Range: 1 to 4
Location Employee Size Actual: 3
Location Sales Volume Range: Less Than $500,000
Location Sales Volume Actual: 213000
Type of Business: Private
Location Type: Single Loc

Version Year: 2009
Primary SIC Code: 721501
Primary SIC Description: Laundries-Self Service
SIC Code 1: 721501
SIC Code 1 Description: Laundries-Self Service
SIC Code 1 Ad Size: Not Reported
SIC Code 1 Year Appeared: Not Reported
SIC Code 2: Not Reported
SIC Code 2 Description: Not Reported
SIC Code 3: Not Reported
SIC Code 3 Description: Not Reported
SIC Code 4: Not Reported
SIC Code 4 Description: Not Reported
SIC Code 5: Not Reported
SIC Code 5 Description: Not Reported
SIC Code 6: Not Reported
SIC Code 6 Description: Not Reported
SIC Code 7: Not Reported
SIC Code 7 Description: Not Reported
SIC Code 8: Not Reported
SIC Code 8 Description: Not Reported
SIC Code 9: Not Reported
SIC Code 9 Description: Not Reported
SIC Code 10: Not Reported

SIC Code 10 Description: Not Reported
Primary NAICS: 812310
Primary NAICS Description: Coin-Operated Laundries & Drycleaners
NAICS 1: Not Reported
NAICS 1 Description: Coin-Operated Laundries & Drycleaners
NAICS 2: Not Reported
NAICS 2 Description: Not Reported
NAICS 3: Not Reported
NAICS 3 Description: Not Reported
NAICS 4: Not Reported
NAICS 4 Description: Not Reported
NAICS 5: Not Reported
NAICS 5 Description: Not Reported
NAICS 6: Not Reported
NAICS 6 Description: Not Reported
NAICS 7: Not Reported
NAICS 7 Description: Not Reported
NAICS 8: Not Reported
NAICS 8 Description: Not Reported
NAICS 9: Not Reported
NAICS 9 Description: Not Reported
NAICS 10: Not Reported
NAICS 10 Description: Not Reported
Location Employee Size Range: 1 to 4
Location Employee Size Actual: 3
Location Sales Volume Range: Less Than $500,000
Location Sales Volume Actual: 213000
Type of Business: Private
Location Type: Single Loc

Version Year: 2008
Primary SIC Code: 721501
Primary SIC Description: Laundries-Self Service
SIC Code 1: 721501
SIC Code 1 Description: Laundries-Self Service
SIC Code 1 Ad Size: Not Reported
SIC Code 1 Year Appeared: Not Reported
SIC Code 2: Not Reported
SIC Code 2 Description: Not Reported
SIC Code 3: Not Reported
SIC Code 3 Description: Not Reported
SIC Code 4: Not Reported
SIC Code 4 Description: Not Reported
SIC Code 5: Not Reported
SIC Code 5 Description: Not Reported
SIC Code 6: Not Reported
SIC Code 6 Description: Not Reported
SIC Code 7: Not Reported
SIC Code 7 Description: Not Reported
SIC Code 8: Not Reported

SIC Code 8 Description: Not Reported
SIC Code 9: Not Reported
SIC Code 9 Description: Not Reported
SIC Code 10: Not Reported
SIC Code 10 Description: Not Reported
Primary NAICS: 812310
Primary NAICS Description: Coin-Operated Laundries & Drycleaners
NAICS 1: Not Reported
NAICS 1 Description: Coin-Operated Laundries & Drycleaners
NAICS 2: Not Reported
NAICS 2 Description: Not Reported
NAICS 3: Not Reported
NAICS 3 Description: Not Reported
NAICS 4: Not Reported
NAICS 4 Description: Not Reported
NAICS 5: Not Reported
NAICS 5 Description: Not Reported
NAICS 6: Not Reported
NAICS 6 Description: Not Reported
NAICS 7: Not Reported
NAICS 7 Description: Not Reported
NAICS 8: Not Reported
NAICS 8 Description: Not Reported
NAICS 9: Not Reported
NAICS 9 Description: Not Reported
NAICS 10: Not Reported
NAICS 10 Description: Not Reported
Location Employee Size Range: 1 to 4
Location Employee Size Actual: 3
Location Sales Volume Range: Less Than $500,000
Location Sales Volume Actual: 213000
Type of Business: Private
Location Type: Single Loc

Version Year: 2007
Primary SIC Code: 721501
Primary SIC Description: Laundries-Self Service
SIC Code 1: 721501
SIC Code 1 Description: Laundries-Self Service
SIC Code 1 Ad Size: Not Reported
SIC Code 1 Year Appeared: Not Reported
SIC Code 2: Not Reported
SIC Code 2 Description: Not Reported
SIC Code 3: Not Reported
SIC Code 3 Description: Not Reported
SIC Code 4: Not Reported
SIC Code 4 Description: Not Reported
SIC Code 5: Not Reported
SIC Code 5 Description: Not Reported
SIC Code 6: Not Reported

SIC Code 6 Description: Not Reported
SIC Code 7: Not Reported
SIC Code 7 Description: Not Reported
SIC Code 8: Not Reported
SIC Code 8 Description: Not Reported
SIC Code 9: Not Reported
SIC Code 9 Description: Not Reported
SIC Code 10: Not Reported
SIC Code 10 Description: Not Reported
Primary NAICS: 812310
Primary NAICS Description: Coin-Operated Laundries & Drycleaners
NAICS 1: Not Reported
NAICS 1 Description: Coin-Operated Laundries & Drycleaners
NAICS 2: Not Reported
NAICS 2 Description: Not Reported
NAICS 3: Not Reported
NAICS 3 Description: Not Reported
NAICS 4: Not Reported
NAICS 4 Description: Not Reported
NAICS 5: Not Reported
NAICS 5 Description: Not Reported
NAICS 6: Not Reported
NAICS 6 Description: Not Reported
NAICS 7: Not Reported
NAICS 7 Description: Not Reported
NAICS 8: Not Reported
NAICS 8 Description: Not Reported
NAICS 9: Not Reported
NAICS 9 Description: Not Reported
NAICS 10: Not Reported
NAICS 10 Description: Not Reported
Location Employee Size Range: 1 to 4
Location Employee Size Actual: 2
Location Sales Volume Range: Less Than $500,000
Location Sales Volume Actual: 142000
Type of Business: Private
Location Type: Single Loc

| DATABASE | STATUS | DISTANCE | ELEVATION | MAP ID |
|---|---|---|---|---|
| Hist-CA | No Longer Listed | 0.04 miles SW | 105 ft (1 ft lower than site) | 7 |
| **SITE NAME** | | | **MAPS** | **ID** |
| Tiffany's Coin Laundry | | | 1,2,3,4 | 12380 |

| ADDRESS | CITY | ZIP |
| --- | --- | --- |
| 9607 Venice Blvd | Culver City | 90232 |

## DETAILS

Original Database: DCF2-CA
Last Agency Status: Listed
Archive Date: 05/04/16
No Longer Listed-County: Los Angeles
Executive First Name: Not Reported
Executive Last Name: Not Reported
Professional Title: Not Reported
Executive Title: Not Reported
Executive Gender: Not Reported
Executive Biography: Not Reported
ZIP Four: 2625
Carrier Route: C006
Delivery Point Barcode: 72
Metro Area: LA-Long Bch, CA
Neighborhood: Palms
Phone Number Combined: (310) 202-0223
Fax Number Combined: 0
Toll Free Number Combined: 0
Website: Not Reported
Company Description: Not Reported
Primary SIC Code: 721501
Primary SIC Description: Laundries-Self Service
Primary SIC Ad Size: Regular
Primary SIC Year Appeared: 2006
SIC Code 1: 721501
SIC Code 1 Description: Laundries-Self Service
SIC Code 1 Ad Size: Not Reported
SIC Code 1 Year Appeared: Not Reported
SIC Code 2: Not Reported
SIC Code 2 Description: Not Reported
SIC Code 2 Ad Size: Not Reported
SIC Code 2 Year Appeared: Not Reported
SIC Code 3: Not Reported
SIC Code 3 Description: Not Reported
SIC Code 3 Ad Size: Not Reported
SIC Code 3 Year Appeared: Not Reported
SIC Code 4: Not Reported
SIC Code 4 Description: Not Reported
SIC Code 4 Ad Size: Not Reported
SIC Code 4 Year Appeared: Not Reported
SIC Code 5: Not Reported
SIC Code 5 Description: Not Reported
SIC Code 5 Ad Size: Not Reported
SIC Code 5 Year Appeared: Not Reported

SIC Code 6: Not Reported
SIC Code 6 Description: Not Reported
SIC Code 6 Ad Size: Not Reported
SIC Code 6 Year Appeared: Not Reported
SIC Code 7: Not Reported
SIC Code 7 Description: Not Reported
SIC Code 7 Ad Size: Not Reported
SIC Code 7 Year Appeared: Not Reported
SIC Code 8: Not Reported
SIC Code 8 Description: Not Reported
SIC Code 8 Ad Size: Not Reported
SIC Code 8 Year Appeared: Not Reported
SIC Code 9: Not Reported
SIC Code 9 Description: Not Reported
SIC Code 9 Ad Size: Not Reported
SIC Code 9 Year Appeared: Not Reported
SIC Code 10: Not Reported
SIC Code 10 Description: Not Reported
SIC Code 10 Ad Size: Not Reported
SIC Code 10 Year Appeared: Not Reported
Primary NAICS: 812310
Primary NAICS Description: Coin-Operated Laundries & Drycleaners
NAICS 1: 812310
NAICS 1 Description: Coin-Operated Laundries & Drycleaners
NAICS 2: Not Reported
NAICS 2 Description: Not Reported
NAICS 3: Not Reported
NAICS 3 Description: Not Reported
NAICS 4: Not Reported
NAICS 4 Description: Not Reported
NAICS 5: Not Reported
NAICS 5 Description: Not Reported
NAICS 6: Not Reported
NAICS 6 Description: Not Reported
NAICS 7: Not Reported
NAICS 7 Description: Not Reported
NAICS 8: Not Reported
NAICS 8 Description: Not Reported
NAICS 9: Not Reported
NAICS 9 Description: Not Reported
NAICS 10: Not Reported
NAICS 10 Description: Not Reported
Franchise Description 1: Not Reported
Franchise Description 2: Not Reported
Franchise Description 3: Not Reported
Franchise Description 4: Not Reported
Franchise Description 5: Not Reported
Cuisine Code: Not Reported
Cuisine Code Description: Not Reported
Location Employee Size Range: 1 to 4

Location Employee Size Actual: 3
Location Sales Volume Range: Less Than $500,000
Location Sales Volume Actual: $327,000
Corporate Employee Size Range: Not Reported
Corporate Employee Size Actual: 0
Corporate Sales Volume Range: Not Reported
Corporate Sales Volume Actual: 0
Type of Business: Private
Location Type: Single Loc
IUSA Number: 60-378-6997
Parent IUSA Number: 0
Subsidiary IUSA Number: 0
Foreign Parent Flag: Not Reported
EIN 1: Not Reported
EIN 2: Not Reported
EIN 3: Not Reported
Fortune 1000 Ranking: 0
Credit Cards Accepted: Not Reported
Last Updated On: 201502
Years In Database: 10
Year Established: Not Reported
Square Footage: 0 - 2,499
Number of PC's: 0 - 1 Pcs
Home Business: No
Credit Score Alpha: B+
Government Office: 0
Import Export Flag: Not Reported
Own or Lease: Not Reported
Firm or Individual: 2
Monday Open: Not Reported
Monday Close: Not Reported
Tuesday Open: Not Reported
Tuesday Close: Not Reported
Wednesday Open: Not Reported
Wednesday Close: Not Reported
Thursday Open: Not Reported
Thursday Close: Not Reported
Friday Open: Not Reported
Friday Close: Not Reported
Saturday Open: Not Reported
Saturday Close: Not Reported
Sunday Open: Not Reported
Sunday Close: Not Reported
Executive First Name 1: Not Reported
Executive Last Name 1: Not Reported
Executive Title 1: Not Reported
Executive Gender 1: Not Reported
Executive Biography 1: Not Reported
Executive First Name 2: Not Reported
Executive Last Name 2: Not Reported

Executive Title 2: Not Reported
Executive Gender 2: Not Reported
Executive Biography 2: Not Reported
Ticker Symbol: Not Reported
Stock Exchange: Not Reported
Accounting Expenses: $1,000 to $2,500
Advertising  Expenses: Less than $5,000
Computer Expenses: Less than $500
Contract Labor Expenses: Not Reported
Insurance Expenses: $5,000 to $10,000
Legal Expenses: $1,000 to $2,500
Office Supplies Expense: $10,000 to $20,000
Management/Administration Expenses: Less than $2,500
Package Container Expense: $1,000 to $5,000
Payroll and Benefits Expenses: Less than $100,000
Purchase Print Expenses: Less than $500
Rent Expenses: $25,000 to $50,000
Telecom Expenses: $2,000 to $5,000
Utilities Expenses: $25,000 to $50,000
Mailing Address: Not Reported
Mailing City: Not Reported
Mailing State: Not Reported
Mailing Zip Code: Not Reported
Mailing Zip Four: Not Reported
Mailing Carrier Route: Not Reported
Mailing Delivery Point Bar Code: Not Reported
Affiliated Records: 0
Affiliated Locations: 0
Census Block Group: 1
Census Tract: 270100
Record Type: Verified

| DATABASE | STATUS | DISTANCE | ELEVATION | MAP ID |
|---|---|---|---|---|
| Hist-Cleaners | Listed | 0.04 miles NE | 107 ft (1 ft higher than site) | **8** |

| SITE NAME | MAPS | ID |
|---|---|---|
| JOHNNYS TAILOR & DRY CLEANERS | 1,2,3,4 | 307324-PD |

| ADDRESS | CITY | ZIP |
|---|---|---|
| 3809 BAGLEY AVE | LOS ANGELES | 90034 |

## DETAILS

Listing Year: 1997

SIC Category: CLEANERS
SIC Code: 721201

| DATABASE | STATUS | DISTANCE | ELEVATION | MAP ID |
|---|---|---|---|---|
| CRSP-CA | Listed | 0.05 miles SE | 105 ft (1 ft lower than site) | 9 |

| SITE NAME | MAPS | ID |
|---|---|---|
| FMCNA CULVER CITY DIALYSIS SERVICES | 1,2,3,4 | 117042 |

| ADDRESS | CITY | ZIP |
|---|---|---|
| 9432 VENICE BLVD | CULVER CITY | 90232 |

## DETAILS

Site Regulated Program Information
Site ID: 117042
Site EI ID: 10248553
Agency Provided Latitude: 34.024818
Agency Provided Longitude: -118.395439

Program Description: Chemical Storage Facilities

Evaluation Information
Evaluation Date: 6/8/2016
Violations Found? (Y/N): Yes
Evaluation General Type: Compliance Evaluation Inspection
Evaluation Type: Routine done by local agency
Evaluation Note(s): On site for routine hazardous materials and business emergency plan inspection. Consent to enter and inspect was given by MAWVAL PARAYNO-BIOMED 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.
Evaluation Division: Los Angeles City Fire Department
Evaluation Program: HMRRP
Evaluation Source: CERS

Violation Information
Violation Date: 6/8/2016
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 Note(s): Not Reported
Violation Division: Los Angeles City Fire Department
Violation Program: HMRRP
Violation Source: CERS

Violation Date: 6/8/2016
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 Note(s): Not Reported
Violation Division: Los Angeles City Fire Department
Violation Program: HMRRP
Violation Source: CERS

Violation Date: 6/8/2016
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 Note(s): Not Reported
Violation Division: Los Angeles City Fire Department
Violation Program: HMRRP
Violation Source: CERS

Violation Date: 6/8/2016
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 Note(s): Not Reported
Violation Division: Los Angeles City Fire Department
Violation Program: HMRRP
Violation Source: CERS

Violation Date: 6/8/2016
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 Note(s): Not Reported
Violation Division: Los Angeles City Fire Department
Violation Program: HMRRP
Violation Source: CERS

Violation Date: 6/8/2016
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 Note(s): Not Reported
Violation Division: Los Angeles City Fire Department
Violation Program: HMRRP
Violation Source: CERS

Violation Date: 6/8/2016
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 Note(s): Not Reported
Violation Division: Los Angeles City Fire Department
Violation Program: HMRRP
Violation Source: CERS

Violation Date: 6/8/2016
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 business plan when storing/handling a hazardous material at or above reportable quantities.
Violation Note(s): Not Reported
Violation Division: Los Angeles City Fire Department
Violation Program: HMRRP
Violation Source: CERS

Violation Date: 6/8/2016
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 Note(s): Not Reported
Violation Division: Los Angeles City Fire Department
Violation Program: HMRRP
Violation Source: CERS

Enforcement Information
: Not Reported
:Chemical Information
: Not Reported
:Coordinate Information
Program ID: 10248553
ENV INT Type Code: HMBP
Coordinate Name: Not Reported
Reference Point Type Description: Center of a facility or station.
Agency Provided Latitude: 34.024820
Agency Provided Longitude: -118.395440

| DATABASE | STATUS | DISTANCE | ELEVATION | MAP ID |
|---|---|---|---|---|
| FRS-US | Listed | 0.05 miles SE | 105 ft (1 ft lower than site) | 9 |
| **SITE NAME** | | | **MAPS** | **ID** |
| FMCNA CULVER CITY DIALYSIS SERVICES | | | 1,2,3,4 | 110066305803 |
| **ADDRESS** | | | **CITY** | **ZIP** |
| 9432 VENICE BLVD | | | CULVER CITY | 90232 |

**DETAILS**

FRS Facility Detail Report URL:
http://ofmpub.epa.gov/enviro/fii_query_detail.disp_program_facility?p_registry_id=110066305803
Create Date: 14-OCT-2015 10:54:46
Program System: CA-ENVIROVIEW
Interest Type(s): STATE MASTER

| DATABASE | STATUS | DISTANCE | ELEVATION | MAP ID |
|---|---|---|---|---|
| Hist-CalFID-CA | Listed | 0.05 miles S | 104 ft (2 ft lower than site) | 10 |
| **SITE NAME** | | | **MAPS** | **ID** |
| 1X VIOLA JACKSON | | | 1,2,3,4 | 7750783 |
| **ADDRESS** | | | **CITY** | **ZIP** |
| 9620 VENICE BLVD | | | CULVER CITY | 900340000 |

**DETAILS**

Reported Date: 1998

| DATABASE | STATUS | DISTANCE | ELEVATION | MAP ID |
|---|---|---|---|---|
| Hist-CalFID-CA | Listed | 0.05 miles S | 104 ft (2 ft lower than site) | 10 |
| | | | | |

| SITE NAME | MAPS | ID |
|---|---|---|
| VIOLA JACKSON | 1,2,3,4 | 7750784 |
| **ADDRESS** | **CITY** | **ZIP** |
| 9620 VENICE BLVD | CULVER CITY | 900340000 |

**DETAILS**

Reported Date: 1998

| DATABASE | STATUS | DISTANCE | ELEVATION | MAP ID |
|---|---|---|---|---|
| AIR-DIST-CA | Listed | 0.05 miles SW | 105 ft (1 ft lower than site) | **11** |
| **SITE NAME** | | | **MAPS** | **ID** |
| SO FRESH CLEANERS | | | 1,2,3,4 | 149278-SC |
| **ADDRESS** | | | **CITY** | **ZIP** |
| 9631 VENICE BLVD | | | CULVER CITY | 90230 |

**DETAILS**

District: South Coast AQMD
Compliance URL: http://www3.aqmd.gov/webappl/fim/prog/novnc.aspx?fac_id=149278
Note: For additional Facility, Equipment, Emissions, Hearing Board or Transporation Plan Information click on different tabs.
Facility Id: 149278
County Code: LA
County: Los Angeles
Facility Status Code: A
Facility Status: ACTIVE
Number of Employees: 1
Location Zip Code Extension: Not Reported
Facility Representative First Name: JAE EOK
Facility Representative Last Name: OH
Location Area Code: 310
Location Phone Number: 8385646
Location Phone Extension: Not Reported
Mailing Address: 9631 VENICE BLVD
Mailing City: CULVER CITY
Mailing State: CA
Mailing Zip Code: 90230
Mailing Zip Code Extension: Not Reported
Mailing Area Code: 310
Mailing Phone Number: 8385646
Mailing Phone Extension: Not Reported

Mailing Representative First Name: JAE EOK
Mailing Representative Last Name: OH

| DATABASE | STATUS | DISTANCE | ELEVATION | MAP ID |
|---|---|---|---|---|
| AIR-DIST-CA | Listed | 0.05 miles SW | 105 ft (1 ft lower than site) | **11** |

| SITE NAME | MAPS | ID |
|---|---|---|
| TIP TOP CLEANERS | 1,2,3,4 | 60856-SC |

| ADDRESS | CITY | ZIP |
|---|---|---|
| 9631 VENICE BLVD | CULVER CITY | 90230 |

## DETAILS

District: South Coast AQMD
Compliance URL: http://www3.aqmd.gov/webappl/fim/prog/novnc.aspx?fac_id=60856
Note: For additional Facility, Equipment, Emissions, Hearing Board or Transporation Plan Information click on different tabs.
Facility Id: 60856
County Code: LA
County: Los Angeles
Facility Status Code: I
Facility Status: INACTIVE
Number of Employees: 0
Location Zip Code Extension: Not Reported
Facility Representative First Name: Not Reported
Facility Representative Last Name: Not Reported
Location Area Code: Not Reported
Location Phone Number: Not Reported
Location Phone Extension: Not Reported
Mailing Address: 9631 VENICE BLVD
Mailing City: CULVER CITY
Mailing State: CA
Mailing Zip Code: 90230
Mailing Zip Code Extension: Not Reported
Mailing Area Code: Not Reported
Mailing Phone Number: Not Reported
Mailing Phone Extension: Not Reported
Mailing Representative First Name: Not Reported
Mailing Representative Last Name: Not Reported

| DATABASE | STATUS | DISTANCE | ELEVATION | MAP ID |
|---|---|---|---|---|

| AIR-DIST-CA | Listed | 0.05 miles SW | 105 ft (1 ft lower than site) | 11 |
|---|---|---|---|---|

| SITE NAME | MAPS | ID |
|---|---|---|
| SO FRESH & SO CLEAN'ERS | 1,2,3,4 | 133298-SC |

| ADDRESS | CITY | ZIP |
|---|---|---|
| 9631 VENICE BLVD | CULVER CITY | 90230 |

## DETAILS

District: South Coast AQMD
Compliance URL: http://www3.aqmd.gov/webappl/fim/prog/novnc.aspx?fac_id=133298
Note: For additional Facility, Equipment, Emissions, Hearing Board or Transporation Plan Information click on different tabs.
Facility Id: 133298
County Code: LA
County: Los Angeles
Facility Status Code: S
Facility Status: SOLD
Number of Employees: 2
Location Zip Code Extension: Not Reported
Facility Representative First Name: EUN JIN
Facility Representative Last Name: KIM
Location Area Code: 310
Location Phone Number: 8385646
Location Phone Extension: Not Reported
Mailing Address: 9631 VENICE BLVD
Mailing City: CULVER CITY
Mailing State: CA
Mailing Zip Code: 90230
Mailing Zip Code Extension: Not Reported
Mailing Area Code: 310
Mailing Phone Number: 8385646
Mailing Phone Extension: Not Reported
Mailing Representative First Name: EUN JIN
Mailing Representative Last Name: KIM

| DATABASE | STATUS | DISTANCE | ELEVATION | MAP ID |
|---|---|---|---|---|
| AIR-DIST-CA | Listed | 0.05 miles SW | 105 ft (1 ft lower than site) | 11 |

| SITE NAME | MAPS | ID |
|---|---|---|
| TIP TOP CLEANERS | 1,2,3,4 | 99522-SC |
| | | |

| ADDRESS | CITY | ZIP |
|---|---|---|
| 9631 VENICE BLVD | CULVER CITY | 90230 |

## DETAILS

District: South Coast AQMD
Compliance URL: http://www3.aqmd.gov/webappl/fim/prog/novnc.aspx?fac_id=99522
Note: For additional Facility, Equipment, Emissions, Hearing Board or Transporation Plan Information click on different tabs.
Facility Id: 99522
County Code: LA
County: Los Angeles
Facility Status Code: S
Facility Status: SOLD
Number of Employees: 0
Location Zip Code Extension: Not Reported
Facility Representative First Name: TAE JUN
Facility Representative Last Name: HA
Location Area Code: 310
Location Phone Number: 8385646
Location Phone Extension: Not Reported
Mailing Address: 9631 VENICE BLVD
Mailing City: CULVER CITY
Mailing State: CA
Mailing Zip Code: 90230
Mailing Zip Code Extension: Not Reported
Mailing Area Code: 310
Mailing Phone Number: 8385646
Mailing Phone Extension: Not Reported
Mailing Representative First Name: TAE JUN
Mailing Representative Last Name: HA

| DATABASE | STATUS | DISTANCE | ELEVATION | MAP ID |
|---|---|---|---|---|
| AIR-DIST-CA | Listed | 0.05 miles SW | 105 ft (1 ft lower than site) | **11** |

| SITE NAME | MAPS | ID |
|---|---|---|
| SO FRESH SO CLEAN'ERS | 1,2,3,4 | 140862-SC |

| ADDRESS | CITY | ZIP |
|---|---|---|
| 9631 VENICE BLVD | CULVER CITY | 90230 |

## DETAILS

District: South Coast AQMD

Compliance URL: http://www3.aqmd.gov/webappl/fim/prog/novnc.aspx?fac_id=140862
Note: For additional Facility, Equipment, Emissions, Hearing Board or Transporation Plan Information click on different tabs.
Facility Id: 140862
County Code: LA
County: Los Angeles
Facility Status Code: S
Facility Status: SOLD
Number of Employees: 1
Location Zip Code Extension: Not Reported
Facility Representative First Name: JOHN
Facility Representative Last Name: LEE
Location Area Code: 310
Location Phone Number: 8385646
Location Phone Extension: Not Reported
Mailing Address: 9631 VENICE BLVD
Mailing City: CULVER CITY
Mailing State: CA
Mailing Zip Code: 90230
Mailing Zip Code Extension: Not Reported
Mailing Area Code: 310
Mailing Phone Number: 8385646
Mailing Phone Extension: Not Reported
Mailing Representative First Name: JOHN
Mailing Representative Last Name: LEE

| DATABASE | STATUS | DISTANCE | ELEVATION | MAP ID |
|---|---|---|---|---|
| AIR-DIST-CA | Listed | 0.05 miles SW | 105 ft (1 ft lower than site) | **11** |

| SITE NAME | MAPS | ID |
|---|---|---|
| SO FRESH, SO CLEANERS | 1,2,3,4 | 144848-SC |

| ADDRESS | CITY | ZIP |
|---|---|---|
| 9631 VENICE BLVD | CULVER CITY | 90230 |

## DETAILS

District: South Coast AQMD
Compliance URL: http://www3.aqmd.gov/webappl/fim/prog/novnc.aspx?fac_id=144848
Note: For additional Facility, Equipment, Emissions, Hearing Board or Transporation Plan Information click on different tabs.
Facility Id: 144848
County Code: LA
County: Los Angeles
Facility Status Code: S
Facility Status: SOLD

Number of Employees: 1
Location Zip Code Extension: Not Reported
Facility Representative First Name: KYU CHAN
Facility Representative Last Name: SHIN
Location Area Code: 310
Location Phone Number: 8385646
Location Phone Extension: Not Reported
Mailing Address: 9631 VENICE BLVD
Mailing City: CULVER CITY
Mailing State: CA
Mailing Zip Code: 90230
Mailing Zip Code Extension: Not Reported
Mailing Area Code: 310
Mailing Phone Number: 8385646
Mailing Phone Extension: Not Reported
Mailing Representative First Name: KYU CHAN
Mailing Representative Last Name: SHIN

| DATABASE | STATUS | DISTANCE | ELEVATION | MAP ID |
|---|---|---|---|---|
| Cleaners-CA | Listed | 0.05 miles SW | 105 ft (1 ft lower than site) | **11** |
| **SITE NAME** | | | **MAPS** | **ID** |
| So Fresh Cleaners | | | 1,2,3,4 | 21144 |
| **ADDRESS** | | | **CITY** | **ZIP** |
| 9631 Venice Blvd | | | Culver City | 90232 |

## DETAILS

Facility and Program Information
County: Los Angeles
Executive First Name: Jae
Executive Last Name: OH
Professional Title: Not Reported
Executive Title: Owner
Executive Gender: Male
ZIP Four: 2625
Carrier Route: C006
Delivery Point Barcode: 315
Metro Area: LA-Long Bch, CA
Neighborhood: Palms
Phone Number Combined: (310) 838-5646
Fax Number Combined: 0
Toll Free Number Combined: 0

Website: Sofreshcleaners.Com
Company Description: Not Reported
Primary SIC Code: 721201
Primary SIC Description: Cleaners
Primary SIC Ad Size: Not Reported
Primary SIC Year Appeared: 1992
SIC Code 1: 721201
SIC Code 1 Description: Cleaners
SIC Code 1 Ad Size: Not Reported
SIC Code 1 Year Appeared: Not Reported
SIC Code 2: 721602
SIC Code 2 Description: Drapery & Curtain Cleaners
SIC Code 2 Ad Size: Not Reported
SIC Code 2 Year Appeared: Not Reported
SIC Code 3: Not Reported
SIC Code 3 Description: Not Reported
SIC Code 3 Ad Size: Not Reported
SIC Code 3 Year Appeared: Not Reported
SIC Code 4: Not Reported
SIC Code 4 Description: Not Reported
SIC Code 4 Ad Size: Not Reported
SIC Code 4 Year Appeared: Not Reported
SIC Code 5: Not Reported
SIC Code 5 Description: Not Reported
SIC Code 5 Ad Size: Not Reported
SIC Code 5 Year Appeared: Not Reported
SIC Code 6: Not Reported
SIC Code 6 Description: Not Reported
SIC Code 6 Ad Size: Not Reported
SIC Code 6 Year Appeared: Not Reported
SIC Code 7: Not Reported
SIC Code 7 Description: Not Reported
SIC Code 7 Ad Size: Not Reported
SIC Code 7 Year Appeared: Not Reported
SIC Code 8: Not Reported
SIC Code 8 Description: Not Reported
SIC Code 8 Ad Size: Not Reported
SIC Code 8 Year Appeared: Not Reported
SIC Code 9: Not Reported
SIC Code 9 Description: Not Reported
SIC Code 9 Ad Size: Not Reported
SIC Code 9 Year Appeared: Not Reported
SIC Code 10: Not Reported
SIC Code 10 Description: Not Reported
SIC Code 10 Ad Size: Not Reported
SIC Code 10 Year Appeared: Not Reported
Primary NAICS: 812320
Primary NAICS Description: Drycleaning & Laundry Svcs (Except Coin-Operated)
NAICS 1: 812320
NAICS 1 Description: Drycleaning & Laundry Svcs (Except Coin-Operated)

NAICS 2: 812320
NAICS 2 Description: Drycleaning & Laundry Svcs (Except Coin-Operated)
NAICS 3: Not Reported
NAICS 3 Description: Not Reported
NAICS 4: Not Reported
NAICS 4 Description: Not Reported
NAICS 5: Not Reported
NAICS 5 Description: Not Reported
NAICS 6: Not Reported
NAICS 6 Description: Not Reported
NAICS 7: Not Reported
NAICS 7 Description: Not Reported
NAICS 8: Not Reported
NAICS 8 Description: Not Reported
NAICS 9: Not Reported
NAICS 9 Description: Not Reported
NAICS 10: Not Reported
NAICS 10 Description: Not Reported
Franchise Description 1: Not Reported
Franchise Description 2: Not Reported
Franchise Description 3: Not Reported
Franchise Description 4: Not Reported
Franchise Description 5: Not Reported
Cuisine Code: Not Reported
Cuisine Code Description: Not Reported
Location Employee Size Range: 1 to 4
Location Employee Size Actual: 3
Location Sales Volume Range: Less Than $500,000
Location Sales Volume Actual: 224000
Corporate Employee Size Range: Not Reported
Corporate Employee Size Actual: 0
Corporate Sales Volume Range: Not Reported
Corporate Sales Volume Actual: 0
Type of Business: Private
Location Type: Single Loc
Filing Type Code: Not Reported
Worksite Type: Not Reported
IUSA Number: 45-082-8090
Parent IUSA Number: 0
Subsidiary IUSA Number: 0
Foreign Parent Flag: Not Reported
EIN 1: Not Reported
EIN 2: Not Reported
EIN 3: Not Reported
Fortune 1000 Ranking: 0
Credit Cards Accepted: Not Reported
Last Updated On: 201710
Years In Database: 26
Year Established: Not Reported
Square Footage: 1 - 1,499

Home Business: No
Credit Score Alpha: A
Government Office: 0
Import Export Flag: Not Reported
Own or Lease: Not Reported
Firm or Individual: 2
Monday Open: Not Reported
Monday Close: Not Reported
Tuesday Open: Not Reported
Tuesday Close: Not Reported
Wednesday Open: Not Reported
Wednesday Close: Not Reported
Thursday Open: Not Reported
Thursday Close: Not Reported
Friday Open: Not Reported
Friday Close: Not Reported
Saturday Open: Not Reported
Saturday Close: Not Reported
Sunday Open: Not Reported
Sunday Close: Not Reported
Executive First Name 1: Jae
Executive Last Name 1: OH
Executive Title 1: Owner
Executive Gender 1: Male
Executive First Name 2: Not Reported
Executive Last Name 2: Not Reported
Executive Title 2: Not Reported
Executive Gender 2: Not Reported
Ticker Symbol: Not Reported
Stock Exchange: Not Reported
Accounting Expenses: $1,000 to $2,500
Advertising  Expenses: Less than $5,000
Computer Expenses: $1,000 to $2,500
Contract Labor Expenses: $1,000 to $10,000
Insurance Expenses: $2,500 to $5,000
Legal Expenses: Less than $500
Office Supplies Expense: $20,000 to $50,000
Management/Administration Expenses: $5,000 to $10,000
Package Container Expense: $500 to $1,000
Payroll and Benefits Expenses: Less than $100,000
Purchase Print Expenses: Less than $500
Rent Expenses: Less than $10,000
Telecom Expenses: Less than $2,000
Utilities Expenses: $2,000 to $5,000
Mailing Address: Not Reported
Mailing City: Not Reported
Mailing State: Not Reported
Mailing Zip Code: Not Reported
Mailing Zip Four: Not Reported
Mailing Carrier Route: Not Reported

Mailing Delivery Point Bar Code: Not Reported
Affiliated Records: 0
Affiliated Locations: 0
Census Block Group: 1
Record Type: Verified

Historic Information
Latitude: 34.024732
Longitude: -118.396601

Version Year: 2016
Primary SIC Code: 721201
Primary SIC Description: Cleaners
SIC Code 1: 721201
SIC Code 1 Description: Cleaners
SIC Code 1 Ad Size: Not Reported
SIC Code 1 Year Appeared: Not Reported
SIC Code 2: 721602
SIC Code 2 Description: Drapery & Curtain Cleaners
SIC Code 3: Not Reported
SIC Code 3 Description: Not Reported
SIC Code 4: Not Reported
SIC Code 4 Description: Not Reported
SIC Code 5: Not Reported
SIC Code 5 Description: Not Reported
SIC Code 6: Not Reported
SIC Code 6 Description: Not Reported
SIC Code 7: Not Reported
SIC Code 7 Description: Not Reported
SIC Code 8: Not Reported
SIC Code 8 Description: Not Reported
SIC Code 9: Not Reported
SIC Code 9 Description: Not Reported
SIC Code 10: Not Reported
SIC Code 10 Description: Not Reported
Primary NAICS: 812320
Primary NAICS Description: Drycleaning & Laundry Svcs (Except Coin-Operated)
NAICS 1: Not Reported
NAICS 1 Description: Drycleaning & Laundry Svcs (Except Coin-Operated)
NAICS 2: 812320
NAICS 2 Description: Drycleaning & Laundry Svcs (Except Coin-Operated)
NAICS 3: Not Reported
NAICS 3 Description: Not Reported
NAICS 4: Not Reported
NAICS 4 Description: Not Reported
NAICS 5: Not Reported
NAICS 5 Description: Not Reported
NAICS 6: Not Reported
NAICS 6 Description: Not Reported

NAICS 7: Not Reported
NAICS 7 Description: Not Reported
NAICS 8: Not Reported
NAICS 8 Description: Not Reported
NAICS 9: Not Reported
NAICS 9 Description: Not Reported
NAICS 10: Not Reported
NAICS 10 Description: Not Reported
Location Employee Size Range: 1 to 4
Location Employee Size Actual: 3
Location Sales Volume Range: Less Than $500,000
Location Sales Volume Actual: 188000
Type of Business: Private
Location Type: Single Loc

Version Year: 2015
Primary SIC Code: 721201
Primary SIC Description: Cleaners
SIC Code 1: 721201
SIC Code 1 Description: Cleaners
SIC Code 1 Ad Size: Not Reported
SIC Code 1 Year Appeared: Not Reported
SIC Code 2: 721602
SIC Code 2 Description: Drapery & Curtain Cleaners
SIC Code 3: Not Reported
SIC Code 3 Description: Not Reported
SIC Code 4: Not Reported
SIC Code 4 Description: Not Reported
SIC Code 5: Not Reported
SIC Code 5 Description: Not Reported
SIC Code 6: Not Reported
SIC Code 6 Description: Not Reported
SIC Code 7: Not Reported
SIC Code 7 Description: Not Reported
SIC Code 8: Not Reported
SIC Code 8 Description: Not Reported
SIC Code 9: Not Reported
SIC Code 9 Description: Not Reported
SIC Code 10: Not Reported
SIC Code 10 Description: Not Reported
Primary NAICS: 812320
Primary NAICS Description: Drycleaning & Laundry Svcs (Except Coin-Operated)
NAICS 1: Not Reported
NAICS 1 Description: Drycleaning & Laundry Svcs (Except Coin-Operated)
NAICS 2: 812320
NAICS 2 Description: Drycleaning & Laundry Svcs (Except Coin-Operated)
NAICS 3: Not Reported
NAICS 3 Description: Not Reported
NAICS 4: Not Reported
NAICS 4 Description: Not Reported

NAICS 5: Not Reported
NAICS 5 Description: Not Reported
NAICS 6: Not Reported
NAICS 6 Description: Not Reported
NAICS 7: Not Reported
NAICS 7 Description: Not Reported
NAICS 8: Not Reported
NAICS 8 Description: Not Reported
NAICS 9: Not Reported
NAICS 9 Description: Not Reported
NAICS 10: Not Reported
NAICS 10 Description: Not Reported
Location Employee Size Range: 1 to 4
Location Employee Size Actual: 3
Location Sales Volume Range: Less Than $500,000
Location Sales Volume Actual: 188000
Type of Business: Private
Location Type: Single Loc

Version Year: 2014
Primary SIC Code: 721602
Primary SIC Description: Drapery & Curtain Cleaners
SIC Code 1: 721602
SIC Code 1 Description: Drapery & Curtain Cleaners
SIC Code 1 Ad Size: Not Reported
SIC Code 1 Year Appeared: Not Reported
SIC Code 2: Not Reported
SIC Code 2 Description: Not Reported
SIC Code 3: Not Reported
SIC Code 3 Description: Not Reported
SIC Code 4: Not Reported
SIC Code 4 Description: Not Reported
SIC Code 5: Not Reported
SIC Code 5 Description: Not Reported
SIC Code 6: Not Reported
SIC Code 6 Description: Not Reported
SIC Code 7: Not Reported
SIC Code 7 Description: Not Reported
SIC Code 8: Not Reported
SIC Code 8 Description: Not Reported
SIC Code 9: Not Reported
SIC Code 9 Description: Not Reported
SIC Code 10: Not Reported
SIC Code 10 Description: Not Reported
Primary NAICS: 812320
Primary NAICS Description: Drycleaning & Laundry Svcs (Except Coin-Operated)
NAICS 1: Not Reported
NAICS 1 Description: Drycleaning & Laundry Svcs (Except Coin-Operated)
NAICS 2: Not Reported
NAICS 2 Description: Not Reported

NAICS 3: Not Reported
NAICS 3 Description: Not Reported
NAICS 4: Not Reported
NAICS 4 Description: Not Reported
NAICS 5: Not Reported
NAICS 5 Description: Not Reported
NAICS 6: Not Reported
NAICS 6 Description: Not Reported
NAICS 7: Not Reported
NAICS 7 Description: Not Reported
NAICS 8: Not Reported
NAICS 8 Description: Not Reported
NAICS 9: Not Reported
NAICS 9 Description: Not Reported
NAICS 10: Not Reported
NAICS 10 Description: Not Reported
Location Employee Size Range: 1 to 4
Location Employee Size Actual: 3
Location Sales Volume Range: Less Than $500,000
Location Sales Volume Actual: 188000
Type of Business: Private
Location Type: Single Loc

Version Year: 2013
Primary SIC Code: 721602
Primary SIC Description: Drapery & Curtain Cleaners
SIC Code 1: 721602
SIC Code 1 Description: Drapery & Curtain Cleaners
SIC Code 1 Ad Size: Not Reported
SIC Code 1 Year Appeared: Not Reported
SIC Code 2: Not Reported
SIC Code 2 Description: Not Reported
SIC Code 3: Not Reported
SIC Code 3 Description: Not Reported
SIC Code 4: Not Reported
SIC Code 4 Description: Not Reported
SIC Code 5: Not Reported
SIC Code 5 Description: Not Reported
SIC Code 6: Not Reported
SIC Code 6 Description: Not Reported
SIC Code 7: Not Reported
SIC Code 7 Description: Not Reported
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NAICS 5 Description: Not Reported
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NAICS 6 Description: Not Reported
NAICS 7: Not Reported
NAICS 7 Description: Not Reported
NAICS 8: Not Reported
NAICS 8 Description: Not Reported
NAICS 9: Not Reported
NAICS 9 Description: Not Reported
NAICS 10: Not Reported
NAICS 10 Description: Not Reported
Location Employee Size Range: 1 to 4
Location Employee Size Actual: 3
Location Sales Volume Range: Less Than $500,000
Location Sales Volume Actual: 188000
Type of Business: Private
Location Type: Single Loc

Version Year: 2012
Primary SIC Code: 721602
Primary SIC Description: Drapery & Curtain Cleaners
SIC Code 1: 721602
SIC Code 1 Description: Drapery & Curtain Cleaners
SIC Code 1 Ad Size: Not Reported
SIC Code 1 Year Appeared: Not Reported
SIC Code 2: Not Reported
SIC Code 2 Description: Not Reported
SIC Code 3: Not Reported
SIC Code 3 Description: Not Reported
SIC Code 4: Not Reported
SIC Code 4 Description: Not Reported
SIC Code 5: Not Reported
SIC Code 5 Description: Not Reported
SIC Code 6: Not Reported
SIC Code 6 Description: Not Reported
SIC Code 7: Not Reported
SIC Code 7 Description: Not Reported
SIC Code 8: Not Reported
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SIC Code 10: Not Reported
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NAICS 5 Description: Not Reported
NAICS 6: Not Reported
NAICS 6 Description: Not Reported
NAICS 7: Not Reported
NAICS 7 Description: Not Reported
NAICS 8: Not Reported
NAICS 8 Description: Not Reported
NAICS 9: Not Reported
NAICS 9 Description: Not Reported
NAICS 10: Not Reported
NAICS 10 Description: Not Reported
Location Employee Size Range: 1 to 4
Location Employee Size Actual: 3
Location Sales Volume Range: Less Than $500,000
Location Sales Volume Actual: 132000
Type of Business: Private
Location Type: Single Loc

Version Year: 2011
Primary SIC Code: 721602
Primary SIC Description: Drapery & Curtain Cleaners
SIC Code 1: 721602
SIC Code 1 Description: Drapery & Curtain Cleaners
SIC Code 1 Ad Size: Not Reported
SIC Code 1 Year Appeared: Not Reported
SIC Code 2: Not Reported
SIC Code 2 Description: Not Reported
SIC Code 3: Not Reported
SIC Code 3 Description: Not Reported
SIC Code 4: Not Reported
SIC Code 4 Description: Not Reported
SIC Code 5: Not Reported
SIC Code 5 Description: Not Reported
SIC Code 6: Not Reported
SIC Code 6 Description: Not Reported
SIC Code 7: Not Reported
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SIC Code 8: Not Reported
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NAICS 5: Not Reported
NAICS 5 Description: Not Reported
NAICS 6: Not Reported
NAICS 6 Description: Not Reported
NAICS 7: Not Reported
NAICS 7 Description: Not Reported
NAICS 8: Not Reported
NAICS 8 Description: Not Reported
NAICS 9: Not Reported
NAICS 9 Description: Not Reported
NAICS 10: Not Reported
NAICS 10 Description: Not Reported
Location Employee Size Range: 1 to 4
Location Employee Size Actual: 3
Location Sales Volume Range: Less Than $500,000
Location Sales Volume Actual: 132000
Type of Business: Private
Location Type: Single Loc

Version Year: 2010
Primary SIC Code: 721602
Primary SIC Description: Drapery & Curtain Cleaners
SIC Code 1: 721602
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SIC Code 1 Ad Size: Not Reported
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SIC Code 3 Description: Not Reported
SIC Code 4: Not Reported
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SIC Code 5: Not Reported
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SIC Code 6: Not Reported
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SIC Code 7: Not Reported
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NAICS 7 Description: Not Reported
NAICS 8: Not Reported
NAICS 8 Description: Not Reported
NAICS 9: Not Reported
NAICS 9 Description: Not Reported
NAICS 10: Not Reported
NAICS 10 Description: Not Reported
Location Employee Size Range: 1 to 4
Location Employee Size Actual: 3
Location Sales Volume Range: Less Than $500,000
Location Sales Volume Actual: 132000
Type of Business: Private
Location Type: Single Loc

Version Year: 2009
Primary SIC Code: 721602
Primary SIC Description: Drapery & Curtain Cleaners
SIC Code 1: 721602
SIC Code 1 Description: Drapery & Curtain Cleaners
SIC Code 1 Ad Size: Not Reported
SIC Code 1 Year Appeared: Not Reported
SIC Code 2: Not Reported
SIC Code 2 Description: Not Reported
SIC Code 3: Not Reported
SIC Code 3 Description: Not Reported

SIC Code 4: Not Reported
SIC Code 4 Description: Not Reported
SIC Code 5: Not Reported
SIC Code 5 Description: Not Reported
SIC Code 6: Not Reported
SIC Code 6 Description: Not Reported
SIC Code 7: Not Reported
SIC Code 7 Description: Not Reported
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NAICS 6: Not Reported
NAICS 6 Description: Not Reported
NAICS 7: Not Reported
NAICS 7 Description: Not Reported
NAICS 8: Not Reported
NAICS 8 Description: Not Reported
NAICS 9: Not Reported
NAICS 9 Description: Not Reported
NAICS 10: Not Reported
NAICS 10 Description: Not Reported
Location Employee Size Range: 1 to 4
Location Employee Size Actual: 3
Location Sales Volume Range: Less Than $500,000
Location Sales Volume Actual: 132000
Type of Business: Private
Location Type: Single Loc

Version Year: 2008
Primary SIC Code: 721602
Primary SIC Description: Drapery & Curtain Cleaners
SIC Code 1: 721602
SIC Code 1 Description: Drapery & Curtain Cleaners
SIC Code 1 Ad Size: Not Reported
SIC Code 1 Year Appeared: Not Reported

SIC Code 2: Not Reported
SIC Code 2 Description: Not Reported
SIC Code 3: Not Reported
SIC Code 3 Description: Not Reported
SIC Code 4: Not Reported
SIC Code 4 Description: Not Reported
SIC Code 5: Not Reported
SIC Code 5 Description: Not Reported
SIC Code 6: Not Reported
SIC Code 6 Description: Not Reported
SIC Code 7: Not Reported
SIC Code 7 Description: Not Reported
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NAICS 6 Description: Not Reported
NAICS 7: Not Reported
NAICS 7 Description: Not Reported
NAICS 8: Not Reported
NAICS 8 Description: Not Reported
NAICS 9: Not Reported
NAICS 9 Description: Not Reported
NAICS 10: Not Reported
NAICS 10 Description: Not Reported
Location Employee Size Range: 1 to 4
Location Employee Size Actual: 3
Location Sales Volume Range: Less Than $500,000
Location Sales Volume Actual: 132000
Type of Business: Private
Location Type: Single Loc

Version Year: 2007
Primary SIC Code: 721602
Primary SIC Description: Drapery & Curtain Cleaners

SIC Code 1: 721602
SIC Code 1 Description: Drapery & Curtain Cleaners
SIC Code 1 Ad Size: Not Reported
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SIC Code 3 Description: Not Reported
SIC Code 4: Not Reported
SIC Code 4 Description: Not Reported
SIC Code 5: Not Reported
SIC Code 5 Description: Not Reported
SIC Code 6: Not Reported
SIC Code 6 Description: Not Reported
SIC Code 7: Not Reported
SIC Code 7 Description: Not Reported
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NAICS 5 Description: Not Reported
NAICS 6: Not Reported
NAICS 6 Description: Not Reported
NAICS 7: Not Reported
NAICS 7 Description: Not Reported
NAICS 8: Not Reported
NAICS 8 Description: Not Reported
NAICS 9: Not Reported
NAICS 9 Description: Not Reported
NAICS 10: Not Reported
NAICS 10 Description: Not Reported
Location Employee Size Range: 1 to 4
Location Employee Size Actual: 3
Location Sales Volume Range: Less Than $500,000
Location Sales Volume Actual: 132000
Type of Business: Private
Location Type: Single Loc

Version Year: 2006
Primary SIC Code: 721602
Primary SIC Description: Drapery & Curtain Cleaners
SIC Code 1: 721602
SIC Code 1 Description: Drapery & Curtain Cleaners
SIC Code 1 Ad Size: Not Reported
SIC Code 1 Year Appeared: Not Reported
SIC Code 2: Not Reported
SIC Code 2 Description: Not Reported
SIC Code 3: Not Reported
SIC Code 3 Description: Not Reported
SIC Code 4: Not Reported
SIC Code 4 Description: Not Reported
SIC Code 5: Not Reported
SIC Code 5 Description: Not Reported
SIC Code 6: Not Reported
SIC Code 6 Description: Not Reported
SIC Code 7: Not Reported
SIC Code 7 Description: Not Reported
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NAICS 5: Not Reported
NAICS 5 Description: Not Reported
NAICS 6: Not Reported
NAICS 6 Description: Not Reported
NAICS 7: Not Reported
NAICS 7 Description: Not Reported
NAICS 8: Not Reported
NAICS 8 Description: Not Reported
NAICS 9: Not Reported
NAICS 9 Description: Not Reported
NAICS 10: Not Reported
NAICS 10 Description: Not Reported
Location Employee Size Range: 1 to 4
Location Employee Size Actual: 3

Location Sales Volume Range: Less Than $500,000
Location Sales Volume Actual: 132000
Type of Business: Private
Location Type: Single Loc

Version Year: 2005
Primary SIC Code: 721602
Primary SIC Description: Drapery & Curtain Cleaners
SIC Code 1: 721602
SIC Code 1 Description: Drapery & Curtain Cleaners
SIC Code 1 Ad Size: Not Reported
SIC Code 1 Year Appeared: Not Reported
SIC Code 2: Not Reported
SIC Code 2 Description: Not Reported
SIC Code 3: Not Reported
SIC Code 3 Description: Not Reported
SIC Code 4: Not Reported
SIC Code 4 Description: Not Reported
SIC Code 5: Not Reported
SIC Code 5 Description: Not Reported
SIC Code 6: Not Reported
SIC Code 6 Description: Not Reported
SIC Code 7: Not Reported
SIC Code 7 Description: Not Reported
SIC Code 8: Not Reported
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NAICS 6: Not Reported
NAICS 6 Description: Not Reported
NAICS 7: Not Reported
NAICS 7 Description: Not Reported
NAICS 8: Not Reported
NAICS 8 Description: Not Reported
NAICS 9: Not Reported
NAICS 9 Description: Not Reported

NAICS 10: Not Reported
NAICS 10 Description: Not Reported
Location Employee Size Range: 1 to 4
Location Employee Size Actual: 3
Location Sales Volume Range: Less Than $500,000
Location Sales Volume Actual: 132000
Type of Business: Private
Location Type: Single Loc

Version Year: 2004
Primary SIC Code: 721602
Primary SIC Description: Drapery & Curtain Cleaners
SIC Code 1: 721602
SIC Code 1 Description: Drapery & Curtain Cleaners
SIC Code 1 Ad Size: Not Reported
SIC Code 1 Year Appeared: Not Reported
SIC Code 2: Not Reported
SIC Code 2 Description: Not Reported
SIC Code 3: Not Reported
SIC Code 3 Description: Not Reported
SIC Code 4: Not Reported
SIC Code 4 Description: Not Reported
SIC Code 5: Not Reported
SIC Code 5 Description: Not Reported
SIC Code 6: Not Reported
SIC Code 6 Description: Not Reported
SIC Code 7: Not Reported
SIC Code 7 Description: Not Reported
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NAICS 8: Not Reported
NAICS 8 Description: Not Reported
NAICS 9: Not Reported
NAICS 9 Description: Not Reported
NAICS 10: Not Reported
NAICS 10 Description: Not Reported
Location Employee Size Range: 1 to 4
Location Employee Size Actual: 3
Location Sales Volume Range: Less Than $500,000
Location Sales Volume Actual: 132000
Type of Business: Private
Location Type: Single Loc

Version Year: 2003
Primary SIC Code: 721602
Primary SIC Description: Drapery & Curtain Cleaners
SIC Code 1: 721602
SIC Code 1 Description: Drapery & Curtain Cleaners
SIC Code 1 Ad Size: Not Reported
SIC Code 1 Year Appeared: Not Reported
SIC Code 2: Not Reported
SIC Code 2 Description: Not Reported
SIC Code 3: Not Reported
SIC Code 3 Description: Not Reported
SIC Code 4: Not Reported
SIC Code 4 Description: Not Reported
SIC Code 5: Not Reported
SIC Code 5 Description: Not Reported
SIC Code 6: Not Reported
SIC Code 6 Description: Not Reported
SIC Code 7: Not Reported
SIC Code 7 Description: Not Reported
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NAICS 5 Description: Not Reported

NAICS 6: Not Reported
NAICS 6 Description: Not Reported
NAICS 7: Not Reported
NAICS 7 Description: Not Reported
NAICS 8: Not Reported
NAICS 8 Description: Not Reported
NAICS 9: Not Reported
NAICS 9 Description: Not Reported
NAICS 10: Not Reported
NAICS 10 Description: Not Reported
Location Employee Size Range: 1 to 4
Location Employee Size Actual: 3
Location Sales Volume Range: Less Than $500,000
Location Sales Volume Actual: 132000
Type of Business: Private
Location Type: Single Loc

| DATABASE | STATUS | DISTANCE | ELEVATION | MAP ID |
|---|---|---|---|---|
| CRSP-CA | Listed | 0.05 miles SW | 105 ft (1 ft lower than site) | **11** |

| SITE NAME | MAPS | ID |
|---|---|---|
| SO FRESH & SO CLEAN'ERS | 1,2,3,4 | 68724 |

| ADDRESS | CITY | ZIP |
|---|---|---|
| 9631 W VENICE BLVD | CULVER CITY | 90232 |

## DETAILS

Site Regulated Program Information
Site ID: 68724
Site EI ID: 10248778
Agency Provided Latitude: 34.02479
Agency Provided Longitude: -118.39654

Program Description: Chemical Storage Facilities

Program Description: Hazardous Waste Generator

Evaluation Information
Evaluation Date: 12/18/2018
Violations Found? (Y/N): Yes

Evaluation General Type: Compliance Evaluation Inspection
Evaluation Type: Routine done by local agency
Evaluation Note(s): Consent to enter, inspect and take photographs was given by: Jaeok Oh  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]
Evaluation Division: Los Angeles City Fire Department
Evaluation Program: HMRRP
Evaluation Source: CERS

Evaluation Date: 12/4/2018
Violations Found? (Y/N): No
Evaluation General Type: Compliance Evaluation Inspection
Evaluation Type: Routine done by local agency
Evaluation Note(s): Hye Kyung Oh, Manager
Evaluation Division: Los Angeles County Fire Department
Evaluation Program: HW
Evaluation Source: CERS

Evaluation Date: 6/8/2016
Violations Found? (Y/N): Yes
Evaluation General Type: Compliance Evaluation Inspection
Evaluation Type: Routine done by local agency
Evaluation Note(s): On site for routine hazardous materials and business emergency plan inspection. Consent to enter and inspect was given by Hye Oh, owner.  Permit posted  Observed the facility and inspected hazardous materials storage.  No HMBP established and adequately implemented.  CERS annual certification incomplete.  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.
Evaluation Division: Los Angeles City Fire Department
Evaluation Program: HMRRP
Evaluation Source: CERS

Evaluation Date: 3/11/2016
Violations Found? (Y/N): No
Evaluation General Type: Compliance Evaluation Inspection
Evaluation Type: Routine done by local agency
Evaluation Note(s): Hyekyung  Oh
Evaluation Division: Los Angeles County Fire Department
Evaluation Program: HW
Evaluation Source: CERS

Evaluation Date: 1/29/2013
Violations Found? (Y/N): No
Evaluation General Type: Compliance Evaluation Inspection

Evaluation Type: Routine done by local agency
Evaluation Note(s): Not Reported
Evaluation Division: Los Angeles County Fire Department
Evaluation Program: HW
Evaluation Source: CERS

Evaluation Date: 1/29/2013
Violations Found? (Y/N): No
Evaluation General Type: Compliance Evaluation Inspection
Evaluation Type: Routine done by local agency
Evaluation Note(s): Inspected by A. Gebresilasie, HMS II  Consent by Hye Kioh
Evaluation Division: Los Angeles County Fire Department
Evaluation Program: HW
Evaluation Source: CERS

Violation Information
Violation Date: 12/18/2018
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 Note(s): Review, update and resubmit the site map in CERS to include the following required missing elements; Add an Evacuation Staging area, utility shut offs, storm/sewer drains. 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

Violation Date: 12/18/2018
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 Note(s): Review, update and resubmit the Hazardous Materials Inventory into CERS to include all hazardous material stored in a capacity greater than 55 gallons of liquid, 200 cubic feet of compressed gas or 500 pounds in weight of a solid. Please correct the following;  A review of your submittal has determined that you still have the previous federal categories selected and/or have NOT selected any of the NEW federal hazard categories for your chemical inventory. Please review your hazardous material inventory and complete the following steps:  1) Deselect all of the five obsolete federal hazard categories for all chemical inventory listed under your facility. 2) Update your hazardous material inventory and select all applicable federal hazard categories from the 24 newly listed categories for all chemical inventory stored at your facility. You may refer to Section 2 of a current Safety Data Sheets (SDS) (previously called an MSDS) to determine which of the new federal [Truncated]
Violation Division: Los Angeles City Fire Department
Violation Program: HMRRP
Violation Source: CERS

Violation Date: 12/18/2018
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 Note(s): The Emergency Response/Contingency Plan is incomplete. Please review the form and complete the following missing and/or incorrect sections; Add the phone number for the local CUPA, 213-978-3680, in Section C3. 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

Violation Date: 6/8/2016
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 Note(s): Not Reported
Violation Division: Los Angeles City Fire Department
Violation Program: HMRRP
Violation Source: CERS

Violation Date: 6/8/2016
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 Note(s): Not Reported
Violation Division: Los Angeles City Fire Department
Violation Program: HMRRP
Violation Source: CERS

Violation Date: 6/8/2016
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 Note(s): Not Reported
Violation Division: Los Angeles City Fire Department
Violation Program: HMRRP
Violation Source: CERS

Violation Date: 6/8/2016
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 Note(s): Not Reported
Violation Division: Los Angeles City Fire Department
Violation Program: HMRRP
Violation Source: CERS

Violation Date: 6/8/2016
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 business plan when storing/handling a hazardous material at or above reportable quantities.
Violation Note(s): Not Reported
Violation Division: Los Angeles City Fire Department
Violation Program: HMRRP
Violation Source: CERS

Violation Date: 6/8/2016
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 Note(s): Not Reported
Violation Division: Los Angeles City Fire Department
Violation Program: HMRRP
Violation Source: CERS

Enforcement Information
: Not Reported
:Chemical Information
: Not Reported
:Coordinate Information
: Not Reported
:

| DATABASE | STATUS | DISTANCE | ELEVATION | MAP ID |
|---|---|---|---|---|
| DryCleaners-CA | Listed | 0.05 miles SW | 105 ft (1 ft lower than site) | 11 |

| SITE NAME | MAPS | ID |
|---|---|---|
| SO FRESH CLEANERS | 1,2,3,4 | CAL000311233 |

| ADDRESS | CITY | ZIP |
|---|---|---|
| 9631 VENICE BLVD | CULVER CITY | 902322625 |

## DETAILS

EPA ID: CAL000311233
Create Date: 9/1/2006 2:38:29 PM
Facility Act Ind: y
Inact Date: Not Reported
Facility Street2: Not Reported
County: Los Angeles
Latitude: 34.024694
Longitude: -118.396604

Mailing Name: Not Reported
Facility Mailing Address: 9631 VENICE BLVD
Facility Mailing Address 2: Not Reported
Facility Mailing City: CULVER CITY
Facility Mailing State: CA
Facility Mailing Zip Code: 902322625
Region Code: 3
Owner Name: JAE EOK OH
Owner Address: 9631 VENICE BLVD
Owner Address2: Not Reported
Owner City: CULVER CITY
Owner State: CA
Owner Zip Code: 902322625
Owner Phone Number: 2137030612
Owner Fax Number: 0000000000
Contact Name: JAE EOK OH
Contact Address: 9631 VENICE BLVD
Contact Address2: Not Reported
Contact City: CULVER CITY
Contact State: CA
Contact Zip Code: 90232
Contact Phone Number: 2134463890
NAICS Code: 81232
NAICS Description: Drycleaning and Laundry Services (except Coin-Operated)
SIC Code: 7211
SIC Description: Power Laundries, Family and Commercial
Reason: SIC/NAICS

| DATABASE | STATUS | DISTANCE | ELEVATION | MAP ID |
|---|---|---|---|---|
| DryCleaners-CA | Listed | 0.05 miles SW | 105 ft (1 ft lower than site) | 11 |

| SITE NAME | MAPS | ID |
|---|---|---|
| SO FRESH SO CLEANERS | 1,2,3,4 | CAL000295288 |

| ADDRESS | CITY | ZIP |
|---|---|---|
| 9631 VENICE BLVD | CULVER CITY | 902322625 |

## DETAILS

EPA ID: CAL000295288
Create Date: 6/16/2005 11:26:09 AM
Facility Act Ind: n
Inact Date: 8/30/2006
Facility Street2: Not Reported

County: Los Angeles
Latitude: 34.024694
Longitude: -118.396604
Mailing Name: Not Reported
Facility Mailing Address: 9631 VENICE BLVD
Facility Mailing Address 2: Not Reported
Facility Mailing City: CULVER CITY
Facility Mailing State: CA
Facility Mailing Zip Code: 902322625
Region Code: 3
Owner Name: EUNCHEE SHIN
Owner Address: 9631 VENICE BLVD
Owner Address2: Not Reported
Owner City: CULVER CITY
Owner State: CA
Owner Zip Code: 902322625
Owner Phone Number: 3108385646
Owner Fax Number: Not Reported
Contact Name: KYUCHAN SHIN
Contact Address: 9631 VENICE BLVD
Contact Address2: Not Reported
Contact City: CULVER CITY
Contact State: CA
Contact Zip Code: 902322625
Contact Phone Number: 3108385646
NAICS Code: 81232
NAICS Description: Drycleaning and Laundry Services (except Coin-Operated)
SIC Code: 7211
SIC Description: Power Laundries, Family and Commercial
Reason: SIC/NAICS

| DATABASE | STATUS | DISTANCE | ELEVATION | MAP ID |
|---|---|---|---|---|
| DryCleaners-CA | Listed | 0.05 miles SW | 105 ft (1 ft lower than site) | 11 |

| SITE NAME | MAPS | ID |
|---|---|---|
| TIP TOP CLEANERS | 1,2,3,4 | CAL000012908 |

| ADDRESS | CITY | ZIP |
|---|---|---|
| 9631 VENICE BLVD | CULVER CITY | 902322625 |

## DETAILS

EPA ID: CAL000012908
Create Date: 11/14/1989

Facility Act Ind: N
Inact Date: 6/30/2002
Facility Street2: Not Reported
County: Los Angeles
Latitude: 34.024843
Longitude: -118.396337
Mailing Name: Not Reported
Facility Mailing Address: 9631 VENICE BLVD
Facility Mailing Address 2: Not Reported
Facility Mailing City: CULVER CITY
Facility Mailing State: CA
Facility Mailing Zip Code: 902322625
Region Code: 3
Owner Name: TAE JUN HA & KENNETH HA
Owner Address: 1044 NEWBY ST
Owner Address2: Not Reported
Owner City: GLENDALE
Owner State: CA
Owner Zip Code: 912010000
Owner Phone Number: 0000000000
Owner Fax Number: Not Reported
Contact Name: TAE JUN HA CLEANER
Contact Address: 9631 VENICE BLVD
Contact Address2: Not Reported
Contact City: CULVER CITY
Contact State: CA
Contact Zip Code: 902322625
Contact Phone Number: 3108385646
NAICS Code: 81232
NAICS Description: Drycleaning and Laundry Services (except Coin-Operated)
SIC Code: 7211
SIC Description: Power Laundries, Family and Commercial
Reason: SIC/NAICS

| DATABASE | STATUS | DISTANCE | ELEVATION | MAP ID |
|---|---|---|---|---|
| DryCleaners-CA | Listed | 0.05 miles SW | 105 ft (1 ft lower than site) | **11** |
| **SITE NAME** | | | **MAPS** | **ID** |
| TIP TOP CLEANERS | | | 1,2,3,4 | CA0000072736 |
| **ADDRESS** | | | **CITY** | **ZIP** |
| 9631 VENICE BLVD | | | CULVER CITY | 902300000 |
| **DETAILS** | | | | |

EPA ID: CA0000072736
Create Date: 12/8/1995
Facility Act Ind: N
Inact Date: 6/30/1996
Facility Street2: Not Reported
County: Los Angeles
Latitude: 34.024871
Longitude: -118.396602
Mailing Name: Not Reported
Facility Mailing Address: 9631 VENICE BLVD
Facility Mailing Address 2: Not Reported
Facility Mailing City: CULVER CITY
Facility Mailing State: CA
Facility Mailing Zip Code: 902300000
Region Code: 3
Owner Name: TAE JUN HA
Owner Address: 9631 VENICE BLVD
Owner Address2: Not Reported
Owner City: CULVER CITY
Owner State: CA
Owner Zip Code: 902300000
Owner Phone Number: 2138385646
Owner Fax Number: Not Reported
Contact Name: INACT PER 96 VQ AD
Contact Address: 9631 VENICE BLVD
Contact Address2: Not Reported
Contact City: CULVER CITY
Contact State: CA
Contact Zip Code: 902300000
Contact Phone Number: 2138385646
NAICS Code: Not Reported
NAICS Description: Not Reported
SIC Code: Not Reported
SIC Description: Not Reported
Reason: Cleaners

| DATABASE | STATUS | DISTANCE | ELEVATION | MAP ID |
|---|---|---|---|---|
| FRS-US | Listed | 0.05 miles SW | 105 ft (1 ft lower than site) | 11 |

| SITE NAME | MAPS | ID |
|---|---|---|
| TIP TOP CLEANERS | 1,2,3,4 | 110002612548 |

| ADDRESS | CITY | ZIP |
|---|---|---|
| | | |

| | | |
|---|---|---|
| 9631 VENICE BLVD | CULVER CITY | 90230 |

## DETAILS

FRS Facility Detail Report URL:
http://ofmpub.epa.gov/enviro/fii_query_detail.disp_program_facility?p_registry_id=110002612548
Create Date: 01-MAR-2000 00:00:00
Update Date: 29-DEC-2014 08:54:12
Program System: RCRAINFO
Interest Type(s): SQG

| DATABASE | STATUS | DISTANCE | ELEVATION | MAP ID |
|---|---|---|---|---|
| FRS-US | Listed | 0.05 miles SW | 105 ft (1 ft lower than site) | 11 |

| SITE NAME | MAPS | ID |
|---|---|---|
| SO FRESH & SO CLEAN'ERS | 1,2,3,4 | 110066615648 |

| ADDRESS | CITY | ZIP |
|---|---|---|
| 9631 W VENICE BLVD | CULVER CITY | 90232 |

## DETAILS

FRS Facility Detail Report URL:
http://ofmpub.epa.gov/enviro/fii_query_detail.disp_program_facility?p_registry_id=110066615648
Create Date: 14-OCT-2015 12:22:35
Program System: CA-ENVIROVIEW
Interest Type(s): STATE MASTER

| DATABASE | STATUS | DISTANCE | ELEVATION | MAP ID |
|---|---|---|---|---|
| Hist-CA | Name Changed | 0.05 miles SW | 105 ft (1 ft lower than site) | 11 |

| SITE NAME | MAPS | ID |
|---|---|---|
| SO FRESH CLEANERS | 1,2,3,4 | CAL000311233 |

| ADDRESS | CITY | ZIP |
|---|---|---|
| 9631 VENICE BLVD | CULVER CITY | 90232 |

## DETAILS

Original Database: HWIS-CA
Last Agency Status: Listed
Archive Date: 04/28/16
Name Changed-Year: 2008
CAT_DESC: Aqueous solution with total organic residues less than 10 percent
CODE_VALUE_DESC: SOLVENTS RECOVERY

Year: 2008
CAT_DESC: Halogenated solvents (chloroforms, methyl chloride, perchloroethylene, etc)
CODE_VALUE_DESC: SOLVENTS RECOVERY

Year: 2008
CAT_DESC: Hydrocarbon solvents (benzene, hexane, Stoddard, Etc.)
CODE_VALUE_DESC: SOLVENTS RECOVERY
TONS: 0.275

Year: 2007
CAT_DESC: Halogenated solvents (chloroforms, methyl chloride, perchloroethylene, etc)
CODE_VALUE_DESC: SOLVENTS RECOVERY

Year: 2007
CAT_DESC: Aqueous solution with total organic residues less than 10 percent
CODE_VALUE_DESC: SOLVENTS RECOVERY

Year: 2007
CAT_DESC: Hydrocarbon solvents (benzene, hexane, Stoddard, Etc.)
CODE_VALUE_DESC: SOLVENTS RECOVERY
TONS: 0.95

Year: 2006
CAT_DESC: Aqueous solution with total organic residues less than 10 percent
CODE_VALUE_DESC: SOLVENTS RECOVERY

Year: 2006
CODE_VALUE_DESC: SOLVENTS RECOVERY

Year: 2006
CAT_DESC: Hydrocarbon solvents (benzene, hexane, Stoddard, Etc.)
CODE_VALUE_DESC: SOLVENTS RECOVERY
TONS: 0.15

Year: 2006
CAT_DESC: Halogenated solvents (chloroforms, methyl chloride, perchloroethylene, etc)
CODE_VALUE_DESC: SOLVENTS RECOVERY
TONS: 0.1251

| DATABASE | STATUS | DISTANCE | ELEVATION | MAP ID |
|---|---|---|---|---|

| Hist-CA | No Longer Listed | 0.05 miles SW | 105 ft (1 ft lower than site) | **11** |
|---|---|---|---|---|

| SITE NAME | MAPS | ID |
|---|---|---|
| TIP TOP CLEANERS | 1,2,3,4 | CAL000012908 |

| ADDRESS | CITY | ZIP |
|---|---|---|
| 9631 VENICE BLVD | CULVER CITY | 902300000 |

## DETAILS

Original Database: HWIS-CA
Last Agency Status: Listed
Archive Date: 10/07/21
No Longer Listed-EPA ID: CAL000012908
Facility County: 19
Mailing Street: 9631 VENICE BLVD
Mailing City: CULVER CITY
Mailing State: CA
Mailing Zip: 902322625
Contact Name: TAE JUN HA & KENNETH MA
Contact Phone: 0000000000

Year: 2005
TONS: Not Reported
TSD EPA ID: NVR000076158
Category Code: 213
Category Description: Hydrocarbon solvents (benzene, hexane, Stoddard, Etc.)
Method Description: Not Reported

Year: 2005
TONS: 0.1251
TSD EPA ID: NVR000076158
Category Code: 211
Category Description: Halogenated solvents (chloroforms, methyl chloride, perchloroethylene, etc)
Method Description: Invalid Disposal Code

Year: 2005
TONS: Not Reported
TSD EPA ID: NVR000076158
Category Code: 211
Category Description: Halogenated solvents (chloroforms, methyl chloride, perchloroethylene, etc)
Method Description: Not Reported

Year: 2005
TONS: Not Reported
TSD EPA ID: NVR000076158
Category Code: 134

Category Description: Aqueous solution with total organic residues less than 10 percent
Method Description: Not Reported

Year: 2004
TONS: Not Reported
TSD EPA ID: CAD008302903
Category Code: 211
Category Description: Halogenated solvents (chloroforms, methyl chloride, perchloroethylene, etc)
Method Description: Not Reported

Year: 2004
TONS: 0.15
TSD EPA ID: CAT000613893
Category Code: 741
Category Description: Liquids with halogenated organic compounds >= 1,000 Mg./L
Method Description: TRANSFER STATION

Year: 2004
TONS: Not Reported
TSD EPA ID: CAT000613893
Category Code: Not Reported
Category Description: Not Reported
Method Description: TRANSFER STATION

Year: 2004
TONS: 0.1251
TSD EPA ID: CAD008302903
Category Code: 211
Category Description: Halogenated solvents (chloroforms, methyl chloride, perchloroethylene, etc)
Method Description: RECYCLER

Year: 2003
TONS: Not Reported
TSD EPA ID: CAD008302903
Category Code: 211
Category Description: Halogenated solvents (chloroforms, methyl chloride, perchloroethylene, etc)
Method Description: Not Reported

Year: 2003
TONS: 0.1251
TSD EPA ID: CAD008302903
Category Code: 211
Category Description: Halogenated solvents (chloroforms, methyl chloride, perchloroethylene, etc)
Method Description: RECYCLER

Year: 2002
TONS: 0.0834
TSD EPA ID: CAD008302903
Category Code: 211
Category Description: Halogenated solvents (chloroforms, methyl chloride, perchloroethylene, etc)

Method Description: RECYCLER

Year: 2002
TONS: Not Reported
TSD EPA ID: CAD008302903
Category Code: 343
Category Description: Unspecified organic liquid mixture
Method Description: Not Reported

Year: 2002
TONS: Not Reported
TSD EPA ID: CAD008302903
Category Code: 211
Category Description: Halogenated solvents (chloroforms, methyl chloride, perchloroethylene, etc)
Method Description: Not Reported

Year: 2001
TONS: 0.07
TSD EPA ID: CAD008302908
Category Code: 211
Category Description: Halogenated solvents (chloroforms, methyl chloride, perchloroethylene, etc)
Method Description: Not Reported

Year: 2001
TONS: 0.1
TSD EPA ID: CAD008302903
Category Code: 211
Category Description: Halogenated solvents (chloroforms, methyl chloride, perchloroethylene, etc)
Method Description: RECYCLER

Year: 2001
TONS: 0.05
TSD EPA ID: CAD008302903
Category Code: 211
Category Description: Halogenated solvents (chloroforms, methyl chloride, perchloroethylene, etc)
Method Description: TRANSFER STATION

Year: 2001
TONS: 0.06
TSD EPA ID: CAD008302903
Category Code: 211
Category Description: Halogenated solvents (chloroforms, methyl chloride, perchloroethylene, etc)
Method Description: Not Reported

Year: 1999
TONS: 1.4433
TSD EPA ID: CAD981397417
Category Code: 211
Category Description: Halogenated solvents (chloroforms, methyl chloride, perchloroethylene, etc)
Method Description: RECYCLER

Year: 1998
TONS: 0.7696
TSD EPA ID: CAD981397417
Category Code: 211
Category Description: Halogenated solvents (chloroforms, methyl chloride, perchloroethylene, etc)
Method Description: RECYCLER

Year: 1997
TONS: 0.7738
TSD EPA ID: CAD981397417
Category Code: 211
Category Description: Halogenated solvents (chloroforms, methyl chloride, perchloroethylene, etc)
Method Description: RECYCLER

Year: 1997
TONS: 0.2482
TSD EPA ID: CAD981397417
Category Code: 211
Category Description: Halogenated solvents (chloroforms, methyl chloride, perchloroethylene, etc)
Method Description: Not Reported

Year: 1996
TONS: 0.5798
TSD EPA ID: CAD981397417
Category Code: 211
Category Description: Halogenated solvents (chloroforms, methyl chloride, perchloroethylene, etc)
Method Description: RECYCLER

Year: 1995
TONS: 1.0095
TSD EPA ID: CAD981397417
Category Code: 211
Category Description: Halogenated solvents (chloroforms, methyl chloride, perchloroethylene, etc)
Method Description: RECYCLER

| DATABASE | STATUS | DISTANCE | ELEVATION | MAP ID |
|---|---|---|---|---|
| Hist-CA | No Longer Listed | 0.05 miles SW | 105 ft (1 ft lower than site) | **11** |
| **SITE NAME** | | | **MAPS** | **ID** |
| SO FRESH SO CLEANERS | | | 1,2,3,4 | CAL000295288 |
| **ADDRESS** | | | **CITY** | **ZIP** |
| 9631 VENICE BLVD | | | CULVER CITY | 902322625 |

## DETAILS

Original Database: HWIS-CA
Last Agency Status: Listed
Archive Date: 10/07/21
No Longer Listed-EPA ID: CAL000295288
Facility County: 19
Mailing Street: 9631 VENICE BLVD
Mailing City: CULVER CITY
Mailing State: CA
Mailing Zip: 902322625
Contact Name: KYUCHAN SHIN
Contact Phone: 3108385646

Year: 2006
TONS: Not Reported
TSD EPA ID: NVR000076158
Category Code: Not Reported
Category Description: Not Reported
Method Description: RECYCLER

Year: 2006
TONS: 0.1251
TSD EPA ID: NVR000076158
Category Code: 211
Category Description: Halogenated solvents (chloroforms, methyl chloride, perchloroethylene, etc)
Method Description: RECYCLER

Year: 2005
TONS: Not Reported
TSD EPA ID: NVR000076158
Category Code: Not Reported
Category Description: Not Reported
Method Description: RECYCLER

Year: 2005
TONS: 0.1251
TSD EPA ID: NVR000076158
Category Code: 211
Category Description: Halogenated solvents (chloroforms, methyl chloride, perchloroethylene, etc)
Method Description: RECYCLER

| DATABASE | STATUS | DISTANCE | ELEVATION | MAP ID |
|---|---|---|---|---|
| Hist-CA | No Longer Listed | 0.05 miles SW | 105 ft (1 ft lower than site) | 11 |

| SITE NAME | MAPS | ID |
|---|---|---|
| SO FRESH SO CLEANERS | 1,2,3,4 | CAL000311233 |
| **ADDRESS** | **CITY** | **ZIP** |
| 9631 VENICE BLVD | CULVER CITY | 902322625 |

## DETAILS

Original Database: HWIS-CA
Last Agency Status: Listed
Archive Date: 10/07/21
No Longer Listed-EPA ID: CAL000311233
Facility County: 19
Mailing Street: 9631 VENICE BLVD
Mailing City: CULVER CITY
Mailing State: CA
Mailing Zip: 902322625
Contact Name: JAE EOK OH
Contact Phone: 3108385646

Year: 2008
TONS: Not Reported
TSD EPA ID: NVR000076158
Category Code: 211
Category Description: Halogenated solvents (chloroforms, methyl chloride, perchloroethylene, etc)
Method Description: SOLVENTS RECOVERY

Year: 2008
TONS: 0.275
TSD EPA ID: NVR000076158
Category Code: 213
Category Description: Hydrocarbon solvents (benzene, hexane, Stoddard, Etc.)
Method Description: SOLVENTS RECOVERY

Year: 2008
TONS: Not Reported
TSD EPA ID: NVR000076158
Category Code: 134
Category Description: Aqueous solution with total organic residues less than 10 percent
Method Description: SOLVENTS RECOVERY

Year: 2007
TONS: Not Reported
TSD EPA ID: NVR000076158
Category Code: 134
Category Description: Aqueous solution with total organic residues less than 10 percent
Method Description: SOLVENTS RECOVERY

Year: 2007
TONS: Not Reported
TSD EPA ID: NVR000076158
Category Code: 211
Category Description: Halogenated solvents (chloroforms, methyl chloride, perchloroethylene, etc)
Method Description: SOLVENTS RECOVERY

Year: 2007
TONS: 0.95
TSD EPA ID: NVR000076158
Category Code: 213
Category Description: Hydrocarbon solvents (benzene, hexane, Stoddard, Etc.)
Method Description: SOLVENTS RECOVERY

Year: 2006
TONS: 0.15
TSD EPA ID: NVR000076158
Category Code: 213
Category Description: Hydrocarbon solvents (benzene, hexane, Stoddard, Etc.)
Method Description: SOLVENTS RECOVERY

Year: 2006
TONS: Not Reported
TSD EPA ID: NVR000076158
Category Code: 134
Category Description: Aqueous solution with total organic residues less than 10 percent
Method Description: SOLVENTS RECOVERY

Year: 2006
TONS: Not Reported
TSD EPA ID: NVR000076158
Category Code: Not Reported
Category Description: Not Reported
Method Description: SOLVENTS RECOVERY

Year: 2006
TONS: 0.1251
TSD EPA ID: NVR000076158
Category Code: 211
Category Description: Halogenated solvents (chloroforms, methyl chloride, perchloroethylene, etc)
Method Description: SOLVENTS RECOVERY

| DATABASE | STATUS | DISTANCE | ELEVATION | MAP ID |
|---|---|---|---|---|
| Hist-CA | Name Changed | 0.05 miles SW | 105 ft (1 ft lower than site) | **11** |
| **SITE NAME** | | | **MAPS** | **ID** |

| SO FRESH, SO CLEANERS, JAE EOK OH DBA | 1,2,3,4 | 149278-SC |
|---|---|---|
| **ADDRESS** | **CITY** | **ZIP** |
| 9631 VENICE BLVD | CULVER CITY | 90230 |

**DETAILS**

Original Database: AIR-DIST-CA
Last Agency Status: Listed
Archive Date: 09/02/15
Name Changed-District: South Coast APCD
Business Info ID: 149278
County Code: LA
County: Los Angeles
Facility Status: ACTIVE
Number of Employees: 1
Location Zip Code Extension: Not Reported
Facility Representative First Name: JAE EOK
Facility Representative Last Name: OH
Location Area Code: 310
Location Phone Number: 8385646
Location Phone Extension: Not Reported
Mailing Address: 9631 VENICE BLVD
Mailing City: CULVER CITY
Mailing State: CA
Mailing Zip Code: 90230
Mailing Zip Code Extension: Not Reported
Mailing Area Code: 310
Mailing Phone Number: 8385646
Mailing Phone Extension: Not Reported
Mailing Representative First Name: JAE EOK
Mailing Representative Last Name: OH

| DATABASE | STATUS | DISTANCE | ELEVATION | MAP ID |
|---|---|---|---|---|
| Hist-FINDS-US | Listed | 0.05 miles SW | 105 ft (1 ft lower than site) | **11** |
| **SITE NAME** | | | **MAPS** | **ID** |
| TIP TOP CLEANERS | | | 1,2,3,4 | 4867113 |
| **ADDRESS** | | | **CITY** | **ZIP** |
| 9631 VENICE BLVD | | | CULVER CITY | 902322625 |

**DETAILS**

Reported Date: 1998

| DATABASE | STATUS | DISTANCE | ELEVATION | MAP ID |
|---|---|---|---|---|
| Hist-US | No Longer Listed | 0.05 miles SW | 105 ft (1 ft lower than site) | 11 |

| SITE NAME | MAPS | ID |
|---|---|---|
| TIP TOP CLEANERS | 1,2,3,4 | 5CB2F9E-CA0000072736 |

| ADDRESS | CITY | ZIP |
|---|---|---|
| 9631 VENICE BLVD | CULVER CITY | 90230 |

**DETAILS**

OrgDatabase: RCRA
ArchDate: 3/23/2013

| DATABASE | STATUS | DISTANCE | ELEVATION | MAP ID |
|---|---|---|---|---|
| RCRA-NON-US | Listed | 0.05 miles SW | 105 ft (1 ft lower than site) | 11 |

| SITE NAME | MAPS | ID |
|---|---|---|
| SO FRESH CLEANERS | 1,2,3,4 | CAL000311233 |

| ADDRESS | CITY | ZIP |
|---|---|---|
| 9631 VENICE BLVD | CULVER CITY | 90232 |

**DETAILS**

Additional details may be found online using the following link:
https://enviro.epa.gov/enviro/rcrainfoquery_3.facility_information?pgm_sys_id=CAL000311233
Source Type: Implementer
Generator Status Universe: N
Generator Status: Non-Generator
NAICS1: DRYCLEANING AND LAUNDRY SERVICES (EXCEPT COIN-OPERATED)
Active Site Indicator: H----
Owner Name: JAE EOK OH
Operator Name: JAE EOK OH
In Handler Universes: Y
In a Universe: Y

Short Term Generator: N
Importer Activity: N
Mixed Waste Generator: N
Transporter Activity: N
Transfer Facility: N
Recycler Activity: N
Onsite Burner Exemption: N
Furnace Exemption: N
Underground Injection Activity: N
Receives Waste From Off-site: N
Universal Waste: Y
Universal Waste Destination Facility: Y
Used Oil Universe: NNNNNNN
Federal Universal Waste: N
Active Site Federally Regulated TSDF: ------
Active Site Converter TSDF: ------
Active Site State Regulated TSDF: ------
Federal Indicator: ---
Hazardous Secondary Material Indicator: N
Operating Under 40 CFR Part 262 Subpart K: ----
Commercial TSD: -
TSD Type: -----
GPRA Permit Baseline: N
GPRA Renewals Baseline: N
Permit Renewal Workload: ------
Permit Workload Universe: ------
Permit Progress Universe: ------
Post-Closure Workload Universe: ------
Closure Workload Universe: ------
GPRA Corrective Action Baseline: N
Corrective Action Workload Universe: N
Subject to Corrective Action Universe: N
Non TSDFs Where CA Has Been Imposed: N
TSDFs Potentially Subject to Corrective Action Under 3004: N
TSDFs Only Subject to Corrective Action Under Discretionary: N
NCAPS Ranking: N
Environmental Control Indicator: N
Institutional Control Indicator: N
Human Exposure Indicator: N
Groundwater Controls Indicator: N
Operating TSDF Universe: ------
Full Enforcement Universe: ------
SNC Universe: N
Unaddressed SNC: N
Addressed SNC: N
SNC With Compliance Schedule: N
Financial Assurance Required: -----

Receive Date: 20060901
Acknowledge Flag Date: 20060901

Contact First Name: JAE
Contact Last Name: EOK OH
Contact Street 1: 9631 VENICE BLVD
Contact City: CULVER CITY
Contact State: CA
Contact Zip: 90232
Contact Phone: 213-446-3890
Contact FAX: 000-000-0000
Contact E-mail Address: DEARHYEKYUNGOH@YAHOO.COM
Short Term Generator: N
Importer Activity: N
Mixed Waste Generator: N
Transporter Activity: N
Transfer Facility: N
TSD Activity: N
Recycler Activity: N
Onsite Burner Exemption: N
Furnace Exemption: N
Underground Injection Activity: N
Receives Waste From Off-site: N
Universal Waste Destination Facility: Y
Used Oil Transporter: N
Used Oil Transfer Facility: N
Used Oil Processor: N
Used Oil Refiner: N
Used Oil Fuel Burner: N
Used Oil Fuel Marketer to Burner: N
Used Oil Specification Marketer: N

| DATABASE | STATUS | DISTANCE | ELEVATION | MAP ID |
|---|---|---|---|---|
| RCRA-SQG-US | Listed | 0.05 miles SW | 105 ft (1 ft lower than site) | 11 |

| SITE NAME | MAPS | ID |
|---|---|---|
| TIP TOP CLEANERS | 1,2,3,4 | CA0000072736 |

| ADDRESS | CITY | ZIP |
|---|---|---|
| 9631 VENICE BLVD | CULVER CITY | 90230 |

## DETAILS

Additional details may be found online using the following link:
https://enviro.epa.gov/enviro/rcrainfoquery_3.facility_information?pgm_sys_id=CA0000072736
Source Type: Notification
Generator Status Universe: SQG

Generator Status: Small Quantity Generator
NAICS1: DRYCLEANING AND LAUNDRY SERVICES (EXCEPT COIN-OPERATED)
Active Site Indicator: H----
Owner Name: TAE JUN HA
In Handler Universes: Y
In a Universe: Y
Short Term Generator: N
Importer Activity: N
Mixed Waste Generator: N
Transporter Activity: N
Transfer Facility: N
Recycler Activity: N
Onsite Burner Exemption: N
Furnace Exemption: N
Underground Injection Activity: N
Receives Waste From Off-site: N
Universal Waste: N
Universal Waste Destination Facility: N
Used Oil Universe: NNNNNNN
Federal Universal Waste: N
Active Site Federally Regulated TSDF: ------
Active Site Converter TSDF: ------
Active Site State Regulated TSDF: ------
Federal Indicator: ---
Hazardous Secondary Material Indicator: N
Operating Under 40 CFR Part 262 Subpart K: ----
Commercial TSD: -
TSD Type: -----
GPRA Permit Baseline: N
GPRA Renewals Baseline: N
Permit Renewal Workload: ------
Permit Workload Universe: ------
Permit Progress Universe: ------
Post-Closure Workload Universe: ------
Closure Workload Universe: ------
GPRA Corrective Action Baseline: N
Corrective Action Workload Universe: N
Subject to Corrective Action Universe: N
Non TSDFs Where CA Has Been Imposed: N
TSDFs Potentially Subject to Corrective Action Under 3004: N
TSDFs Only Subject to Corrective Action Under Discretionary: N
NCAPS Ranking: N
Environmental Control Indicator: N
Institutional Control Indicator: N
Human Exposure Indicator: N
Groundwater Controls Indicator: N
Operating TSDF Universe: ------
Full Enforcement Universe: ------
SNC Universe: N
Unaddressed SNC: N

Addressed SNC: N
SNC With Compliance Schedule: N
Financial Assurance Required: -----

Receive Date: 19931206
Acknowledge Flag Date: 19940407
Contact First Name: TAE JUN
Contact Last Name: HA
Contact Street 1: 9631 VENICE BLVD
Contact City: CULVER CITY
Contact State: CA
Contact Zip: 90230
Contact Country: US
Contact Phone: 213-838-5646
Short Term Generator: N
Importer Activity: N
Mixed Waste Generator: N
Transporter Activity: N
Transfer Facility: N
TSD Activity: N
Recycler Activity: N
Onsite Burner Exemption: N
Furnace Exemption: N
Underground Injection Activity: N
Receives Waste From Off-site: N
Universal Waste Destination Facility: N
Used Oil Transporter: N
Used Oil Transfer Facility: N
Used Oil Processor: N
Used Oil Refiner: N
Used Oil Fuel Burner: N
Used Oil Fuel Marketer to Burner: N
Used Oil Specification Marketer: N

| DATABASE | STATUS | DISTANCE | ELEVATION | MAP ID |
|---|---|---|---|---|
| Hist-CA | No Longer Listed | 0.06 miles N | 109 ft (3 ft higher than site) | 12 |
| **SITE NAME** | | | **MAPS** | **ID** |
| YOUNG, JAE & LEE, BYUNG KUK | | | 1,2,3,4 | CAC002761727 |
| **ADDRESS** | | | **CITY** | **ZIP** |
| 3753 BAGLEY AVE | | | LOS ANGELES | 900344107 |
| **DETAILS** | | | | |

Original Database: HWIS-CA
Last Agency Status: Listed
Archive Date: 10/07/21
No Longer Listed-EPA ID: CAC002761727
Facility County: 19
Mailing Street: 3753 BAGLEY AVE
Mailing City: LOS ANGELES
Mailing State: CA
Mailing Zip: 900344107
Contact Name: YOUNG, JAE & LEE, BYUNG KUK
Contact Phone: 8187520442

Year: 2014
TONS: 0.4
TSD EPA ID: AZC950823111
Category Code: 151
Category Description: Asbestos containing waste
Method Description: LANDFILL OR SURFACE IMPOUNDMENT THAT WILL BE CLOSED AS LANDFILL( TO INCLUDE ON-SITE TREATMENT AND/OR STABILIZATION)

| DATABASE | STATUS | DISTANCE | ELEVATION | MAP ID |
|---|---|---|---|---|
| RCRA-NON-US | Listed | 0.06 miles NW | 108 ft (2 ft higher than site) | 13 |

| SITE NAME | MAPS | ID |
|---|---|---|
| FRAME DTCC, LLC. | 1,2,4 | CAC002997276 |

| ADDRESS | CITY | ZIP |
|---|---|---|
| 3749 S. CARDIFF AVENUE | LOS ANGELES | 90034 |

## DETAILS

Additional details may be found online using the following link:
https://enviro.epa.gov/enviro/rcrainfoquery_3.facility_information?pgm_sys_id=CAC002997276
Source Type: Implementer
Generator Status Universe: N
Generator Status: Non-Generator
NAICS1: ALL OTHER WASTE MANAGEMENT SERVICES
Active Site Indicator: H----
Owner Name: FRAME DTCC, LLC.
Operator Name: FRAME DTCC, LLC.
In Handler Universes: Y
In a Universe: Y
Short Term Generator: N

Importer Activity: N
Mixed Waste Generator: N
Transporter Activity: N
Transfer Facility: N
Recycler Activity: N
Onsite Burner Exemption: N
Furnace Exemption: N
Underground Injection Activity: N
Receives Waste From Off-site: N
Universal Waste: Y
Universal Waste Destination Facility: Y
Used Oil Universe: NNNNNNN
Federal Universal Waste: N
Active Site Federally Regulated TSDF: ------
Active Site Converter TSDF: ------
Active Site State Regulated TSDF: ------
Federal Indicator: ---
Hazardous Secondary Material Indicator: N
Operating Under 40 CFR Part 262 Subpart K: ----
Commercial TSD: -
TSD Type: -----
GPRA Permit Baseline: N
GPRA Renewals Baseline: N
Permit Renewal Workload: ------
Permit Workload Universe: ------
Permit Progress Universe: ------
Post-Closure Workload Universe: ------
Closure Workload Universe: ------
GPRA Corrective Action Baseline: N
Corrective Action Workload Universe: N
Subject to Corrective Action Universe: N
Non TSDFs Where CA Has Been Imposed: N
TSDFs Potentially Subject to Corrective Action Under 3004: N
TSDFs Only Subject to Corrective Action Under Discretionary: N
NCAPS Ranking: N
Environmental Control Indicator: N
Institutional Control Indicator: N
Human Exposure Indicator: N
Groundwater Controls Indicator: N
Operating TSDF Universe: ------
Full Enforcement Universe: ------
SNC Universe: N
Unaddressed SNC: N
Addressed SNC: N
SNC With Compliance Schedule: N
Financial Assurance Required: -----

Receive Date: 20190118
Acknowledge Flag Date: 20190118
Contact First Name: FRAME

Contact Last Name: DTCC, LLC.
Contact Street 1: P.O. BOX 66430
Contact City: LOS ANGELES
Contact State: CA
Contact Zip: 90066
Contact Phone: 310-841-5022
Contact E-mail Address: WANG@FRESHAIRENVIRONMENTAL.COM
Short Term Generator: N
Importer Activity: N
Mixed Waste Generator: N
Transporter Activity: N
Transfer Facility: N
TSD Activity: N
Recycler Activity: N
Onsite Burner Exemption: N
Furnace Exemption: N
Underground Injection Activity: N
Receives Waste From Off-site: N
Universal Waste Destination Facility: Y
Used Oil Transporter: N
Used Oil Transfer Facility: N
Used Oil Processor: N
Used Oil Refiner: N
Used Oil Fuel Burner: N
Used Oil Fuel Marketer to Burner: N
Used Oil Specification Marketer: N

| DATABASE | STATUS | DISTANCE | ELEVATION | MAP ID |
|---|---|---|---|---|
| Hist-CalFID-CA | Listed | 0.07 miles NE | 107 ft (1 ft higher than site) | 14 |
| **SITE NAME** | | | **MAPS** | **ID** |
| HISTOLOGY SERVICE GROUP INC | | | 1,2,4 | 7762202 |
| **ADDRESS** | | | **CITY** | **ZIP** |
| 9327 VENICE BLVD | | | CULVER CITY | 902320000 |
| **DETAILS** | | | | |
| Reported Date: 1998 | | | | |

| DATABASE | STATUS | DISTANCE | ELEVATION | MAP ID |
|---|---|---|---|---|
| County-Others-CA | Listed | 0.07 miles SE | 105 ft (1 ft lower than | 15 |

| | | | | |
|---|---|---|---|---|
| | | | site) | |

| SITE NAME | MAPS | ID |
|---|---|---|
| LA ROCCO'S PIZZERIA | 1,2,4 | 031888-050287-LAC |

| ADDRESS | CITY | ZIP |
|---|---|---|
| 3819 MAIN ST | CULVER CITY | 90232 |

**DETAILS**

Source of the list: County of Los Angeles
Responsible Agency: Los Angeles Department of Public Works Industrial Waste & Stormwater Permits
URL: http://ladpw.org/epd/OpenFileReview/Results.aspx?streetno=3819&streetdr=&streetname=MAIN&zip=90232
File URL: http://ladpw.org/epd/OpenFileReview/DMSResults.aspx?fileno=050287
File Number: 031888-050287
Status: PERM
Status Description: Active Permitted File
Type: I
Type Description: Industrial Waste File

| DATABASE | STATUS | DISTANCE | ELEVATION | MAP ID |
|---|---|---|---|---|
| AIR-DIST-CA | Listed | 0.07 miles E | 105 ft (1 ft lower than site) | **16** |

| SITE NAME | MAPS | ID |
|---|---|---|
| SEVEN STAR COFFEE SHOP | 1,2,4 | 73100-SC |

| ADDRESS | CITY | ZIP |
|---|---|---|
| 3820 MAIN ST | CULVER CITY | 90230 |

**DETAILS**

District: South Coast AQMD
Compliance URL: http://www3.aqmd.gov/webappl/fim/prog/novnc.aspx?fac_id=73100
Note: For additional Facility, Equipment, Emissions, Hearing Board or Transporation Plan Information click on different tabs.
Facility Id: 73100
County Code: LA
County: Los Angeles
Facility Status Code: A
Facility Status: ACTIVE
Number of Employees: 0
Location Zip Code Extension: Not Reported
Facility Representative First Name: Not Reported

Facility Representative Last Name: Not Reported
Location Area Code: Not Reported
Location Phone Number: Not Reported
Location Phone Extension: Not Reported
Mailing Address: 3820 MAIN ST
Mailing City: CULVER CITY
Mailing State: CA
Mailing Zip Code: 90230
Mailing Zip Code Extension: Not Reported
Mailing Area Code: Not Reported
Mailing Phone Number: Not Reported
Mailing Phone Extension: Not Reported
Mailing Representative First Name: Not Reported
Mailing Representative Last Name: Not Reported

| DATABASE | STATUS | DISTANCE | ELEVATION | MAP ID |
|---|---|---|---|---|
| Hist-CalFID-CA | Listed | 0.08 miles NE | 108 ft (2 ft higher than site) | 17 |
| **SITE NAME** | | | **MAPS** | **ID** |
| 1X HISTOLOGY SERVICE GROUP INC | | | 1,2,4 | 7712834 |
| **ADDRESS** | | | **CITY** | **ZIP** |
| 9323 VENICE BLVD | | | CULVER CITY | 902320000 |
| **DETAILS** | | | | |
| Reported Date: 1998 | | | | |

| DATABASE | STATUS | DISTANCE | ELEVATION | MAP ID |
|---|---|---|---|---|
| County-Others-CA | Listed | 0.09 miles SE | 104 ft (2 ft lower than site) | 18 |
| **SITE NAME** | | | **MAPS** | **ID** |
| LUNCH | | | 1,2,4 | 032710-053006-LAC |
| **ADDRESS** | | | **CITY** | **ZIP** |
| 3829 MAIN ST | | | CULVER CITY | 90232 |
| **DETAILS** | | | | |
| | | | | |

Source of the list: County of Los Angeles
Responsible Agency: Los Angeles Department of Public Works Industrial Waste & Stormwater Permits
URL: http://ladpw.org/epd/OpenFileReview/Results.aspx?streetno=3829&streetdr=&streetname=MAIN&zip=90232
File URL: http://ladpw.org/epd/OpenFileReview/DMSResults.aspx?fileno=053006
File Number: 032710-053006
Status: CLOS
Status Description: Closed File. File no longer has an active permit.
Type: I
Type Description: Industrial Waste File

| DATABASE | STATUS | DISTANCE | ELEVATION | MAP ID |
|---|---|---|---|---|
| County-Others-CA | Listed | 0.09 miles SE | 104 ft (2 ft lower than site) | **18** |

| SITE NAME | MAPS | ID |
|---|---|---|
| HANJIP KOREAN BBQ | 1,2,4 | 032710-060780-LAC |

| ADDRESS | CITY | ZIP |
|---|---|---|
| 3829 MAIN ST | CULVER CITY | 90232 |

## DETAILS

Source of the list: County of Los Angeles
Responsible Agency: Los Angeles Department of Public Works Industrial Waste & Stormwater Permits
URL: http://ladpw.org/epd/OpenFileReview/Results.aspx?streetno=3829&streetdr=&streetname=MAIN&zip=90232
File URL: http://ladpw.org/epd/OpenFileReview/DMSResults.aspx?fileno=060780
File Number: 032710-060780
Status: PERM
Status Description: Active Permitted File
Type: I
Type Description: Industrial Waste File

| DATABASE | STATUS | DISTANCE | ELEVATION | MAP ID |
|---|---|---|---|---|
| County-Others-CA | Listed | 0.09 miles SE | 104 ft (2 ft lower than site) | **19** |

| SITE NAME | MAPS | ID |
|---|---|---|
| LIBRA GROUP INC | 1,2,4 | 032784-053297-LAC |

| ADDRESS | CITY | ZIP |
|---|---|---|

| | | |
|---|---|---|
| 3833 MAIN ST | CULVER CITY | 90232 |

## DETAILS

Source of the list: County of Los Angeles
Responsible Agency: Los Angeles Department of Public Works Industrial Waste & Stormwater Permits
URL: http://ladpw.org/epd/OpenFileReview/Results.aspx?streetno=3833&streetdr=&streetname=MAIN&zip=90232
File URL: http://ladpw.org/epd/OpenFileReview/DMSResults.aspx?fileno=053297
File Number: 032784-053297
Status: PERM
Status Description: Active Permitted File
Type: I
Type Description: Industrial Waste File

| DATABASE | STATUS | DISTANCE | ELEVATION | MAP ID |
|---|---|---|---|---|
| County-Others-CA | Listed | 0.09 miles SE | 104 ft (2 ft lower than site) | 20 |

| SITE NAME | MAPS | ID |
|---|---|---|
| KABAB BISTRO | 1,2,4 | 033018-054630-LAC |

| ADDRESS | CITY | ZIP |
|---|---|---|
| 3835 MAIN ST | CULVER CITY | 90232 |

## DETAILS

Source of the list: County of Los Angeles
Responsible Agency: Los Angeles Department of Public Works Industrial Waste & Stormwater Permits
URL: http://ladpw.org/epd/OpenFileReview/Results.aspx?streetno=3835&streetdr=&streetname=MAIN&zip=90232
File URL: http://ladpw.org/epd/OpenFileReview/DMSResults.aspx?fileno=054630
File Number: 033018-054630
Status: CLOS
Status Description: Closed File. File no longer has an active permit.
Type: I
Type Description: Industrial Waste File

| DATABASE | STATUS | DISTANCE | ELEVATION | MAP ID |
|---|---|---|---|---|
| County-Others-CA | Listed | 0.09 miles SE | 104 ft (2 ft lower than site) | 20 |

| SITE NAME | MAPS | ID |
|---|---|---|

| SIGNATURE BURGER | 1,2,4 | 033018-060239-LAC |
|---|---|---|
| **ADDRESS** | **CITY** | **ZIP** |
| 3835 MAIN ST | CULVER CITY | 90232 |

**DETAILS**

Source of the list: County of Los Angeles
Responsible Agency: Los Angeles Department of Public Works Industrial Waste & Stormwater Permits
URL: http://ladpw.org/epd/OpenFileReview/Results.aspx?streetno=3835&streetdr=&streetname=MAIN&zip=90232
File URL: http://ladpw.org/epd/OpenFileReview/DMSResults.aspx?fileno=060239
File Number: 033018-060239
Status: PERM
Status Description: Active Permitted File
Type: I
Type Description: Industrial Waste File

| DATABASE | STATUS | DISTANCE | ELEVATION | MAP ID |
|---|---|---|---|---|
| AIR-DIST-CA | Listed | 0.1 miles S | 103 ft (3 ft lower than site) | **21** |
| **SITE NAME** | | | **MAPS** | **ID** |
| PACIFIC BELL, AT&T CALIFORNIA, DBA | | | 1,2,4 | 15631-SC |
| **ADDRESS** | | | **CITY** | **ZIP** |
| 3847 CARDIFF AVE | | | CULVER CITY | 90232 |

**DETAILS**

District: South Coast AQMD
Compliance URL: http://www3.aqmd.gov/webappl/fim/prog/novnc.aspx?fac_id=15631
Note: For additional Facility, Equipment, Emissions, Hearing Board or Transporation Plan Information click on different tabs.
Facility Id: 15631
County Code: LA
County: Los Angeles
Facility Status Code: A
Facility Status: ACTIVE
Number of Employees: 0
Location Zip Code Extension: Not Reported
Facility Representative First Name: TOM
Facility Representative Last Name: SUTER
Location Area Code: 818
Location Phone Number: 5782375
Location Phone Extension: Not Reported

Mailing Address: PO BOX 5095 C/O ENV. MGMT RM 4W200M ATTN: MINDY LUSK
Mailing City: SAN RAMON
Mailing State: CA
Mailing Zip Code: 94583
Mailing Zip Code Extension: 0995
Mailing Area Code: 818
Mailing Phone Number: 5782375
Mailing Phone Extension: Not Reported
Mailing Representative First Name: TOM
Mailing Representative Last Name: SUTER

| DATABASE | STATUS | DISTANCE | ELEVATION | MAP ID |
|---|---|---|---|---|
| CERS-CA | Listed | 0.1 miles S | 103 ft (3 ft lower than site) | 21 |

| SITE NAME | MAPS | ID |
|---|---|---|
| AT&T California - H4113 | 1,2,4 | 10310470 |

| ADDRESS | CITY | ZIP |
|---|---|---|
| 3847 Cardiff Ave | Culver City | 90232 |

## DETAILS

General Program & Facility Information
CERS ID: 10310470
Facility ID: LACoFA0006544
Facility Regulator Key ID: FA0006544
Organization Code: 90002299
Business/Organization Name: PACIFIC BELL TELEPHONE COMPANY dba AT&T CALIFORNIA
Multiple Jurisdictional Business? (Y/N): Yes
Business Origin: Business
Count of Business' CERS User Accounts: 72
Facility Count for Business: 1074
Last Submittal Date (any element): 5/22/2017 6:24:26 AM
Count of Submitted Elements: 42
Remote Facility? (Y/N): No
Small Quantity Generator Facility? (Y/N): No
Local Facility Grouping: Not Reported

Facility Specific Information
Assessor Parcel Number (APN): Not Reported
Number of Employees: 4
Property Owner Name: Not Reported
Property Owner Phone Number: Not Reported

Property Owner Mailing Address: Not Reported
Property Owner Mailing City: Not Reported
Property Owner Mailing State: Not Reported
Property Owner Mailing Zip Code: Not Reported
Property Owner Mailing Country: Not Reported

Owner/Operator Information
Beginning Date: 3/10/2018
Ending Date: 4/1/2018
Phone Number: (213) 625-2544
Fax Number: (925) 973-0584
Supplemental Location: Not Reported
County: Los Angeles
Dun & Bradstreet D-U-N-S Number: 103401618
SIC Code: 4813
NAICS Code: 517110
Mailing Address: 308 S. Akard St., 17th Floor
Mailing Address City: Dallas
Mailing Address State Code: TX
Mailing Address Zip Code: 75202
Operator Name: AT&T California
Operator Phone Number: (213) 625-2544
Owner Name: Pacific Bell Telephone Company dba AT&T California
Owner Phone: (214) 741-0460
Owner Mailing Address: 308 S. Akard St., 17th Floor
Owner City: Dallas
Owner State: TX
Owner Zip Code: 75202
Owner Country: United States
Environmental Contact Name: Twanda Beo
Environmental Contact Phone Number: (213) 625-2544
Environmental Contact Mailing Address: 433 S. Olive St., Rm 217
Environmental Contact Email Address: tb2317@att.com
Environmental Contact City: Los Angeles
Environmental Contact State: CA
Environmental Contact Zip: 90013
Environmental Contact Country: United States
Primary Emergency Contact Name: Twanda Beo
Primary Emergency Contact Title: Environmental Site Manager
Primary Emergency Contact Business Phone Number: (213) 625-2544
Primary Emergency Contact 24Hr Phone: (800) 566-9347
Primary Emergency Contact Pager Number: Not Reported
Secondary Emergency Contact Name: AT&T EH&S Hotline
Secondary Emergency Contact Title: 24 Hour Emergency Service
Secondary Emergency Contact Business Phone: (800) 566-9347
Secondary Emergency Contact 24Hr Phone: (800) 566-9347
Secondary Emergency Contact Pager Number: Not Reported
Additional Local Collected Info: Prepared under the direction of AT&T Services, Inc.
Identification Signed Date: Not Reported

Document Preparer Name: Peter Burnell, Sigma Consultants, Inc.
Identification Signer Name: Tameka Jackson
Identification Signer Title: Manager  National EPCRA Services
Billing Contact Name: AT&T EH&S
Billing Contact Phone: (214) 741-0460
Billing Contact Email: g43573@att.com
Billing Address: 5001 Executive Pkwy, RM 4W200I
Billing City: San Ramon
Billing State: CA
Billing Zip: 94583
Billing Country: United States
Business Owner/Operator Regulator Key: Not Reported

Submittal Information
Submitted Date/Time: 3/10/2017 6:39:52 AM
Submittal Action: Accepted
BP Activities Last Updated Date: 3/10/2017 6:37:13 AM
BP Owner/Operator Last Updated Date: 3/10/2017 6:37:31 AM
Submittal Action Comment 1: An initial review of your submission has been accepted for completeness for required forms; however, the accuracy of your submission will be verified by your inspector at a future date. If you have any questions please contact the Data Operations Unit at 323-890-4000
Submittal Action Comment 2: Annual inventory.
Facility Info Next Due Date: Not Reported
Biz Activities Regulator Key: Not Reported

Supplemental Geographic Information
Agency Provided Latitude: 34.02398
Agency Provided Longitude: -118.39536
Horizontal Accuracy: 150
Horizontal Collection Method: Address Matching
Geographic Reference Point: Facility Center/Centroid
Horizontal Reference Datum: WGS84 (World Geodetic System of 1984)

Submittal Element Regulator Information
UST Regulator Code: 1910
UST Reporting Requirement: Applicable
UST Next Due Date: Not Reported
UST Last Submitted Date: 5/22/2017 6:24:26 AM
UST Last Accepted Date: 8/2/2016 9:53:34 AM

| DATABASE | STATUS | DISTANCE | ELEVATION | MAP ID |
|---|---|---|---|---|
| | | | | |

| County-Others-CA | Listed | 0.1 miles S | 103 ft (3 ft lower than site) | 21 |
|---|---|---|---|---|

| SITE NAME | MAPS | ID |
|---|---|---|
| PACIFIC BELL DBA AT&T CA | 1,2,4 | 010333-056982-LAC |

| ADDRESS | CITY | ZIP |
|---|---|---|
| 3847 CARDIFF AVE | CULVER CITY | 90230 |

**DETAILS**

Source of the list: County of Los Angeles
Responsible Agency: Los Angeles Department of Public Works Industrial Waste & Stormwater Permits
URL: http://ladpw.org/epd/OpenFileReview/Results.aspx?streetno=3847&streetdr=&streetname=CARDIFF&zip=90230
File URL: http://ladpw.org/epd/OpenFileReview/DMSResults.aspx?fileno=056982
File Number: 010333-056982
Status: PERM
Status Description: Active Permitted File
Type: I
Type Description: Industrial Waste File

| DATABASE | STATUS | DISTANCE | ELEVATION | MAP ID |
|---|---|---|---|---|
| County-UST-CA | Listed | 0.1 miles S | 103 ft (3 ft lower than site) | 21 |

| SITE NAME | MAPS | ID |
|---|---|---|
| PACIFIC BELL CLCYCA11/H4113 | 1,2,4 | 010333-010218-LAC |

| ADDRESS | CITY | ZIP |
|---|---|---|
| 3847 CARDIFF AVE | CULVER CITY | 90230 |

**DETAILS**

Source of the list: County of Los Angeles
Responsible Agency: Los Angeles Department of Public Works
URL: http://ladpw.org/epd/OpenFileReview/Results.aspx?streetno=3847&streetdr=&streetname=CARDIFF&zip=90230
File URL: http://ladpw.org/epd/OpenFileReview/DMSResults.aspx?fileno=010218
File Number: 010333-010218
Status: PERM
Status Description: Active Permitted File
Type: T
Type Description: Underground Storage Tank File

| DATABASE | STATUS | DISTANCE | ELEVATION | MAP ID |
|---|---|---|---|---|
| CRSP-CA | Listed | 0.1 miles S | 103 ft (3 ft lower than site) | 21 |

| SITE NAME | MAPS | ID |
|---|---|---|
| AT&T California - H4113 | 1,2,4 | 436215 |

| ADDRESS | CITY | ZIP |
|---|---|---|
| 3847 CARDIFF AVE | CULVER CITY | 90232 |

## DETAILS

Site Regulated Program Information
Site ID: 436215
Site EI ID: 10310470
Agency Provided Latitude: 34.023978
Agency Provided Longitude: -118.395364

Program Description: Chemical Storage Facilities

Program Description: Hazardous Waste Generator

Program Description: Underground Storage Tank

Evaluation Information
Evaluation Date: 9/17/2018
Violations Found? (Y/N): No
Evaluation General Type: Compliance Evaluation Inspection
Evaluation Type: Routine done by local agency
Evaluation Note(s): Inspected by: J.Luna  Consent by: Alex Coronado
Evaluation Division: Culver City Fire Department
Evaluation Program: HMRRP
Evaluation Source: CERS

Evaluation Date: 8/16/2018
Violations Found? (Y/N): No
Evaluation General Type: Compliance Evaluation Inspection
Evaluation Type: Routine done by local agency
Evaluation Note(s): VRTLS350 MS;DIESEL EGT;OMEGAFLEX DW PPNG; 208 SENSORS(DAY TANK FLOOR ,DAY TANK RUPTURE BASIN, GEN ROOM FLOOR,VENT BOX)420 ANN.
Evaluation Division: Los Angeles County Department of Public Works
Evaluation Program: UST
Evaluation Source: CERS

Evaluation Date: 9/11/2017
Violations Found? (Y/N): No
Evaluation General Type: Compliance Evaluation Inspection
Evaluation Type: Routine done by local agency
Evaluation Note(s): TLS350 PANEL;420 ANN;208 SMPS;EGT,NO DSIP;SUCTION SYS;DW OMEGAFLEX PIPES;F/V OVERFILL;208 SNSRS @ GEN RM FLR/DAY TNK FLR/DAY TANK BASIN
Evaluation Division: Los Angeles County Department of Public Works
Evaluation Program: UST
Evaluation Source: CERS

Evaluation Date: 3/16/2017
Violations Found? (Y/N): No
Evaluation General Type: Compliance Evaluation Inspection
Evaluation Type: Routine done by local agency
Evaluation Note(s): Inspected by: J.Luna Consent by: Twanda Beo
Evaluation Division: Culver City Fire Department
Evaluation Program: HMRRP
Evaluation Source: CERS

Evaluation Date: 9/26/2016
Violations Found? (Y/N): Yes
Evaluation General Type: Compliance Evaluation Inspection
Evaluation Type: Routine done by local agency
Evaluation Note(s): 4/6/16 VENT BOX,FILL&PIPE SUMPS NOT TESTED TO 4" ABOVE HIGHEST PENET RATIONS;CERS & ONSITE RECORDS CURRENT,VR 350/208/420
Evaluation Division: Los Angeles County Department of Public Works
Evaluation Program: UST
Evaluation Source: CERS

Evaluation Date: 5/5/2016
Violations Found? (Y/N): No
Evaluation General Type: Compliance Evaluation Inspection
Evaluation Type: Routine done by local agency
Evaluation Note(s): Twanda Beo
Evaluation Division: Los Angeles County Fire Department
Evaluation Program: HW
Evaluation Source: CERS

Evaluation Date: 1/21/2016
Violations Found? (Y/N): No
Evaluation General Type: Compliance Evaluation Inspection
Evaluation Type: Routine done by local agency
Evaluation Note(s): Inspected by: J.Luna/T.Mac Consent by: Twanda Beo
Evaluation Division: Culver City Fire Department
Evaluation Program: HMRRP
Evaluation Source: CERS

Evaluation Date: 10/9/2015
Violations Found? (Y/N): No
Evaluation General Type: Compliance Evaluation Inspection

Evaluation Type: Routine done by local agency
Evaluation Note(s): VR TLS-350+ CERT 10/9/15, SB989 10/10/15. DW OMEGA FLEX PIPING, VENT BOX, GEN ROOM FLOOR, DAY TANK FLOOR, DAY TANK BASIN W/208 SENSORS.
Evaluation Division: Los Angeles County Department of Public Works
Evaluation Program: UST
Evaluation Source: CERS

Evaluation Date: 10/27/2014
Violations Found? (Y/N): No
Evaluation General Type: Compliance Evaluation Inspection
Evaluation Type: Routine done by local agency
Evaluation Note(s): EGT TANK; VRTLS 350 MONT SYSTEM; VR 208 IN VENT BOX SUMP; FILL SUMP/ STP SUMP; DAY TANK 2 SENSORS; GEN ROOM FL 1 SENSOR;OMEGA FLEX PPNG.
Evaluation Division: Los Angeles County Department of Public Works
Evaluation Program: UST
Evaluation Source: CERS

Violation Information
Violation Date: 9/26/2016
Citation: HSC 6.7 25290.1(c), 25290.2(c), 25291(a)(2), 25292(e) - California Health and Safety Code, Chapter 6.7, Section(s) 25290.1(c), 25290.2(c), 25291(a)(2), 25292(e)
Violation Description: Failure to maintain secondary containment (e.g. failure of secondary containment testing).

Violation Note(s): Not Reported
Violation Division: Los Angeles County Department of Public Works
Violation Program: UST
Violation Source: CERS

Enforcement Information
: Not Reported
:Chemical Information
: Not Reported
:Coordinate Information
Program ID: 10310470
ENV INT Type Code: HMBP
Coordinate Name: Not Reported
Reference Point Type Description: Center of a facility or station.
Agency Provided Latitude: 34.023980
Agency Provided Longitude: -118.395360

| DATABASE | STATUS | DISTANCE | ELEVATION | MAP ID |
|---|---|---|---|---|
| CRSP-CA | Listed | 0.1 miles S | 103 ft (3 ft lower than | 21 |

| | | | | |
|---|---|---|---|---|
| | | | site) | |

| SITE NAME | MAPS | ID |
|---|---|---|
| T-Mobile West, LLC LA02556A | 1,2,4 | 73460 |
| **ADDRESS** | **CITY** | **ZIP** |
| 3847 CARDIFF AVE | CULVER CITY | 90232 |

## DETAILS

Site Regulated Program Information
Site ID: 73460
Site EI ID: 10310428
Agency Provided Latitude: 34.023978
Agency Provided Longitude: -118.395364

Program Description: Chemical Storage Facilities

Evaluation Information
Evaluation Date: 6/14/2016
Violations Found? (Y/N): No
Evaluation General Type: Compliance Evaluation Inspection
Evaluation Type: Routine done by local agency
Evaluation Note(s): Inspectors: T. Mac Tavish/ J. Luna  Consent: John Marquez
Evaluation Division: Culver City Fire Department
Evaluation Program: HMRRP
Evaluation Source: CERS

Evaluation Date: 6/18/2014
Violations Found? (Y/N): No
Evaluation General Type: Compliance Evaluation Inspection
Evaluation Type: Routine done by local agency
Evaluation Note(s): INSPECTORS: J. LUNA/ T. MAC TAVISH  CONSENT: JOHN MARQUES (TECHNICIAN)
Evaluation Division: Culver City Fire Department
Evaluation Program: HMRRP
Evaluation Source: CERS

Violation Information
: Not Reported
:Enforcement Information
: Not Reported
:Chemical Information
: Not Reported
:Coordinate Information
Program ID: 10310428
ENV INT Type Code: HMBP
Coordinate Name: Not Reported

Reference Point Type Description: Center of a facility or station.
Agency Provided Latitude: 34.023980
Agency Provided Longitude: -118.395360

| DATABASE | STATUS | DISTANCE | ELEVATION | MAP ID |
|---|---|---|---|---|
| CRSP-CA | Listed | 0.1 miles S | 103 ft (3 ft lower than site) | 21 |

| SITE NAME | MAPS | ID |
|---|---|---|
| PACIFIC BELL | 1,2,4 | 215976 |

| ADDRESS | CITY | ZIP |
|---|---|---|
| 3847 CARDIFF AVE S | CULVER CITY | 90232 |

## DETAILS

Site Regulated Program Information
Site ID: 215976
Site EI ID: T0603703592
Agency Provided Latitude: 34.023966
Agency Provided Longitude: -118.395271

Program Description: Leaking Underground Storage Tank Cleanup Site

Evaluation Information
: Not Reported
:Violation Information
: Not Reported
:Enforcement Information
: Not Reported
:Chemical Information
: Not Reported
:Coordinate Information
: Not Reported
:

| DATABASE | STATUS | DISTANCE | ELEVATION | MAP ID |
|---|---|---|---|---|
| Hist-CalFID-CA | Listed | 0.1 miles S | 103 ft (3 ft lower than site) | 21 |

| SITE NAME | MAPS | ID |
|---|---|---|
| PACIFIC BELL | 1,2,4 | 315310 |
| **ADDRESS** | **CITY** | **ZIP** |
| 3847 CARDIFF AVE | CULVER CITY | 90232 |
| **DETAILS** | | |
| Reported Date: 1998 | | |

| DATABASE | STATUS | DISTANCE | ELEVATION | MAP ID |
|---|---|---|---|---|
| Hist-CalFID-CA | Listed | 0.1 miles S | 103 ft (3 ft lower than site) | **21** |
| **SITE NAME** | | | **MAPS** | **ID** |
| PACIFIC TELEPHONE AND TELEGRAPH CO | | | 1,2,4 | 3776111 |
| **ADDRESS** | | | **CITY** | **ZIP** |
| 3847 CARDIFF AVE | | | CULVER CITY | 90232 |
| **DETAILS** | | | | |
| Reported Date: 1998 | | | | |

| DATABASE | STATUS | DISTANCE | ELEVATION | MAP ID |
|---|---|---|---|---|
| Hist-CalFID-CA | Listed | 0.1 miles S | 103 ft (3 ft lower than site) | **21** |
| **SITE NAME** | | | **MAPS** | **ID** |
| PACIFIC TELEPHONE AND TELEGRPH | | | 1,2,4 | 3776112 |
| **ADDRESS** | | | **CITY** | **ZIP** |
| 3847 CARDIFF AVE | | | CULVER CITY | 90232 |
| **DETAILS** | | | | |
| Reported Date: 1998 | | | | |

| DATABASE | STATUS | DISTANCE | ELEVATION | MAP ID |
|---|---|---|---|---|
| | | | | |

| Hist-City-UST-CA | Listed | 0.1 miles S | 103 ft (3 ft lower than site) | 21 |
|---|---|---|---|---|
| **SITE NAME** | | | **MAPS** | **ID** |
| PACIFIC BELL CLCYCA11/H4113 | | | 1,2,4 | 4023370 |
| **ADDRESS** | | | **CITY** | **ZIP** |
| 3847 CARDIFF AVE | | | CULVER CITY | |
| **DETAILS** | | | | |

Reported Date: 1998
List: Los Angeles County UST, Street Number Book
Agency: Los Angeles County Department of Public Works

| DATABASE | STATUS | DISTANCE | ELEVATION | MAP ID |
|---|---|---|---|---|
| Hist-HWS-CA | Listed | 0.1 miles S | 103 ft (3 ft lower than site) | 21 |
| **SITE NAME** | | | **MAPS** | **ID** |
| PACIFIC BELL | | | 1,2,4 | 315310 |
| **ADDRESS** | | | **CITY** | **ZIP** |
| 3847 CARDIFF | | | CULVER CITY | 90232 |
| **DETAILS** | | | | |

Reported Date: 1998

| DATABASE | STATUS | DISTANCE | ELEVATION | MAP ID |
|---|---|---|---|---|
| Hist-LUSTIS-CA | Listed | 0.1 miles S | 103 ft (3 ft lower than site) | 21 |
| **SITE NAME** | | | **MAPS** | **ID** |
| PACIFIC BELL | | | 1,2,4 | 315310 |
| **ADDRESS** | | | **CITY** | **ZIP** |
| 3847 CARDIFF AVE S | | | CULVER CITY | 90232 |
| **DETAILS** | | | | |

Reported Date: 1998

| DATABASE | STATUS | DISTANCE | ELEVATION | MAP ID |
|---|---|---|---|---|
| HIST-R4-CA | Listed | 0.1 miles S | 103 ft (3 ft lower than site) | 21 |

| SITE NAME | MAPS | ID |
|---|---|---|
| PACIFIC BELL | 1,2,4 | I-10218-UST |

| ADDRESS | CITY | ZIP |
|---|---|---|
| 3847 CARDIFF AVE S | CULVER CITY | 90232 |

**DETAILS**

Type: UST
Source of the list: Region 4 - Los Angeles Regional Water Quality Control Board
CASENO: I-10218
STAFF: Not Reported
LEGENDCODE: LC
LOCATION COMMUNITY: Not Reported
LOCATION XSTREET: WASHINGTON BLVD.
STATUS: 9
LEADAGENCY: L
DISTANCE: 6032
STATE_WELL: 02S14W05D08S
DTW: 0
LAT: 34.0230388836
LONG: -118.394552409

| DATABASE | STATUS | DISTANCE | ELEVATION | MAP ID |
|---|---|---|---|---|
| Hist-Service Stations | Listed | 0.1 miles S | 103 ft (3 ft lower than site) | 21 |

| SITE NAME | MAPS | ID |
|---|---|---|
| PACIFIC BELL CLCYCA11/H4113 | 1,2,4 | 207394 |

| ADDRESS | CITY | ZIP |
|---|---|---|
| 3847 CARDIFF AVE | CULVER CITY | 90230 |

**DETAILS**

AS OF DATE: 1/31/2002

SITE TYPE: UTILITY
TANK TYPE: UST
COUNTY: LOS ANGELES

| DATABASE | STATUS | DISTANCE | ELEVATION | MAP ID |
|---|---|---|---|---|
| LUST-Closed-CA | Completed - Case Closed | 0.1 miles S | 103 ft (3 ft lower than site) | 21 |

| SITE NAME | MAPS | ID |
|---|---|---|
| PACIFIC BELL | 1,2,4 | T0603703592 |

| ADDRESS | CITY | ZIP |
|---|---|---|
| 3847 CARDIFF AVE S | CULVER CITY | 90232 |

## DETAILS

Sites Details
URL: http://geotracker.waterboards.ca.gov/profile_report.asp?global_id=T0603703592
Global ID: T0603703592
Case Type: LUST Cleanup Site
Status: Completed - Case Closed
Status Date: Not Reported
CUF Case: NO
Lead Agency: LOS ANGELES COUNTY
Case Worker: JOA
Local Agency: LOS ANGELES COUNTY
RB Case Number: I-10218
Loc Case Number: Not Reported
File Location: Not Reported
Potential Contaminants of Concern: Diesel
Potential Media Affected: Soil
Site History: Not Reported
Begin Date: 1990-07-24 00:00:00
How Discovered: Other Means
How Discovered Description: Not Reported
Stop Method: Not Reported
Stop Method Description: Not Reported
Agency Provided Latitude: 34.0239657
Agency Provided Longitude: -118.3952717

Regulatory Activities Details
Action Date: 7/24/1990
Action Type: Other
Action: Leak Discovery

Action Date: 7/24/1990
Action Type: Other
Action: Leak Stopped

Action Date: 8/21/1990
Action Type: Other
Action: Leak Reported

Status History Details
Status Date: 11/19/1992
Status: Completed - Case Closed

Status Date: 8/21/1990
Status: Open - Site Assessment

Status Date: 7/24/1990
Status: Open - Case Begin Date

Contact Details
Contact Type: Local Agency Caseworker
Contact Name: JOHN AWUJO
Organization Name: LOS ANGELES COUNTY
Contact Address: 900 S FREMONT AVE
Contact City: ALHAMBRA
Contact Email: jawujo@dpw.lacounty.gov
Contact Phone Number: 6264583507

Contact Type: Regional Board Caseworker
Contact Name: YUE RONG
Organization Name: LOS ANGELES RWQCB (REGION 4)
Contact Address: 320 W. 4TH ST., SUITE 200
Contact City: Los Angeles
Contact Email: yrong@waterboards.ca.gov
Contact Phone Number: Not Reported

MTBE/Region Details
: Not Reported

| DATABASE | STATUS | DISTANCE | ELEVATION | MAP ID |
|---|---|---|---|---|
| RCRA-LQG-US | Listed | 0.1 miles S | 103 ft (3 ft lower than site) | 21 |
| SITE NAME | | | MAPS | ID |

| PACIFIC BELL | 1,2,4 | CAT080023153 |
|---|---|---|
| **ADDRESS** | **CITY** | **ZIP** |
| 3847 CARDIFF AVE | CULVER CITY | 90230 |

## DETAILS

Additional details may be found online using the following link:
https://enviro.epa.gov/enviro/rcrainfoquery_3.facility_information?pgm_sys_id=CAT080023153
Source Type: Notification
Generator Status Universe: LQG
Generator Status: Large Quantity Generator
Active Site Indicator: H----
Owner Name: NOT REQUIRED
In Handler Universes: Y
In a Universe: Y
Short Term Generator: N
Importer Activity: N
Mixed Waste Generator: N
Transporter Activity: Y
Transfer Facility: N
Recycler Activity: N
Onsite Burner Exemption: N
Furnace Exemption: N
Underground Injection Activity: N
Receives Waste From Off-site: N
Universal Waste: N
Universal Waste Destination Facility: N
Used Oil Universe: NNNNNNN
Federal Universal Waste: N
Active Site Federally Regulated TSDF: ------
Active Site Converter TSDF: ------
Active Site State Regulated TSDF: ------
Federal Indicator: ---
Hazardous Secondary Material Indicator: N
Operating Under 40 CFR Part 262 Subpart K: ----
Commercial TSD: -
TSD Type: -----
GPRA Permit Baseline: N
GPRA Renewals Baseline: N
Permit Renewal Workload: ------
Permit Workload Universe: ------
Permit Progress Universe: ------
Post-Closure Workload Universe: ------
Closure Workload Universe: ------
GPRA Corrective Action Baseline: N
Corrective Action Workload Universe: N
Subject to Corrective Action Universe: N
Non TSDFs Where CA Has Been Imposed: N

TSDFs Potentially Subject to Corrective Action Under 3004: N
TSDFs Only Subject to Corrective Action Under Discretionary: N
NCAPS Ranking: N
Environmental Control Indicator: N
Institutional Control Indicator: N
Human Exposure Indicator: N
Groundwater Controls Indicator: N
Operating TSDF Universe: ------
Full Enforcement Universe: ------
SNC Universe: N
Unaddressed SNC: N
Addressed SNC: N
SNC With Compliance Schedule: N
Financial Assurance Required: -----

Receive Date: 19810119
Acknowledge Flag Date: 19910331
Contact First Name: ENVIRONMENTAL
Contact Last Name: MANAGER
Contact Street 1: 3847 CARDIFF AVE
Contact City: CULVER CITY
Contact State: CA
Contact Zip: 90230
Contact Country: US
Contact Phone: 213-578-2827
Short Term Generator: N
Importer Activity: N
Mixed Waste Generator: N
Transporter Activity: Y
Transfer Facility: N
TSD Activity: N
Recycler Activity: N
Onsite Burner Exemption: N
Furnace Exemption: N
Underground Injection Activity: N
Receives Waste From Off-site: N
Universal Waste Destination Facility: N
Used Oil Transporter: N
Used Oil Transfer Facility: N
Used Oil Processor: N
Used Oil Refiner: N
Used Oil Fuel Burner: N
Used Oil Fuel Marketer to Burner: N
Used Oil Specification Marketer: N

| DATABASE | STATUS | DISTANCE | ELEVATION | MAP ID |
|---|---|---|---|---|
| | | | | |

| UST-CA | Listed | 0.1 miles S | 103 ft (3 ft lower than site) | 21 |
|---|---|---|---|---|
| **SITE NAME** | | | **MAPS** | **ID** |
| AT&T California - H4113 | | | 1,2,4 | 222580 |
| **ADDRESS** | | | **CITY** | **ZIP** |
| 3847 Cardiff Ave | | | Culver City | 90232 |

**DETAILS**

More Information on Site? Go to Following Link: http://geotracker.waterboards.ca.gov/search.asp
CERSID: 10310470
Global ID: LACoFA0006544
COUNTY: Los Angeles
Permitting Agency: Los Angeles County Fire Department
Agency Provided Latitude: 34.02398
Agency Provided Longitude: -118.39536
PROJECT TYPE: Not Reported
RB Case Number: Not Reported
LOC Case Number: Not Reported
Case Worker: Not Reported
MTBE DATE: Not Reported
GW CONC (PPB): Not Reported
MATRIX: Not Reported

| DATABASE | STATUS | DISTANCE | ELEVATION | MAP ID |
|---|---|---|---|---|
| UST-CRSP-CA | Listed | 0.1 miles S | 103 ft (3 ft lower than site) | 21 |
| **SITE NAME** | | | **MAPS** | **ID** |
| AT&T California - H4113 | | | 1,2,4 | 436215 |
| **ADDRESS** | | | **CITY** | **ZIP** |
| 3847 CARDIFF AVE | | | CULVER CITY | 90232 |

**DETAILS**

Site Regulated Program Information
Site ID: 436215
Site EI ID: 10310470
Agency Provided Latitude: 34.023978
Agency Provided Longitude: -118.395364

Program Description: Underground Storage Tank

Evaluation Information
Evaluation Date: 11/2/2020
Violations Found? (Y/N): No
Evaluation General Type: Compliance Evaluation Inspection
Evaluation Type: Routine done by local agency
Evaluation Note(s): Not Reported
Evaluation Division: Culver City Fire Department
Evaluation Program: HMRRP
Evaluation Source: CERS

Evaluation Date: 8/11/2020
Violations Found? (Y/N): No
Evaluation General Type: Compliance Evaluation Inspection
Evaluation Type: Routine done by local agency
Evaluation Note(s): Not Reported
Evaluation Division: Los Angeles County Department of Public Works
Evaluation Program: UST
Evaluation Source: CERS

Evaluation Date: 10/28/2019
Violations Found? (Y/N): No
Evaluation General Type: Compliance Evaluation Inspection
Evaluation Type: Routine done by local agency
Evaluation Note(s): Not Reported
Evaluation Division: Culver City Fire Department
Evaluation Program: HMRRP
Evaluation Source: CERS

Evaluation Date: 8/14/2019
Violations Found? (Y/N): No
Evaluation General Type: Compliance Evaluation Inspection
Evaluation Type: Routine done by local agency
Evaluation Note(s): Not Reported
Evaluation Division: Los Angeles County Department of Public Works
Evaluation Program: UST
Evaluation Source: CERS

Evaluation Date: 4/22/2019
Violations Found? (Y/N): No
Evaluation General Type: Compliance Evaluation Inspection
Evaluation Type: Routine done by local agency
Evaluation Note(s): Casey Kerwin, Environmental Site Manager
Evaluation Division: Los Angeles County Fire Department
Evaluation Program: HW
Evaluation Source: CERS

Evaluation Date: 9/17/2018
Violations Found? (Y/N): No
Evaluation General Type: Compliance Evaluation Inspection
Evaluation Type: Routine done by local agency
Evaluation Note(s): Not Reported
Evaluation Division: Culver City Fire Department
Evaluation Program: HMRRP
Evaluation Source: CERS

Evaluation Date: 8/16/2018
Violations Found? (Y/N): No
Evaluation General Type: Compliance Evaluation Inspection
Evaluation Type: Routine done by local agency
Evaluation Note(s): Not Reported
Evaluation Division: Los Angeles County Department of Public Works
Evaluation Program: UST
Evaluation Source: CERS

Evaluation Date: 9/11/2017
Violations Found? (Y/N): No
Evaluation General Type: Compliance Evaluation Inspection
Evaluation Type: Routine done by local agency
Evaluation Note(s): Not Reported
Evaluation Division: Los Angeles County Department of Public Works
Evaluation Program: UST
Evaluation Source: CERS

Evaluation Date: 3/16/2017
Violations Found? (Y/N): No
Evaluation General Type: Compliance Evaluation Inspection
Evaluation Type: Routine done by local agency
Evaluation Note(s): Not Reported
Evaluation Division: Culver City Fire Department
Evaluation Program: HMRRP
Evaluation Source: CERS

Evaluation Date: 9/26/2016
Violations Found? (Y/N): Yes
Evaluation General Type: Compliance Evaluation Inspection
Evaluation Type: Routine done by local agency
Evaluation Note(s): Not Reported
Evaluation Division: Los Angeles County Department of Public Works
Evaluation Program: UST
Evaluation Source: CERS

Evaluation Date: 5/5/2016
Violations Found? (Y/N): No
Evaluation General Type: Compliance Evaluation Inspection
Evaluation Type: Routine done by local agency
Evaluation Note(s): Not Reported

Evaluation Division: Los Angeles County Fire Department
Evaluation Program: HW
Evaluation Source: CERS

Evaluation Date: 1/21/2016
Violations Found? (Y/N): No
Evaluation General Type: Compliance Evaluation Inspection
Evaluation Type: Routine done by local agency
Evaluation Note(s): Not Reported
Evaluation Division: Culver City Fire Department
Evaluation Program: HMRRP
Evaluation Source: CERS

Evaluation Date: 10/9/2015
Violations Found? (Y/N): No
Evaluation General Type: Compliance Evaluation Inspection
Evaluation Type: Routine done by local agency
Evaluation Note(s): Not Reported
Evaluation Division: Los Angeles County Department of Public Works
Evaluation Program: UST
Evaluation Source: CERS

Evaluation Date: 10/27/2014
Violations Found? (Y/N): No
Evaluation General Type: Compliance Evaluation Inspection
Evaluation Type: Routine done by local agency
Evaluation Note(s): Not Reported
Evaluation Division: Los Angeles County Department of Public Works
Evaluation Program: UST
Evaluation Source: CERS

Violation Information
Violation Date: 9/26/2016
Citation: HSC 6.7 25290.1(c), 25290.2(c), 25291(a)(2), 25292(e) - California Health and Safety Code, Chapter 6.7, Section(s) 25290.1(c), 25290.2(c), 25291(a)(2), 25292(e)
Violation Description: Failure to maintain secondary containment (e.g. failure of secondary containment testing).

Violation Note(s): Returned to compliance on 09/11/2017.
Violation Division: Los Angeles County Department of Public Works
Violation Program: UST
Violation Source: CERS

Enforcement Information
: Not Reported
:Coordinate Information
Program ID: 10310470
ENV INT Type Code: HMBP
Coordinate Name: Not Reported

Reference Point Type Description: Center of a facility or station.
Agency Provided Latitude: 34.02398
Agency Provided Longitude: -118.39536

| DATABASE | STATUS | DISTANCE | ELEVATION | MAP ID |
|---|---|---|---|---|
| Air-CA | Listed | 0.1 miles NE | 108 ft (2 ft higher than site) | 22 |

| SITE NAME | MAPS | ID |
|---|---|---|
| MANUEL'S BODY SHOP | 1,2,4 | SC AQMD-SC-6799 |

| ADDRESS | CITY | ZIP |
|---|---|---|
| 9301 VENICE BLVD | CULVER CITY | 90230 |

## DETAILS

Toxic Facility Information
Agency ID Desc: The first portion is the Air Quality District, the second portion is the County, the last is the Facility ID
Facility ID: 6799
Database Year: 2015
Air Basin: SC
County Code: 19
District Code: SC
District: SOUTH COAST AQMD
Facility SIC Code: 9999
COID: LA
Prioritization Thresholds: Not Reported
Health Risk Assessment (HRA): Not Reported
Non-Cancer Chronic Hazard Index: Not Reported
Non-Cancer Acute Hazard Index: Not Reported
CHAPIS: Not Reported
CERR Code: Not Reported

Pollutant Information
: Not Reported

| DATABASE | STATUS | DISTANCE | ELEVATION | MAP ID |
|---|---|---|---|---|
| AIR-DIST-CA | Listed | 0.1 miles NE | 108 ft (2 ft higher than | 22 |

| | | | | |
|---|---|---|---|---|
| | | | site) | |

| SITE NAME | MAPS | ID |
|---|---|---|
| MANUEL'S BODY SHOP | 1,2,4 | 6799-SC |

| ADDRESS | CITY | ZIP |
|---|---|---|
| 9301 VENICE BLVD | CULVER CITY | 90230 |

## DETAILS

District: South Coast AQMD
Compliance URL: http://www3.aqmd.gov/webappl/fim/prog/novnc.aspx?fac_id=6799
Note: For additional Facility, Equipment, Emissions, Hearing Board or Transporation Plan Information click on different tabs.
Facility Id: 6799
County Code: LA
County: Los Angeles
Facility Status Code: A
Facility Status: ACTIVE
Number of Employees: 16
Location Zip Code Extension: Not Reported
Facility Representative First Name: ELENA
Facility Representative Last Name: ALONZO
Location Area Code: 310
Location Phone Number: 8363701
Location Phone Extension: Not Reported
Mailing Address: 9301 VENICE BLVD
Mailing City: CULVER CITY
Mailing State: CA
Mailing Zip Code: 90230
Mailing Zip Code Extension: Not Reported
Mailing Area Code: 310
Mailing Phone Number: 8363701
Mailing Phone Extension: Not Reported
Mailing Representative First Name: ELENA
Mailing Representative Last Name: ALONZO

| DATABASE | STATUS | DISTANCE | ELEVATION | MAP ID |
|---|---|---|---|---|
| CRSP-CA | Listed | 0.1 miles NE | 108 ft (2 ft higher than site) | **22** |

| SITE NAME | MAPS | ID |
|---|---|---|
| MANUEL'S BODY SHOP | 1,2,4 | 132691 |

| ADDRESS | CITY | ZIP |
|---|---|---|

| 9301 W VENICE BLVD | CULVER CITY | 90232 |
|---|---|---|

## DETAILS

Site Regulated Program Information
Site ID: 132691
Site EI ID: 10244167
Agency Provided Latitude: 34.0262
Agency Provided Longitude: -118.39462

Program Description: Chemical Storage Facilities

Program Description: Hazardous Waste Generator

Evaluation Information
Evaluation Date: 12/17/2018
Violations Found? (Y/N): Yes
Evaluation General Type: Other/Unknown
Evaluation Type: Other, not routine, done by local agency
Evaluation Note(s): Second Notice of Violation Inspection Report  Documents uploaded to CERS were reviewed. Indicated previously in this report are violations, originally issued on 06/29/2018, that have not been resolved by the original COMPLY BY date. These violations have been re-issued and the violation class upgraded. Review and correct all violations indicated in this report, on or before the new COMPLY BY date associated with each violation. Failure to resolve these violations will result in this facility being subject to formal enforcement.  NOTE: The LAMC, Sections (L.A.M.C. SECTIONS 57.105.1.4; 57.120.3; 57.121.2 and 57.121.2.1.) requires businesses that store, use or handle hazardous materials in the City of Los Angeles to obtain a Consolidated Permit from the Los Angeles Fire Department CUPA **** Annual submission of a Hazardous Materials Business Plan into CERS is required between January 1 and March 1 of every year. Please remember that any change in inventory of greater [Truncated]
Evaluation Division: Los Angeles City Fire Department
Evaluation Program: HMRRP
Evaluation Source: CERS

Evaluation Date: 8/16/2018
Violations Found? (Y/N): No
Evaluation General Type: Other/Unknown
Evaluation Type: Other, not routine, done by local agency
Evaluation Note(s): Follow up inspection conducted - violations corrected & NOV abated
Evaluation Division: Los Angeles County Fire Department
Evaluation Program: HW
Evaluation Source: CERS

Evaluation Date: 7/11/2018
Violations Found? (Y/N): Yes
Evaluation General Type: Compliance Evaluation Inspection
Evaluation Type: Routine done by local agency
Evaluation Note(s): Martin Mata, Appraiser
Evaluation Division: Los Angeles County Fire Department
Evaluation Program: HW
Evaluation Source: CERS

Evaluation Date: 6/29/2018
Violations Found? (Y/N): Yes
Evaluation General Type: Compliance Evaluation Inspection
Evaluation Type: Routine done by local agency
Evaluation Note(s): Inspection Report  Consent to enter, inspect and take photographs was given by: Hector Lopez  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. 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 change. As a reminder, [Truncated]
Evaluation Division: Los Angeles City Fire Department
Evaluation Program: HMRRP
Evaluation Source: CERS

Evaluation Date: 6/10/2016
Violations Found? (Y/N): Yes
Evaluation General Type: Compliance Evaluation Inspection
Evaluation Type: Routine done by local agency
Evaluation Note(s): On site for routine hazardous materials and business emergency plan inspection. Consent to enter and inspect was given by Freddy Robledo, manager, email:manuelsbodyshop@gmail.com.  Permit Posted  Observed the facility and inspected hazardous materials storage.  Annual employee safety training records were maintained.  No Site Map and incomplete inventory in CERS.  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.
Evaluation Division: Los Angeles City Fire Department
Evaluation Program: HMRRP
Evaluation Source: CERS

Evaluation Date: 8/20/2014
Violations Found? (Y/N): No
Evaluation General Type: Compliance Evaluation Inspection
Evaluation Type: Routine done by local agency
Evaluation Note(s): Not Reported
Evaluation Division: Los Angeles County Fire Department
Evaluation Program: HW
Evaluation Source: CERS

Violation Information
Violation Date: 12/17/2018
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 Note(s): Site map is missing elements. Please update and resubmit the site map to include all required elements. There are many unknown symbols on the site map.  Either label them on the map or provide a legend.  Noted to be missing are hazardous materials storage areas, storm/sewer drains, emergency/utility shut offs and emergency response equipment. 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

Violation Date: 12/17/2018
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 Note(s): The Emergency Response/Contingency Plan is incomplete. Please review the form and complete the following missing and/or incorrect sections; Correct the Local CUPA phone number in section C1 to 213-978-3680. Add the emergency contacts in section C13. 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

Violation Date: 7/11/2018
Citation: 40 CFR 1 265.31 - U.S. Code of Federal Regulations, Title 40, Chapter 1, Section(s) 265.31
Violation Description: Failure to maintain and operate the facility to minimize the possibility of a fire, explosion, or any unplanned sudden or non-sudden release of hazardous waste or hazardous waste constituents to air, soil, or surface water which could threaten human health or the environment.
Violation Note(s): Returned to compliance on 08/16/2018. OBSERVATION: Storage area accumulated with oil at ground surface  CORRECTIVE ACTION: Submit photos/documentation to the CUPA demonstrating the spill has been properly removed and managed.
Violation Division: Los Angeles County Fire Department
Violation Program: HW
Violation Source: CERS

Violation Date: 7/11/2018
Citation: 22 CCR 12 66262.34(f) - California Code of Regulations, Title 22, Chapter 12, Section(s) 66262.34(f)
Violation Description: Failure to properly label hazardous waste accumulation containers and portable tanks with the following requirements: "Hazardous Waste", name and address of the generator, physical and chemical characteristics of the Hazardous Waste, and starting accumulation date.
Violation Note(s): Returned to compliance on 08/16/2018. OBSERVATION: Acetone waste  drum was observed without the all required information on the label  CORRECTIVE ACTION: Submit photos to the CUPA demonstrating that the container listed above has been properly labeled.
Violation Division: Los Angeles County Fire Department
Violation Program: HW
Violation Source: CERS

Violation Date: 6/29/2018
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 Note(s): 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.  Also, Complete the Emergency Contact section as well
Violation Division: Los Angeles City Fire Department
Violation Program: HMRRP
Violation Source: CERS

Violation Date: 6/29/2018
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 Note(s): Review, update and resubmit the Site Map in CERS with all the required elements using the attachments to assist you.
Violation Division: Los Angeles City Fire Department
Violation Program: HMRRP
Violation Source: CERS

Violation Date: 6/10/2016
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 business plan when storing/handling a hazardous material at or above reportable quantities.
Violation Note(s): Not Reported
Violation Division: Los Angeles City Fire Department
Violation Program: HMRRP
Violation Source: CERS

Violation Date: 6/10/2016
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 Note(s): Returned to compliance on 07/10/2016.
Violation Division: Los Angeles City Fire Department
Violation Program: HMRRP
Violation Source: CERS

Violation Date: 6/10/2016
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 Note(s): Returned to compliance on 07/10/2016.
Violation Division: Los Angeles City Fire Department
Violation Program: HMRRP
Violation Source: CERS

Violation Date: 6/10/2016
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 Note(s): Returned to compliance on 07/10/2016.
Violation Division: Los Angeles City Fire Department
Violation Program: HMRRP
Violation Source: CERS

Violation Date: 6/10/2016
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 Note(s): Not Reported
Violation Division: Los Angeles City Fire Department
Violation Program: HMRRP
Violation Source: CERS

Violation Date: 6/10/2016
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 Note(s): Returned to compliance on 07/10/2016.
Violation Division: Los Angeles City Fire Department
Violation Program: HMRRP
Violation Source: CERS

Violation Date: 6/10/2016
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 Note(s): Returned to compliance on 07/10/2016.
Violation Division: Los Angeles City Fire Department
Violation Program: HMRRP
Violation Source: CERS

Violation Date: 6/10/2016
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 Note(s): Returned to compliance on 07/10/2016.
Violation Division: Los Angeles City Fire Department
Violation Program: HMRRP
Violation Source: CERS

Enforcement Information
: Not Reported
:Chemical Information

: Not Reported
:Coordinate Information
: Not Reported
:

| DATABASE | STATUS | DISTANCE | ELEVATION | MAP ID |
|---|---|---|---|---|
| Hist-Auto Repair | Listed | 0.1 miles NE | 108 ft (2 ft higher than site) | 22 |
| **SITE NAME** | | | **MAPS** | **ID** |
| MANUELS BODY SHOP | | | 1,2,4 | 501786-PD |
| **ADDRESS** | | | **CITY** | **ZIP** |
| 9301 VENICE BLVD | | | CULVER CITY | 90232-2621 |
| **DETAILS** | | | | |
| Listing Year: 1997<br>SIC Category: AUTOMOBILE BODY-REPAIRING & PAINTING<br>SIC Code: 753201 | | | | |

| DATABASE | STATUS | DISTANCE | ELEVATION | MAP ID |
|---|---|---|---|---|
| Hist-CalFID-CA | Listed | 0.1 miles NE | 108 ft (2 ft higher than site) | 22 |
| **SITE NAME** | | | **MAPS** | **ID** |
| MANUEL'S BODY SHOP | | | 1,2,4 | 256908 |
| **ADDRESS** | | | **CITY** | **ZIP** |
| 9301 VENICE BLVD | | | CULVER CITY | 902300000 |
| **DETAILS** | | | | |
| Reported Date: 1998 | | | | |

| DATABASE | STATUS | DISTANCE | ELEVATION | MAP ID |
|---|---|---|---|---|
| RCRA-NON-US | Listed | 0.1 miles NE | 108 ft (2 ft higher than site) | 22 |

| SITE NAME | MAPS | ID |
|---|---|---|
| MANUEL'S BODY SHOP INC | 1,2,4 | CAD066689688 |
| **ADDRESS** | **CITY** | **ZIP** |
| 9301 VENICE BLVD | CULVER CITY | 90232 |

## DETAILS

Additional details may be found online using the following link:
https://enviro.epa.gov/enviro/rcrainfoquery_3.facility_information?pgm_sys_id=CAD066689688
Source Type: Implementer
Generator Status Universe: N
Generator Status: Non-Generator
NAICS1: GENERAL AUTOMOTIVE REPAIR
Active Site Indicator: H----
Owner Name: FREDDY ROBLEDO, PRESIDENT
Operator Name: FREDDY ROBLEDO
In Handler Universes: Y
In a Universe: Y
Short Term Generator: N
Importer Activity: N
Mixed Waste Generator: N
Transporter Activity: N
Transfer Facility: N
Recycler Activity: N
Onsite Burner Exemption: N
Furnace Exemption: N
Underground Injection Activity: N
Receives Waste From Off-site: N
Universal Waste: Y
Universal Waste Destination Facility: Y
Used Oil Universe: NNNNNNN
Federal Universal Waste: N
Active Site Federally Regulated TSDF: ------
Active Site Converter TSDF: ------
Active Site State Regulated TSDF: ------
Federal Indicator: ---
Hazardous Secondary Material Indicator: N
Operating Under 40 CFR Part 262 Subpart K: ----
Commercial TSD: -
TSD Type: -----
GPRA Permit Baseline: N
GPRA Renewals Baseline: N
Permit Renewal Workload: ------
Permit Workload Universe: ------
Permit Progress Universe: ------
Post-Closure Workload Universe: ------
Closure Workload Universe: ------

GPRA Corrective Action Baseline: N
Corrective Action Workload Universe: N
Subject to Corrective Action Universe: N
Non TSDFs Where CA Has Been Imposed: N
TSDFs Potentially Subject to Corrective Action Under 3004: N
TSDFs Only Subject to Corrective Action Under Discretionary: N
NCAPS Ranking: N
Environmental Control Indicator: N
Institutional Control Indicator: N
Human Exposure Indicator: N
Groundwater Controls Indicator: N
Operating TSDF Universe: ------
Full Enforcement Universe: ------
SNC Universe: N
Unaddressed SNC: N
Addressed SNC: N
SNC With Compliance Schedule: N
Financial Assurance Required: -----

Receive Date: 19870410
Acknowledge Flag Date: 19870410
Contact First Name: FREDDY
Contact Last Name: ROBLEDO
Contact Street 1: 9301 VENICE BLVD
Contact City: CULVER CITY
Contact State: CA
Contact Zip: 90232
Contact Phone: 310-836-3701
Contact FAX: 310-836-6315
Contact E-mail Address: MANUELSBODYSHOP@GMAIL.COM
Short Term Generator: N
Importer Activity: N
Mixed Waste Generator: N
Transporter Activity: N
Transfer Facility: N
TSD Activity: N
Recycler Activity: N
Onsite Burner Exemption: N
Furnace Exemption: N
Underground Injection Activity: N
Receives Waste From Off-site: N
Universal Waste Destination Facility: Y
Used Oil Transporter: N
Used Oil Transfer Facility: N
Used Oil Processor: N
Used Oil Refiner: N
Used Oil Fuel Burner: N
Used Oil Fuel Marketer to Burner: N
Used Oil Specification Marketer: N

| DATABASE | STATUS | DISTANCE | ELEVATION | MAP ID |
|---|---|---|---|---|
| AIR-DIST-CA | Listed | 0.1 miles S | 102 ft (4 ft lower than site) | 23 |

| SITE NAME | MAPS | ID |
|---|---|---|
| CELEBRITY DIRECTORY ASSISTANCE | 1,2,4 | 112713-SC |

| ADDRESS | CITY | ZIP |
|---|---|---|
| 3840 WATSEKA AVE | CULVER CITY | 90232 |

## DETAILS

District: South Coast AQMD
Compliance URL: http://www3.aqmd.gov/webappl/fim/prog/novnc.aspx?fac_id=112713
Note: For additional Facility, Equipment, Emissions, Hearing Board or Transporation Plan Information click on different tabs.
Facility Id: 112713
County Code: LA
County: Los Angeles
Facility Status Code: A
Facility Status: ACTIVE
Number of Employees: 0
Location Zip Code Extension: Not Reported
Facility Representative First Name: JIM
Facility Representative Last Name: MCKEE
Location Area Code: 310
Location Phone Number: 2537906
Location Phone Extension: Not Reported
Mailing Address: 3840 WATSEKA AVE
Mailing City: CULVER CITY
Mailing State: CA
Mailing Zip Code: 90232
Mailing Zip Code Extension: Not Reported
Mailing Area Code: 310
Mailing Phone Number: 2537906
Mailing Phone Extension: Not Reported
Mailing Representative First Name: JIM
Mailing Representative Last Name: MCKEE

| DATABASE | STATUS | DISTANCE | ELEVATION | MAP ID |
|---|---|---|---|---|
| County-Others-CA | Listed | 0.11 miles SE | 103 ft (3 ft lower than site) | 24 |

| SITE NAME | MAPS | ID |
|---|---|---|
| ROCCO'S TAVERN | 1,2,4 | 033275-055651-LAC |
| **ADDRESS** | **CITY** | **ZIP** |
| 3843 MAIN ST | CULVER CITY | 90232 |

## DETAILS

Source of the list: County of Los Angeles
Responsible Agency: Los Angeles Department of Public Works Industrial Waste & Stormwater Permits
URL: http://ladpw.org/epd/OpenFileReview/Results.aspx?streetno=3843&streetdr=&streetname=MAIN&zip=90232
File URL: http://ladpw.org/epd/OpenFileReview/DMSResults.aspx?fileno=055651
File Number: 033275-055651
Status: PERM
Status Description: Active Permitted File
Type: I
Type Description: Industrial Waste File

| DATABASE | STATUS | DISTANCE | ELEVATION | MAP ID |
|---|---|---|---|---|
| CRSP-CA | Listed | 0.11 miles SE | 103 ft (3 ft lower than site) | **24** |
| **SITE NAME** | | | **MAPS** | **ID** |
| Rocco's Tavern | | | 1,2,4 | 362334 |
| **ADDRESS** | | | **CITY** | **ZIP** |
| 3843 MAIN ST | | | CULVER CITY | 90232 |

## DETAILS

Site Regulated Program Information
Site ID: 362334
Site EI ID: 10653910
Agency Provided Latitude: 34.024357
Agency Provided Longitude: -118.394562

Program Description: Chemical Storage Facilities

Evaluation Information
: Not Reported
:Violation Information
: Not Reported

:Enforcement Information
: Not Reported
:Chemical Information
: Not Reported
:Coordinate Information
Program ID: 10653910
ENV INT Type Code: HMBP
Coordinate Name: Not Reported
Reference Point Type Description: Center of a facility or station.
Agency Provided Latitude: 34.024360
Agency Provided Longitude: -118.394560

| DATABASE | STATUS | DISTANCE | ELEVATION | MAP ID |
|---|---|---|---|---|
| County-Others-CA | Listed | 0.11 miles SE | 104 ft (2 ft lower than site) | 25 |

| SITE NAME | MAPS | ID |
|---|---|---|
| SPINFISH POKE HOUSE | 1,2,4 | 035098-062976-LAC |

| ADDRESS | CITY | ZIP |
|---|---|---|
| 3847 MAIN ST | CULVER CITY | 90232 |

## DETAILS

Source of the list: County of Los Angeles
Responsible Agency: Los Angeles Department of Public Works Industrial Waste & Stormwater Permits
URL: http://ladpw.org/epd/OpenFileReview/Results.aspx?streetno=3847&streetdr=&streetname=MAIN&zip=90232
File URL: Not Reported
File Number: 035098-062976
Status: OPEN
Status Description: Open File for record purposes.
Type: I
Type Description: Industrial Waste File

Source of the list: County of Los Angeles
Responsible Agency: Los Angeles Department of Public Works Industrial Waste & Stormwater Permits
URL: http://ladpw.org/epd/OpenFileReview/Results.aspx?streetno=3847&streetdr=&streetname=MAIN&zip=90232
File URL: http://ladpw.org/epd/OpenFileReview/DMSResults.aspx?fileno=062976
File Number: 035098-062976
Status: OPEN
Status Description: Open File for record purposes.
Type: I
Type Description: Industrial Waste File

| DATABASE | STATUS | DISTANCE | ELEVATION | MAP ID |
|---|---|---|---|---|
| County-Others-CA | Listed | 0.11 miles SE | 104 ft (2 ft lower than site) | 26 |
| **SITE NAME** | | | **MAPS** | **ID** |
| TENTENYU RAMEN | | | 1,2,4 | 033809-062323-LAC |
| **ADDRESS** | | | **CITY** | **ZIP** |
| 3849 MAIN ST | | | CULVER CITY | 90232 |

**DETAILS**

Source of the list: County of Los Angeles
Responsible Agency: Los Angeles Department of Public Works Industrial Waste & Stormwater Permits
URL: http://ladpw.org/epd/OpenFileReview/Results.aspx?streetno=3849&streetdr=&streetname=MAIN&zip=90232
File URL: http://ladpw.org/epd/OpenFileReview/DMSResults.aspx?fileno=062323
File Number: 033809-062323
Status: OPEN
Status Description: Open File for record purposes.
Type: I
Type Description: Industrial Waste File

Source of the list: County of Los Angeles
Responsible Agency: Los Angeles Department of Public Works Industrial Waste & Stormwater Permits
URL: http://ladpw.org/epd/OpenFileReview/Results.aspx?streetno=3849&streetdr=&streetname=MAIN&zip=90232
File URL: http://ladpw.org/epd/OpenFileReview/DMSResults.aspx?fileno=062323
File Number: 033809-062323
Status: PERM
Status Description: Active Permitted File
Type: I
Type Description: Industrial Waste File

| DATABASE | STATUS | DISTANCE | ELEVATION | MAP ID |
|---|---|---|---|---|
| County-Others-CA | Listed | 0.11 miles SE | 104 ft (2 ft lower than site) | 26 |
| **SITE NAME** | | | **MAPS** | **ID** |
| WHICHWICH? | | | 1,2,4 | 033809-057846-LAC |
| | | | | |

| ADDRESS | CITY | ZIP |
|---|---|---|
| 3849 MAIN ST | CULVER CITY | 90232 |

## DETAILS

Source of the list: County of Los Angeles
Responsible Agency: Los Angeles Department of Public Works Industrial Waste & Stormwater Permits
URL: http://ladpw.org/epd/OpenFileReview/Results.aspx?streetno=3849&streetdr=&streetname=MAIN&zip=90232
File URL: http://ladpw.org/epd/OpenFileReview/DMSResults.aspx?fileno=057846
File Number: 033809-057846
Status: PERM
Status Description: Active Permitted File
Type: I
Type Description: Industrial Waste File

Source of the list: County of Los Angeles
Responsible Agency: Los Angeles Department of Public Works Industrial Waste & Stormwater Permits
URL: http://ladpw.org/epd/OpenFileReview/Results.aspx?streetno=3849&streetdr=&streetname=MAIN&zip=90232
File URL: http://ladpw.org/epd/OpenFileReview/DMSResults.aspx?fileno=057846
File Number: 033809-057846
Status: CLOS
Status Description: Closed File. File no longer has an active permit.
Type: I
Type Description: Industrial Waste File

| DATABASE | STATUS | DISTANCE | ELEVATION | MAP ID |
|---|---|---|---|---|
| Hist-Auto Repair | Listed | 0.11 miles SE | 104 ft (2 ft lower than site) | **26** |

| SITE NAME | MAPS | ID |
|---|---|---|
| SPORTEVE INC | 1,2,4 | 22844 |

| ADDRESS | CITY | ZIP |
|---|---|---|
| 3849 MAIN ST | Culver City | 90232 |

## DETAILS

Sic Code: 5531
Desc: Auto, Truck & Tire Service
Site Added: 2/2010

| DATABASE | STATUS | DISTANCE | ELEVATION | MAP ID |
|---|---|---|---|---|
| | | | | |

| Hist-CalFID-CA | Listed | 0.11 miles SE | 104 ft (2 ft lower than site) | 26 |
|---|---|---|---|---|
| **SITE NAME** | | | **MAPS** | **ID** |
| 1X BANK OF AMERICA, THE | | | 1,2,4 | 7750332 |
| **ADDRESS** | | | **CITY** | **ZIP** |
| 3849 MAIN ST | | | CULVER CITY | 900710000 |
| **DETAILS** | | | | |
| Reported Date: 1998 | | | | |

| DATABASE | STATUS | DISTANCE | ELEVATION | MAP ID |
|---|---|---|---|---|
| County-Others-CA | Listed | 0.11 miles SE | 104 ft (2 ft lower than site) | 27 |
| **SITE NAME** | | | **MAPS** | **ID** |
| LA PIE INC | | | 1,2,4 | 034234-059752-LAC |
| **ADDRESS** | | | **CITY** | **ZIP** |
| 3850 MAIN ST | | | CULVER CITY | 90232 |
| **DETAILS** | | | | |
| Source of the list: County of Los Angeles<br>Responsible Agency: Los Angeles Department of Public Works Industrial Waste & Stormwater Permits<br>URL: http://ladpw.org/epd/OpenFileReview/Results.aspx?streetno=3850&streetdr=&streetname=MAIN&zip=90232<br>File URL: http://ladpw.org/epd/OpenFileReview/DMSResults.aspx?fileno=059752<br>File Number: 034234-059752<br>Status: PERM<br>Status Description: Active Permitted File<br>Type: I<br>Type Description: Industrial Waste File | | | | |

| DATABASE | STATUS | DISTANCE | ELEVATION | MAP ID |
|---|---|---|---|---|
| CRSP-CA | Listed | 0.11 miles SE | 104 ft (2 ft lower than site) | 27 |
| **SITE NAME** | | | **MAPS** | **ID** |
| | | | | |

| LAP Carson Investments, Inc. - DBA: Pieology #8040 | 1,2,4 | 273185 |
|---|---|---|
| **ADDRESS** | **CITY** | **ZIP** |
| 3850 MAIN ST STE A | CULVER CITY | 90232 |

**DETAILS**

Site Regulated Program Information
Site ID: 273185
Site EI ID: 10628263
Agency Provided Latitude: 34.02474
Agency Provided Longitude: -118.39417

Program Description: Chemical Storage Facilities

Evaluation Information
: Not Reported
:Violation Information
: Not Reported
:Enforcement Information
: Not Reported
:Chemical Information
: Not Reported
:Coordinate Information
: Not Reported
:

| DATABASE | STATUS | DISTANCE | ELEVATION | MAP ID |
|---|---|---|---|---|
| Hist-CalFID-CA | Listed | 0.11 miles W | 105 ft (1 ft lower than site) | **28** |
| **SITE NAME** | | | **MAPS** | **ID** |
| ISKCON | | | 1,2,4 | 7770385 |
| **ADDRESS** | | | **CITY** | **ZIP** |
| 3755 WATSEKA AVE | | | LOS ANGELES | 900340000 |

**DETAILS**

Reported Date: 1998

| DATABASE | STATUS | DISTANCE | ELEVATION | MAP ID |
|---|---|---|---|---|
| | | | | |

| County-Others-CA | Listed | 0.11 miles S | 102 ft (4 ft lower than site) | 29 |
|---|---|---|---|---|

| SITE NAME | MAPS | ID |
|---|---|---|
| UGO AN ITALIAN CAFE | 1,2,4 | 030660-045922-LAC |

| ADDRESS | CITY | ZIP |
|---|---|---|
| 3865 CARDIFF AVE | CULVER CITY | 90232 |

**DETAILS**

Source of the list: County of Los Angeles
Responsible Agency: Los Angeles Department of Public Works Industrial Waste & Stormwater Permits
URL: http://ladpw.org/epd/OpenFileReview/Results.aspx?streetno=3865&streetdr=&streetname=CARDIFF&zip=90232
File URL: http://ladpw.org/epd/OpenFileReview/DMSResults.aspx?fileno=045922
File Number: 030660-045922
Status: PERM
Status Description: Active Permitted File
Type: I
Type Description: Industrial Waste File

| DATABASE | STATUS | DISTANCE | ELEVATION | MAP ID |
|---|---|---|---|---|
| Hist-CalFID-CA | Listed | 0.11 miles SW | 103 ft (3 ft lower than site) | 30 |

| SITE NAME | MAPS | ID |
|---|---|---|
| 1X CULVER PALMS CH OF CHRIST | 1,2,4 | 7711764 |

| ADDRESS | CITY | ZIP |
|---|---|---|
| 9733 VENICE BLVD | LOS ANGELES | 900340000 |

**DETAILS**

Reported Date: 1998

| DATABASE | STATUS | DISTANCE | ELEVATION | MAP ID |
|---|---|---|---|---|
| County-Others-CA | Listed | 0.11 miles E | 105 ft (1 ft lower than site) | 31 |

| SITE NAME | MAPS | ID |
|---|---|---|
| | | |

| STUDIO R | 1,2,4 | 006980-I07223-LAC |
|---|---|---|
| **ADDRESS** | **CITY** | **ZIP** |
| 9343 CULVER BLVD | CULVER CITY | 90232 |

**DETAILS**

Source of the list: County of Los Angeles
Responsible Agency: Los Angeles Department of Public Works Industrial Waste & Stormwater Permits
URL: http://ladpw.org/epd/OpenFileReview/Results.aspx?streetno=9343&streetdr=&streetname=CULVER&zip=90232
File URL: Not Reported
File Number: 006980-I07223
Status: CLOS
Status Description: Closed File. File no longer has an active permit.
Type: I
Type Description: Industrial Waste File

| DATABASE | STATUS | DISTANCE | ELEVATION | MAP ID |
|---|---|---|---|---|
| County-Others-CA | Listed | 0.11 miles E | 105 ft (1 ft lower than site) | **31** |
| **SITE NAME** | | | **MAPS** | **ID** |
| NATIVE FOODS CAFE | | | 1,2,4 | 006980-059660-LAC |
| **ADDRESS** | | | **CITY** | **ZIP** |
| 9343 CULVER BLVD | | | CULVER CITY | 90232 |

**DETAILS**

Source of the list: County of Los Angeles
Responsible Agency: Los Angeles Department of Public Works Industrial Waste & Stormwater Permits
URL: http://ladpw.org/epd/OpenFileReview/Results.aspx?streetno=9343&streetdr=&streetname=CULVER&zip=90232
File URL: http://ladpw.org/epd/OpenFileReview/DMSResults.aspx?fileno=059660
File Number: 006980-059660
Status: OPEN
Status Description: Open File for record purposes.
Type: Not Reported
Type Description: Not Reported

| DATABASE | STATUS | DISTANCE | ELEVATION | MAP ID |
|---|---|---|---|---|
| | | | | |

| County-Others-CA | Listed | 0.11 miles E | 105 ft (1 ft lower than site) | 31 |
|---|---|---|---|---|

| SITE NAME | MAPS | ID |
|---|---|---|
| M CAFE DE CHAYA | 1,2,4 | 006980-050620-LAC |

| ADDRESS | CITY | ZIP |
|---|---|---|
| 9343 CULVER BLVD | CULVER CITY | 90232 |

## DETAILS

Source of the list: County of Los Angeles
Responsible Agency: Los Angeles Department of Public Works Industrial Waste & Stormwater Permits
URL: http://ladpw.org/epd/OpenFileReview/Results.aspx?streetno=9343&streetdr=&streetname=CULVER&zip=90232
File URL: http://ladpw.org/epd/OpenFileReview/DMSResults.aspx?fileno=050620
File Number: 006980-050620
Status: CLOS
Status Description: Closed File. File no longer has an active permit.
Type: I
Type Description: Industrial Waste File

| DATABASE | STATUS | DISTANCE | ELEVATION | MAP ID |
|---|---|---|---|---|
| County-Others-CA | Listed | 0.11 miles E | 105 ft (1 ft lower than site) | 31 |

| SITE NAME | MAPS | ID |
|---|---|---|
| CAVA GRILL | 1,2,4 | 006980-062344-LAC |

| ADDRESS | CITY | ZIP |
|---|---|---|
| 9343 CULVER BLVD | CULVER CITY | 90232 |

## DETAILS

Source of the list: County of Los Angeles
Responsible Agency: Los Angeles Department of Public Works Industrial Waste & Stormwater Permits
URL: http://ladpw.org/epd/OpenFileReview/Results.aspx?streetno=9343&streetdr=&streetname=CULVER&zip=90232
File URL: http://ladpw.org/epd/OpenFileReview/DMSResults.aspx?fileno=062344
File Number: 006980-062344
Status: PERM
Status Description: Active Permitted File
Type: I
Type Description: Industrial Waste File

| DATABASE | STATUS | DISTANCE | ELEVATION | MAP ID |
|---|---|---|---|---|
| County-Others-CA | Listed | 0.11 miles E | 105 ft (1 ft lower than site) | 31 |

| SITE NAME | MAPS | ID |
|---|---|---|
| ABRASH TYPOGRAFIX | 1,2,4 | 006980-022205-LAC |

| ADDRESS | CITY | ZIP |
|---|---|---|
| 9343 CULVER BLVD | CULVER CITY | 90232 |

## DETAILS

Source of the list: County of Los Angeles
Responsible Agency: Los Angeles Department of Public Works Industrial Waste & Stormwater Permits
URL: http://ladpw.org/epd/OpenFileReview/Results.aspx?streetno=9343&streetdr=&streetname=CULVER&zip=90232
File URL: Not Reported
File Number: 006980-022205
Status: OPEN
Status Description: Open File for record purposes.
Type: Not Reported
Type Description: Not Reported

| DATABASE | STATUS | DISTANCE | ELEVATION | MAP ID |
|---|---|---|---|---|
| County-Others-CA | Listed | 0.12 miles SE | 103 ft (3 ft lower than site) | 32 |

| SITE NAME | MAPS | ID |
|---|---|---|
| FRAICHE RESTAURANT & LOUNGE | 1,2,4 | 031438-048702-LAC |

| ADDRESS | CITY | ZIP |
|---|---|---|
| 9411 CULVER BLVD | CULVER CITY | 90232 |

## DETAILS

Source of the list: County of Los Angeles
Responsible Agency: Los Angeles Department of Public Works Industrial Waste & Stormwater Permits
URL: http://ladpw.org/epd/OpenFileReview/Results.aspx?streetno=9411&streetdr=&streetname=CULVER&zip=90232
File URL: http://ladpw.org/epd/OpenFileReview/DMSResults.aspx?fileno=048702
File Number: 031438-048702

Status: CLOS
Status Description: Closed File. File no longer has an active permit.
Type: I
Type Description: Industrial Waste File

| DATABASE | STATUS | DISTANCE | ELEVATION | MAP ID |
|---|---|---|---|---|
| County-Others-CA | Listed | 0.12 miles SE | 103 ft (3 ft lower than site) | 32 |

| SITE NAME | MAPS | ID |
|---|---|---|
| PUBLIC SCHOOL 310 | 1,2,4 | 031438-057244-LAC |

| ADDRESS | CITY | ZIP |
|---|---|---|
| 9411 CULVER BLVD | CULVER CITY | 90232 |

## DETAILS

Source of the list: County of Los Angeles
Responsible Agency: Los Angeles Department of Public Works Industrial Waste & Stormwater Permits
URL: http://ladpw.org/epd/OpenFileReview/Results.aspx?streetno=9411&streetdr=&streetname=CULVER&zip=90232
File URL: http://ladpw.org/epd/OpenFileReview/DMSResults.aspx?fileno=057244
File Number: 031438-057244
Status: PERM
Status Description: Active Permitted File
Type: I
Type Description: Industrial Waste File

| DATABASE | STATUS | DISTANCE | ELEVATION | MAP ID |
|---|---|---|---|---|
| AIR-DIST-CA | Listed | 0.12 miles S | 101 ft (5 ft lower than site) | 33 |

| SITE NAME | MAPS | ID |
|---|---|---|
| PACIFIC BELL | 1,2,4 | 59017-SC |

| ADDRESS | CITY | ZIP |
|---|---|---|
| 3840 WATSEKA AVE | CULVER CITY | 90230 |

## DETAILS

District: South Coast AQMD
Compliance URL: http://www3.aqmd.gov/webappl/fim/prog/novnc.aspx?fac_id=59017
Note: For additional Facility, Equipment, Emissions, Hearing Board or Transporation Plan Information click on different tabs.
Facility Id: 59017
County Code: LA
County: Los Angeles
Facility Status Code: A
Facility Status: ACTIVE
Number of Employees: 0
Location Zip Code Extension: Not Reported
Facility Representative First Name: ANDREW
Facility Representative Last Name: TAYLOR
Location Area Code: 925
Location Phone Number: 9730584
Location Phone Extension: Not Reported
Mailing Address: PO BOX 50095 C/O ENV MGMT, RM 3E000T
Mailing City: SAN RAMON
Mailing State: CA
Mailing Zip Code: 94583
Mailing Zip Code Extension: 0995
Mailing Area Code: 925
Mailing Phone Number: 9730584
Mailing Phone Extension: Not Reported
Mailing Representative First Name: ANDREW
Mailing Representative Last Name: TAYLOR

| DATABASE | STATUS | DISTANCE | ELEVATION | MAP ID |
|---|---|---|---|---|
| AIR-DIST-CA | Listed | 0.13 miles E | 104 ft (2 ft lower than site) | **34** |

| SITE NAME | MAPS | ID |
|---|---|---|
| SISSON RESTAURANT GROUP I, LLC | 1,2,4 | 183713-SC |

| ADDRESS | CITY | ZIP |
|---|---|---|
| 9345 CULVER BLVD | CULVER CITY | 90232 |

## DETAILS

District: South Coast AQMD
Compliance URL: http://www3.aqmd.gov/webappl/fim/prog/novnc.aspx?fac_id=183713
Note: For additional Facility, Equipment, Emissions, Hearing Board or Transporation Plan Information click on different tabs.
Facility Id: 183713
County Code: LA
County: Los Angeles

Facility Status Code: A
Facility Status: ACTIVE
Number of Employees: 0
Location Zip Code Extension: Not Reported
Facility Representative First Name: KYLE
Facility Representative Last Name: SISSON
Location Area Code: 310
Location Phone Number: 7663301
Location Phone Extension: Not Reported
Mailing Address: 6202 RAMIREZ MESA DR
Mailing City: MALIBU
Mailing State: CA
Mailing Zip Code: 90265
Mailing Zip Code Extension: Not Reported
Mailing Area Code: 310
Mailing Phone Number: 7663301
Mailing Phone Extension: Not Reported
Mailing Representative First Name: KYLE
Mailing Representative Last Name: SISSON

| DATABASE | STATUS | DISTANCE | ELEVATION | MAP ID |
|---|---|---|---|---|
| County-Others-CA | Listed | 0.13 miles E | 104 ft (2 ft lower than site) | **34** |

| SITE NAME | MAPS | ID |
|---|---|---|
| PRIMAL KITCHEN | 1,2,4 | 035212-063352-LAC |

| ADDRESS | CITY | ZIP |
|---|---|---|
| 9345 CULVER BLVD | CULVER CITY | 90232 |

## DETAILS

Source of the list: County of Los Angeles
Responsible Agency: Los Angeles Department of Public Works Industrial Waste & Stormwater Permits
URL: http://ladpw.org/epd/OpenFileReview/Results.aspx?streetno=9345&streetdr=&streetname=CULVER&zip=90232
File URL: http://ladpw.org/epd/OpenFileReview/DMSResults.aspx?fileno=063352
File Number: 035212-063352
Status: OPEN
Status Description: Open File for record purposes.
Type: I
Type Description: Industrial Waste File

| DATABASE | STATUS | DISTANCE | ELEVATION | MAP ID |
|---|---|---|---|---|
| County-Others-CA | Listed | 0.13 miles E | 105 ft (1 ft lower than site) | 35 |

| SITE NAME | MAPS | ID |
|---|---|---|
| KOSS FINANCIAL(KAY'N DAVE'S) | 1,2,4 | 006833-051828-LAC |

| ADDRESS | CITY | ZIP |
|---|---|---|
| 9341 CULVER BLVD | CULVER CITY | 90232 |

## DETAILS

Source of the list: County of Los Angeles
Responsible Agency: Los Angeles Department of Public Works Industrial Waste & Stormwater Permits
URL: http://ladpw.org/epd/OpenFileReview/Results.aspx?streetno=9341&streetdr=&streetname=CULVER&zip=90232
File URL: http://ladpw.org/epd/OpenFileReview/DMSResults.aspx?fileno=051828
File Number: 006833-051828
Status: PERM
Status Description: Active Permitted File
Type: I
Type Description: Industrial Waste File

| DATABASE | STATUS | DISTANCE | ELEVATION | MAP ID |
|---|---|---|---|---|
| County-Others-CA | Listed | 0.13 miles E | 105 ft (1 ft lower than site) | 35 |

| SITE NAME | MAPS | ID |
|---|---|---|
| PACIFICO'S LLC | 1,2,4 | 006833-036679-LAC |

| ADDRESS | CITY | ZIP |
|---|---|---|
| 9341 CULVER BLVD | CULVER CITY | 90232 |

## DETAILS

Source of the list: County of Los Angeles
Responsible Agency: Los Angeles Department of Public Works Industrial Waste & Stormwater Permits
URL: http://ladpw.org/epd/OpenFileReview/Results.aspx?streetno=9341&streetdr=&streetname=CULVER&zip=90232
File URL: Not Reported
File Number: 006833-036679
Status: CLOS
Status Description: Closed File. File no longer has an active permit.

Type: I
Type Description: Industrial Waste File

| DATABASE | STATUS | DISTANCE | ELEVATION | MAP ID |
|---|---|---|---|---|
| County-Others-CA | Listed | 0.13 miles E | 105 ft (1 ft lower than site) | 35 |

| SITE NAME | MAPS | ID |
|---|---|---|
| BOSTON MARKET RESTAURANT | 1,2,4 | 006833-025094-LAC |

| ADDRESS | CITY | ZIP |
|---|---|---|
| 9341 CULVER BLVD | CULVER CITY | 90232 |

## DETAILS

Source of the list: County of Los Angeles
Responsible Agency: Los Angeles Department of Public Works Industrial Waste & Stormwater Permits
URL: http://ladpw.org/epd/OpenFileReview/Results.aspx?streetno=9341&streetdr=&streetname=CULVER&zip=90232
File URL: Not Reported
File Number: 006833-025094
Status: CLOS
Status Description: Closed File. File no longer has an active permit.
Type: I
Type Description: Industrial Waste File

| DATABASE | STATUS | DISTANCE | ELEVATION | MAP ID |
|---|---|---|---|---|
| County-Others-CA | Listed | 0.13 miles E | 105 ft (1 ft lower than site) | 35 |

| SITE NAME | MAPS | ID |
|---|---|---|
| MURPHY BUICK INC | 1,2,4 | 006833-I07065-LAC |

| ADDRESS | CITY | ZIP |
|---|---|---|
| 9341 CULVER BLVD | CULVER CITY | 90232 |

## DETAILS

Source of the list: County of Los Angeles
Responsible Agency: Los Angeles Department of Public Works Industrial Waste & Stormwater Permits

URL: http://ladpw.org/epd/OpenFileReview/Results.aspx?streetno=9341&streetdr=&streetname=CULVER&zip=90232
File URL: Not Reported
File Number: 006833-I07065
Status: CLOS
Status Description: Closed File. File no longer has an active permit.
Type: I
Type Description: Industrial Waste File

| DATABASE | STATUS | DISTANCE | ELEVATION | MAP ID |
|---|---|---|---|---|
| County-UST-CA | Listed | 0.13 miles E | 105 ft (1 ft lower than site) | 35 |
| **SITE NAME** | | | **MAPS** | **ID** |
| BILL MURPHY BUICK | | | 1,2,4 | 006833-007065-LAC |
| **ADDRESS** | | | **CITY** | **ZIP** |
| 9341 CULVER BLVD | | | CULVER CITY | 90232 |

**DETAILS**

Source of the list: County of Los Angeles
Responsible Agency: Los Angeles Department of Public Works
URL: http://ladpw.org/epd/OpenFileReview/Results.aspx?streetno=9341&streetdr=&streetname=CULVER&zip=90232
File URL: Not Reported
File Number: 006833-007065
Status: REM
Status Description: Removed File. File does not have an active permit.
Type: T
Type Description: Underground Storage Tank File

| DATABASE | STATUS | DISTANCE | ELEVATION | MAP ID |
|---|---|---|---|---|
| CRSP-CA | Listed | 0.13 miles E | 105 ft (1 ft lower than site) | 35 |
| **SITE NAME** | | | **MAPS** | **ID** |
| Kayndaves | | | 1,2,4 | 395748 |
| **ADDRESS** | | | **CITY** | **ZIP** |
| 9341 CULVER BLVD | | | CULVER CITY | 90232 |

## DETAILS

Site Regulated Program Information
Site ID: 395748
Site EI ID: 10654165
Agency Provided Latitude: 34.024941
Agency Provided Longitude: -118.393791

Program Description: Chemical Storage Facilities

Evaluation Information
: Not Reported
:Violation Information
: Not Reported
:Enforcement Information
: Not Reported
:Chemical Information
: Not Reported
:Coordinate Information
Program ID: 10654165
ENV INT Type Code: HMBP
Coordinate Name: Not Reported
Reference Point Type Description: Center of a facility or station.
Agency Provided Latitude: 34.024940
Agency Provided Longitude: -118.393790

| DATABASE | STATUS | DISTANCE | ELEVATION | MAP ID |
|---|---|---|---|---|
| CRSP-CA | Listed | 0.13 miles NE | 109 ft (3 ft higher than site) | 36 |

| SITE NAME | MAPS | ID |
|---|---|---|
| IN-N-OUT BURGER #55 | 1,2,4 | 436065 |

| ADDRESS | CITY | ZIP |
|---|---|---|
| 9245 VENICE BLVD | LOS ANGELES | 90034 |

## DETAILS

Site Regulated Program Information
Site ID: 436065
Site EI ID: 10760242
Agency Provided Latitude: 34.02646

Agency Provided Longitude: -118.39413

Program Description: Chemical Storage Facilities

Evaluation Information
: Not Reported
:Violation Information
: Not Reported
:Enforcement Information
: Not Reported
:Chemical Information
: Not Reported
:Coordinate Information
Program ID: 10760242
ENV INT Type Code: HMBP
Coordinate Name: Not Reported
Reference Point Type Description: Center of a facility or station.
Agency Provided Latitude: 34.026460
Agency Provided Longitude: -118.394130

| DATABASE | STATUS | DISTANCE | ELEVATION | MAP ID |
|---|---|---|---|---|
| RCRA-NON-US | Listed | 0.13 miles SE | 102 ft (4 ft lower than site) | 37 |

| SITE NAME | MAPS | ID |
|---|---|---|
| BANK OF AMERICA | 1,2,4 | CAC002987598 |

| ADDRESS | CITY | ZIP |
|---|---|---|
| 9453 CULVER BOULEVARD | CULVER CITY | 90232 |

## DETAILS

Additional details may be found online using the following link:
https://enviro.epa.gov/enviro/rcrainfoquery_3.facility_information?pgm_sys_id=CAC002987598
Source Type: Implementer
Generator Status Universe: N
Generator Status: Non-Generator
NAICS1: ALL OTHER WASTE MANAGEMENT SERVICES
Active Site Indicator: H----
Owner Name: BANK OF AMERICA
Operator Name: MC:CA7-701-01-28 HERDMAN
In Handler Universes: Y

In a Universe: Y
Short Term Generator: N
Importer Activity: N
Mixed Waste Generator: N
Transporter Activity: N
Transfer Facility: N
Recycler Activity: N
Onsite Burner Exemption: N
Furnace Exemption: N
Underground Injection Activity: N
Receives Waste From Off-site: N
Universal Waste: Y
Universal Waste Destination Facility: Y
Used Oil Universe: NNNNNNN
Federal Universal Waste: N
Active Site Federally Regulated TSDF: ------
Active Site Converter TSDF: ------
Active Site State Regulated TSDF: ------
Federal Indicator: ---
Hazardous Secondary Material Indicator: N
Operating Under 40 CFR Part 262 Subpart K: ----
Commercial TSD: -
TSD Type: -----
GPRA Permit Baseline: N
GPRA Renewals Baseline: N
Permit Renewal Workload: ------
Permit Workload Universe: ------
Permit Progress Universe: ------
Post-Closure Workload Universe: ------
Closure Workload Universe: ------
GPRA Corrective Action Baseline: N
Corrective Action Workload Universe: N
Subject to Corrective Action Universe: N
Non TSDFs Where CA Has Been Imposed: N
TSDFs Potentially Subject to Corrective Action Under 3004: N
TSDFs Only Subject to Corrective Action Under Discretionary: N
NCAPS Ranking: N
Environmental Control Indicator: N
Institutional Control Indicator: N
Human Exposure Indicator: N
Groundwater Controls Indicator: N
Operating TSDF Universe: ------
Full Enforcement Universe: ------
SNC Universe: N
Unaddressed SNC: N
Addressed SNC: N
SNC With Compliance Schedule: N
Financial Assurance Required: -----

Receive Date: 20181101

Acknowledge Flag Date: 20181101
Contact First Name: MC:CA7-701-01-2
Contact Last Name: HERDMAN
Contact Street 1: 275 SOUTH VALENCIA AVENUE
Contact City: BREA
Contact State: CA
Contact Zip: 92823
Contact Phone: 714-577-0865
Contact E-mail Address: VIANCATARANGO@ALLIANCE-ENVIRO.COM
Short Term Generator: N
Importer Activity: N
Mixed Waste Generator: N
Transporter Activity: N
Transfer Facility: N
TSD Activity: N
Recycler Activity: N
Onsite Burner Exemption: N
Furnace Exemption: N
Underground Injection Activity: N
Receives Waste From Off-site: N
Universal Waste Destination Facility: Y
Used Oil Transporter: N
Used Oil Transfer Facility: N
Used Oil Processor: N
Used Oil Refiner: N
Used Oil Fuel Burner: N
Used Oil Fuel Marketer to Burner: N
Used Oil Specification Marketer: N

| DATABASE | STATUS | DISTANCE | ELEVATION | MAP ID |
|---|---|---|---|---|
| County-Others-CA | Listed | 0.13 miles S | 101 ft (5 ft lower than site) | 38 |

| SITE NAME | MAPS | ID |
|---|---|---|
| UGO AN ITALIAN CAFE | 1,2,4 | 031479-048875-LAC |

| ADDRESS | CITY | ZIP |
|---|---|---|
| 9501 CULVER BLVD | CULVER CITY | 90232 |

## DETAILS

Source of the list: County of Los Angeles
Responsible Agency: Los Angeles Department of Public Works Industrial Waste & Stormwater Permits
URL: http://ladpw.org/epd/OpenFileReview/Results.aspx?streetno=9501&streetdr=&streetname=CULVER&zip=90232
File URL: http://ladpw.org/epd/OpenFileReview/DMSResults.aspx?fileno=048875

File Number: 031479-048875
Status: PERM
Status Description: Active Permitted File
Type: I
Type Description: Industrial Waste File

| DATABASE | STATUS | DISTANCE | ELEVATION | MAP ID |
|---|---|---|---|---|
| County-Others-CA | Listed | 0.14 miles S | 101 ft (5 ft lower than site) | 39 |

| SITE NAME | MAPS | ID |
|---|---|---|
| TENDER GREENS | 1,2,4 | 030847-046461-LAC |

| ADDRESS | CITY | ZIP |
|---|---|---|
| 9523 CULVER BLVD | CULVER CITY | 90232 |

**DETAILS**

Source of the list: County of Los Angeles
Responsible Agency: Los Angeles Department of Public Works Industrial Waste & Stormwater Permits
URL: http://ladpw.org/epd/OpenFileReview/Results.aspx?streetno=9523&streetdr=&streetname=CULVER&zip=90232
File URL: http://ladpw.org/epd/OpenFileReview/DMSResults.aspx?fileno=046461
File Number: 030847-046461
Status: PERM
Status Description: Active Permitted File
Type: I
Type Description: Industrial Waste File

| DATABASE | STATUS | DISTANCE | ELEVATION | MAP ID |
|---|---|---|---|---|
| County-Others-CA | Listed | 0.14 miles E | 105 ft (1 ft lower than site) | 40 |

| SITE NAME | MAPS | ID |
|---|---|---|
| PARCEL B | 1,2,4 | 032205-063034-LAC |

| ADDRESS | CITY | ZIP |
|---|---|---|
| 9300 CULVER BLVD | CULVER CITY | 90232 |

**DETAILS**

Source of the list: County of Los Angeles
Responsible Agency: Los Angeles Department of Public Works Industrial Waste & Stormwater Permits
URL: http://ladpw.org/epd/OpenFileReview/Results.aspx?streetno=9300&streetdr=&streetname=CULVER&zip=90232
File URL: Not Reported
File Number: 032205-063034
Status: OPEN
Status Description: Open File for record purposes.
Type: Not Reported
Type Description: Not Reported

Source of the list: County of Los Angeles
Responsible Agency: Los Angeles Department of Public Works Industrial Waste & Stormwater Permits
URL: http://ladpw.org/epd/OpenFileReview/Results.aspx?streetno=9300&streetdr=&streetname=CULVER&zip=90232
File URL: Not Reported
File Number: 032205-063034
Status: OPEN
Status Description: Open File for record purposes.
Type: I
Type Description: Industrial Waste File

| DATABASE | STATUS | DISTANCE | ELEVATION | MAP ID |
|---|---|---|---|---|
| County-Others-CA | Listed | 0.14 miles E | 105 ft (1 ft lower than site) | **40** |
| **SITE NAME** | | | **MAPS** | **ID** |
| RUSH PACIFICA LLC | | | 1,2,4 | 032205-051443-LAC |
| **ADDRESS** | | | **CITY** | **ZIP** |
| 9300 CULVER BLVD | | | CULVER CITY | 90232 |

## DETAILS

Source of the list: County of Los Angeles
Responsible Agency: Los Angeles Department of Public Works Industrial Waste & Stormwater Permits
URL: http://ladpw.org/epd/OpenFileReview/Results.aspx?streetno=9300&streetdr=&streetname=CULVER&zip=90232
File URL: http://ladpw.org/epd/OpenFileReview/DMSResults.aspx?fileno=051443
File Number: 032205-051443
Status: CLOS
Status Description: Closed File. File no longer has an active permit.
Type: I
Type Description: Industrial Waste File

| DATABASE | STATUS | DISTANCE | ELEVATION | MAP ID |
|---|---|---|---|---|
| County-UST-CA | Listed | 0.14 miles E | 105 ft (1 ft lower than site) | 40 |

| SITE NAME | MAPS | ID |
|---|---|---|
| HC 9300 CULVER LLC | 1,2,4 | 032205-064456-LAC |

| ADDRESS | CITY | ZIP |
|---|---|---|
| 9300 Culver Blvd | Culver City | 90232 |

**DETAILS**

Source of the list: County of Los Angeles
Responsible Agency: Los Angeles Department of Public Works
URL: http://ladpw.org/epd/OpenFileReview/Results.aspx?streetno=9300&streetdr=&streetname=CULVER&zip=90232
File URL: http://ladpw.org/epd/OpenFileReview/DMSResults.aspx?fileno=064456
File Number: 032205-064456
Status: PERM
Status Description: Active Permitted File
Type: T
Type Description: Underground Storage Tank File

| DATABASE | STATUS | DISTANCE | ELEVATION | MAP ID |
|---|---|---|---|---|
| CRSP-CA | Listed | 0.14 miles E | 105 ft (1 ft lower than site) | 40 |

| SITE NAME | MAPS | ID |
|---|---|---|
| 9300 CULVER | 1,2,4 | 448926 |

| ADDRESS | CITY | ZIP |
|---|---|---|
| 9300 CULVER BLVD | CULVER CITY | 90232 |

**DETAILS**

Site Regulated Program Information
Site ID: 448926
Site EI ID: 854937
Agency Provided Latitude: 34.02564
Agency Provided Longitude: -118.39415

Program Description: Construction Storm Water

Evaluation Information
Evaluation Date: 4/20/2018
Violations Found? (Y/N): Yes
Evaluation General Type: Compliance Evaluation Inspection
Evaluation Type: Industrial Storm Water Compliance Evaluation
Evaluation Note(s): The construction site was relatively clean. A verbal warning was given for the following issues: 1) minor amount of sediment around the entrance at Culver Blvd.; 2) a few broken sandbags at one of stormwater catch basins; 3) lack of QSP info; and 4) lack of contractors and subcontractors info. They agreed to comply within 2 weeks. Post Inspection Notes: -On 4/20/2018, Mr. Watson (Assistant Project Manager) submitted photos that are showing corrective actions taken on the BMP issues via email. -On 4/26/2018, staff emailed Mr. Watson to remind two additional items (QSP and contractor info) that needed to be submitted. -On 4/30/2018, two items were submitted via SMARTS.
Evaluation Division: Water Boards
Evaluation Program: CONSTW
Evaluation Source: SMARTS

Evaluation Date: 3/21/2018
Violations Found? (Y/N): No
Evaluation General Type: Compliance Evaluation Inspection
Evaluation Type: Industrial Storm Water Compliance Evaluation
Evaluation Note(s): The linear construction project was in progress. The project was in the last state of completion. SWPPP met the CGP requirement. Good BMP were observed at the site. The construction project was in compliance with CGP during the inspection. Photos are attached.
Evaluation Division: Water Boards
Evaluation Program: CONSTW
Evaluation Source: SMARTS

Violation Information
Violation Date: 4/20/2018
Citation: 2009-0009-DWQ - Construction General Permit
Violation Description: SWPPP
Violation Note(s): QSP info and a list of contactors/subcontractors are missing.
Violation Division: Water Boards
Violation Program: CONSTW
Violation Source: SMARTS

Violation Date: 4/20/2018
Citation: 2009-0009-DWQ - Construction General Permit
Violation Description: SW - Deficient BMP Implementation
Violation Note(s): Minor amount of sediment at the entrance. A few broken sandbags.
Violation Division: Water Boards
Violation Program: CONSTW
Violation Source: SMARTS

Enforcement Information
Enforcement Action Date: 4/20/2018
Enforcement Action Type: Industrial Storm Water Enforcement

Enforcement Action Description: Industrial Storm Water Enforcement
Enforcement Action Note(s): Ordered to correct the BMP violations and to submit missing items in SWPPP.
Enforcement Action Division: Water Boards
Enforcement Action Program: CONSTW
Enforcement Action Source: SMARTS

Chemical Information
: Not Reported
:Coordinate Information
: Not Reported
:

| DATABASE | STATUS | DISTANCE | ELEVATION | MAP ID |
|---|---|---|---|---|
| CRSP-CA | Listed | 0.14 miles E | 105 ft (1 ft lower than site) | 40 |

| SITE NAME | MAPS | ID |
|---|---|---|
| HC 9300 Culver, LLC | 1,2,4 | 434248 |

| ADDRESS | CITY | ZIP |
|---|---|---|
| 9300 CULVER BLVD | CULVER CITY | 90232 |

## DETAILS

Site Regulated Program Information
Site ID: 434248
Site EI ID: T10000011520
Agency Provided Latitude: 34.024706
Agency Provided Longitude: -118.393332

Program Description: Leaking Underground Storage Tank Cleanup Site

Program Description: Underground Storage Tank

Evaluation Information
: Not Reported
:Violation Information
: Not Reported
:Enforcement Information
: Not Reported
:Chemical Information
: Not Reported
:Coordinate Information
Program ID: 10752409

ENV INT Type Code: UST
Coordinate Name: Not Reported
Reference Point Type Description: Center of a facility or station.
Agency Provided Latitude: 34.025060
Agency Provided Longitude: -118.393440

| DATABASE | STATUS | DISTANCE | ELEVATION | MAP ID |
|---|---|---|---|---|
| ENF-CA | Listed | 0.14 miles E | 105 ft (1 ft lower than site) | 40 |

| SITE NAME | MAPS | ID |
|---|---|---|
| HC 9300 CULVER LLC | 1,2,4 | T10000011520 |

| ADDRESS | CITY | ZIP |
|---|---|---|
| 9300 CULVER BLVD | CULVER CITY | 90232 |

## DETAILS

Global ID: T10000011520
County: Los Angeles
Site History: Not Reported
Case Type: LUST Cleanup Site
Status: Completed - Case Closed
Lead Agency: LOS ANGELES RWQCB (REGION 4)
Case Worker: DPP
Local Agency: Not Reported
RB Case Number: R-64456
Loc Case Number: Not Reported
File Location: Not Reported
Potential Contaminants of Concern: Diesel
Potential Media Affected: Soil
How Discovered: Not Reported
How Discovered Description: Not Reported
Stop Method: Not Reported
Stop Method Description: Not Reported
Action Date: 2019-11-08
Action Type: ENFORCEMENT
Action: Closure/No Further Action Letter

Action Date: 2019-08-08
Action Type: ENFORCEMENT
Action: Notification - Preclosure

Action Date: 2018-04-12
Action Type: ENFORCEMENT
Action: Staff Letter

Action Date: 2018-04-04
Action Type: ENFORCEMENT
Action: Referral to Regional Board

| DATABASE | STATUS | DISTANCE | ELEVATION | MAP ID |
|---|---|---|---|---|
| ENF-SMARTS-CA | Historical | 0.14 miles E | 105 ft (1 ft lower than site) | 40 |

| SITE NAME | MAPS | ID |
|---|---|---|
| 9300 CULVER | 1,2,4 | 4 19C380495 |

| ADDRESS | CITY | ZIP |
|---|---|---|
| 9300 CULVER BLVD | Culver City | 90232 |

## DETAILS

Waste Discharge ID: 4 19C380495
APP ID: 485846
Enforcement ID: 429626
Enforcement Type: Verbal Communication
Enforcement Status: Historical
Permit Type: Construction
Regional Board: 4
Address 2: NA
Issuance Date: 4/20/2018
Due Date: 5/4/2018
Description: Ordered to correct the BMP violations and to submit missing items in SWPPP.
Corrective Action: -On 4/20/2018, Mr. Watson (Assistant Project Manager) submitted photos that are showing corrective actions taken on the BMP issues via email. -On 4/30/2018,QSP and contractor info was submitted via SMARTS.
Order Number: NA
Economic Benefits: NaN
Total Max Liability: NaN
Staff Costs: NaN
Initial Assessment: 0
Total Assessment: 0
Received Amount: 0
Spent Amount: 0
Balance Due: 0
ACL Complaint Issuance Date: Not Reported
Adoption Date: Not Reported
Compliance Date: Not Reported

EPL Issuance Date: Not Reported
Received Date: Not Reported
Waiver Received Date: Not Reported
Count of Violations: 2
Location Total Size: 2.05
Location Total Size Unit: Acres
Receiving Water Name: Ballona Breek
Indirectly: N
Directly: N
Agency Provided Latitude: 34.02564
Agency Provided Longitude: -118.39415

| DATABASE | STATUS | DISTANCE | ELEVATION | MAP ID |
|---|---|---|---|---|
| LUST-Closed-CA | Completed - Case Closed | 0.14 miles E | 105 ft (1 ft lower than site) | 40 |

| SITE NAME | MAPS | ID |
|---|---|---|
| HC 9300 CULVER LLC | 1,2,4 | T10000011520 |

| ADDRESS | CITY | ZIP |
|---|---|---|
| 9300 CULVER BLVD | CULVER CITY | 90232 |

## DETAILS

Sites Details
URL: http://geotracker.waterboards.ca.gov/profile_report.asp?global_id=T10000011520
Global ID: T10000011520
Case Type: LUST Cleanup Site
Status: Completed - Case Closed
Status Date: Not Reported
CUF Case: NO
Lead Agency: LOS ANGELES RWQCB (REGION 4)
Case Worker: DPP
Local Agency: Not Reported
RB Case Number: R-64456
Loc Case Number: Not Reported
File Location: Not Reported
Potential Contaminants of Concern: Diesel
Potential Media Affected: Soil
Site History: Not Reported
Begin Date: 2018-04-04 00:00:00
How Discovered: Not Reported
How Discovered Description: Not Reported
Stop Method: Not Reported
Stop Method Description: Not Reported

Agency Provided Latitude: 34.0247064567859
Agency Provided Longitude: -118.393332944775

Regulatory Activities Details
Action Date: 4/4/2018
Action Type: ENFORCEMENT
Action: Referral to Regional Board

Action Date: 4/4/2018
Action Type: Other
Action: Leak Began

Action Date: 4/4/2018
Action Type: Other
Action: Leak Discovery

Action Date: 4/4/2018
Action Type: Other
Action: Leak Reported

Action Date: 4/12/2018
Action Type: ENFORCEMENT
Action: Staff Letter

Action Date: 5/25/2018
Action Type: RESPONSE
Action: Tank Removal Report / UST Sampling Report

Action Date: 5/31/2018
Action Type: RESPONSE
Action: Soil and Water Investigation Workplan

Action Date: 8/8/2019
Action Type: ENFORCEMENT
Action: Notification - Preclosure

Action Date: 11/8/2019
Action Type: ENFORCEMENT
Action: Closure/No Further Action Letter

Status History Details
Status Date: 11/8/2019
Status: Completed - Case Closed

Status Date: 8/8/2019
Status: Open - Eligible for Closure

Status Date: 4/4/2018

Status: Open - Active

Status Date: 4/4/2018
Status: Open - Case Begin Date

Contact Details
Contact Type: Regional Board Caseworker
Contact Name: DANIEL PIROTTON
Organization Name: LOS ANGELES RWQCB (REGION 4)
Contact Address: Not Reported
Contact City: R4 UNKNOWN
Contact Email: dpirotton@waterboards.ca.gov
Contact Phone Number: 2135766714

MTBE/Region Details
: Not Reported

| DATABASE | STATUS | DISTANCE | ELEVATION | MAP ID |
|---|---|---|---|---|
| RCRA-NON-US | Listed | 0.14 miles E | 105 ft (1 ft lower than site) | 40 |

| SITE NAME | MAPS | ID |
|---|---|---|
| SEPHORA 1324 | 1,2,4 | CAL000453824 |

| ADDRESS | CITY | ZIP |
|---|---|---|
| 9300 CULVER BLVD STE 109 | CULVER CITY | 90232 |

## DETAILS

Additional details may be found online using the following link:
https://enviro.epa.gov/enviro/rcrainfoquery_3.facility_information?pgm_sys_id=CAL000453824
Source Type: Implementer
Generator Status Universe: N
Generator Status: Non-Generator
NAICS1: ALL OTHER MISCELLANEOUS STORE RETAILERS (EXCEPT TOBACCO STORES)
Active Site Indicator: -----
Owner Name: SEPHORA INC
Operator Name: SEPHORA INC
In Handler Universes: N
In a Universe: N
Short Term Generator: N
Importer Activity: N
Mixed Waste Generator: N

Transporter Activity: N
Transfer Facility: N
Recycler Activity: N
Onsite Burner Exemption: N
Furnace Exemption: N
Underground Injection Activity: N
Receives Waste From Off-site: N
Universal Waste: N
Universal Waste Destination Facility: N
Used Oil Universe: NNNNNNN
Federal Universal Waste: N
Active Site Federally Regulated TSDF: ------
Active Site Converter TSDF: ------
Active Site State Regulated TSDF: ------
Federal Indicator: ---
Hazardous Secondary Material Indicator: N
Operating Under 40 CFR Part 262 Subpart K: ----
Commercial TSD: -
TSD Type: -----
GPRA Permit Baseline: N
GPRA Renewals Baseline: N
Permit Renewal Workload: ------
Permit Workload Universe: ------
Permit Progress Universe: ------
Post-Closure Workload Universe: ------
Closure Workload Universe: ------
GPRA Corrective Action Baseline: N
Corrective Action Workload Universe: N
Subject to Corrective Action Universe: N
Non TSDFs Where CA Has Been Imposed: N
TSDFs Potentially Subject to Corrective Action Under 3004: N
TSDFs Only Subject to Corrective Action Under Discretionary: N
NCAPS Ranking: N
Environmental Control Indicator: N
Institutional Control Indicator: N
Human Exposure Indicator: N
Groundwater Controls Indicator: N
Operating TSDF Universe: ------
Full Enforcement Universe: ------
SNC Universe: N
Unaddressed SNC: N
Addressed SNC: N
SNC With Compliance Schedule: N
Financial Assurance Required: -----

Receive Date: 20200324
Contact First Name: ASHLEY
Contact Last Name: CAMPBELL
Contact Street Number: 9950
Contact Street 1: CHEMICAL RD

Contact City: PASADENA
Contact State: TX
Contact Zip: 77507
Contact Country: US
Contact Phone: 713-984-5472
Contact E-mail Address: ASHLEY.CAMPBELL@STERICYCLE.COM
Contact Title: COMPLIANCE SPECIALIST
Short Term Generator: N
Importer Activity: N
Transporter Activity: N
Transfer Facility: N
TSD Activity: N
Recycler Activity: N
Onsite Burner Exemption: N
Furnace Exemption: N
Underground Injection Activity: N
Receives Waste From Off-site: N
Universal Waste Destination Facility: N
Used Oil Transporter: N
Used Oil Transfer Facility: N
Used Oil Processor: N
Used Oil Refiner: N
Used Oil Fuel Burner: N
Used Oil Fuel Marketer to Burner: N
Used Oil Specification Marketer: N

| DATABASE | STATUS | DISTANCE | ELEVATION | MAP ID |
|---|---|---|---|---|
| UST-CA | Listed | 0.14 miles E | 105 ft (1 ft lower than site) | 40 |

| SITE NAME | MAPS | ID |
|---|---|---|
| HC 9300 Culver, LLC | 1,2,4 | 214787 |

| ADDRESS | CITY | ZIP |
|---|---|---|
| 9300 Culver Blvd | Culver City | 90232 |

## DETAILS

More Information on Site? Go to Following Link: http://geotracker.waterboards.ca.gov/search.asp
CERSID: 10752409
Global ID: Not Reported
COUNTY: Los Angeles
Permitting Agency: Los Angeles County Fire Department
Agency Provided Latitude: 34.02506
Agency Provided Longitude: -118.39344

PROJECT TYPE: Not Reported
RB Case Number: Not Reported
LOC Case Number: Not Reported
Case Worker: Not Reported
MTBE DATE: Not Reported
GW CONC (PPB): Not Reported
MATRIX: Not Reported

| DATABASE | STATUS | DISTANCE | ELEVATION | MAP ID |
|---|---|---|---|---|
| County-Others-CA | Listed | 0.15 miles S | 101 ft (5 ft lower than site) | 41 |
| **SITE NAME** | | | **MAPS** | **ID** |
| SAMBAR | | | 1,2,4 | 030488-060774-LAC |
| **ADDRESS** | | | **CITY** | **ZIP** |
| 9531 CULVER BLVD | | | CULVER CITY | 90232 |

**DETAILS**

Source of the list: County of Los Angeles
Responsible Agency: Los Angeles Department of Public Works Industrial Waste & Stormwater Permits
URL: http://ladpw.org/epd/OpenFileReview/Results.aspx?streetno=9531&streetdr=&streetname=CULVER&zip=90232
File URL: http://ladpw.org/epd/OpenFileReview/DMSResults.aspx?fileno=060774
File Number: 030488-060774
Status: PERM
Status Description: Active Permitted File
Type: I
Type Description: Industrial Waste File

| DATABASE | STATUS | DISTANCE | ELEVATION | MAP ID |
|---|---|---|---|---|
| County-Others-CA | Listed | 0.15 miles S | 101 ft (5 ft lower than site) | 41 |
| **SITE NAME** | | | **MAPS** | **ID** |
| WILD HOG INC/DBA FORD FILLING | | | 1,2,4 | 030488-045357-LAC |
| **ADDRESS** | | | **CITY** | **ZIP** |
| 9531 CULVER BLVD | | | CULVER CITY | 90232 |

## DETAILS

Source of the list: County of Los Angeles
Responsible Agency: Los Angeles Department of Public Works Industrial Waste & Stormwater Permits
URL: http://ladpw.org/epd/OpenFileReview/Results.aspx?streetno=9531&streetdr=&streetname=CULVER&zip=90232
File URL: http://ladpw.org/epd/OpenFileReview/DMSResults.aspx?fileno=045357
File Number: 030488-045357
Status: CLOS
Status Description: Closed File. File no longer has an active permit.
Type: I
Type Description: Industrial Waste File

| DATABASE | STATUS | DISTANCE | ELEVATION | MAP ID |
|---|---|---|---|---|
| Hist-Service Stations | Listed | 0.15 miles S | 101 ft (5 ft lower than site) | 41 |

| SITE NAME | MAPS | ID |
|---|---|---|
| Ford's Filling Station | 1,2,4 | 51443 |

| ADDRESS | CITY | ZIP |
|---|---|---|
| 9531 Culver Blvd | Culver City | 90232 |

## DETAILS

Sic Code: 5541
Desc: Service Stations/Vehicle Fueling
Site Added: 2/2010

| DATABASE | STATUS | DISTANCE | ELEVATION | MAP ID |
|---|---|---|---|---|
| County-Others-CA | Listed | 0.15 miles E | 105 ft (1 ft lower than site) | 42 |

| SITE NAME | MAPS | ID |
|---|---|---|
| GYENARI RESTAURANT | 1,2,4 | 031841-050118-LAC |

| ADDRESS | CITY | ZIP |
|---|---|---|
| 9540 WASHINGTON BLVD | CULVER CITY | 90232 |

## DETAILS

Source of the list: County of Los Angeles

Responsible Agency: Los Angeles Department of Public Works Industrial Waste & Stormwater Permits
URL: http://ladpw.org/epd/OpenFileReview/Results.aspx?streetno=9540&streetdr=&streetname=WASHINGTON&zip=90232
File URL: http://ladpw.org/epd/OpenFileReview/DMSResults.aspx?fileno=050118
File Number: 031841-050118
Status: CLOS
Status Description: Closed File. File no longer has an active permit.
Type: I
Type Description: Industrial Waste File

| DATABASE | STATUS | DISTANCE | ELEVATION | MAP ID |
|---|---|---|---|---|
| County-Others-CA | Listed | 0.15 miles E | 105 ft (1 ft lower than site) | 42 |

| SITE NAME | MAPS | ID |
|---|---|---|
| CULVER INVESTMENTS LLC | 1,2,4 | 031841-056356-LAC |

| ADDRESS | CITY | ZIP |
|---|---|---|
| 9540 WASHINGTON BLVD | CULVER CITY | 90232 |

## DETAILS

Source of the list: County of Los Angeles
Responsible Agency: Los Angeles Department of Public Works Industrial Waste & Stormwater Permits
URL: http://ladpw.org/epd/OpenFileReview/Results.aspx?streetno=9540&streetdr=&streetname=WASHINGTON&zip=90232
File URL: http://ladpw.org/epd/OpenFileReview/DMSResults.aspx?fileno=056356
File Number: 031841-056356
Status: CLOS
Status Description: Closed File. File no longer has an active permit.
Type: I
Type Description: Industrial Waste File

| DATABASE | STATUS | DISTANCE | ELEVATION | MAP ID |
|---|---|---|---|---|
| County-Others-CA | Listed | 0.15 miles E | 105 ft (1 ft lower than site) | 42 |

| SITE NAME | MAPS | ID |
|---|---|---|
| LYFE KITCHEN | 1,2,4 | 031841-057406-LAC |

| ADDRESS | CITY | ZIP |
|---|---|---|
| | | |

| 9540 WASHINGTON BLVD | CULVER CITY | 90232 |
|---|---|---|

## DETAILS

Source of the list: County of Los Angeles
Responsible Agency: Los Angeles Department of Public Works Industrial Waste & Stormwater Permits
URL: http://ladpw.org/epd/OpenFileReview/Results.aspx?streetno=9540&streetdr=&streetname=WASHINGTON&zip=90232
File URL: http://ladpw.org/epd/OpenFileReview/DMSResults.aspx?fileno=057406
File Number: 031841-057406
Status: CLOS
Status Description: Closed File. File no longer has an active permit.
Type: I
Type Description: Industrial Waste File

| DATABASE | STATUS | DISTANCE | ELEVATION | MAP ID |
|---|---|---|---|---|
| County-Others-CA | Listed | 0.15 miles E | 105 ft (1 ft lower than site) | 42 |

| SITE NAME | MAPS | ID |
|---|---|---|
| LYFE KITCHEN | 1,2,4 | 031841-057799-LAC |

| ADDRESS | CITY | ZIP |
|---|---|---|
| 9540 WASHINGTON BLVD | CULVER CITY | 90232 |

## DETAILS

Source of the list: County of Los Angeles
Responsible Agency: Los Angeles Department of Public Works Industrial Waste & Stormwater Permits
URL: http://ladpw.org/epd/OpenFileReview/Results.aspx?streetno=9540&streetdr=&streetname=WASHINGTON&zip=90232
File URL: http://ladpw.org/epd/OpenFileReview/DMSResults.aspx?fileno=057799
File Number: 031841-057799
Status: PERM
Status Description: Active Permitted File
Type: I
Type Description: Industrial Waste File

Source of the list: County of Los Angeles
Responsible Agency: Los Angeles Department of Public Works Industrial Waste & Stormwater Permits
URL: http://ladpw.org/epd/OpenFileReview/Results.aspx?streetno=9540&streetdr=&streetname=WASHINGTON&zip=90232
File URL: http://ladpw.org/epd/OpenFileReview/DMSResults.aspx?fileno=057799
File Number: 031841-057799
Status: CLOS
Status Description: Closed File. File no longer has an active permit.
Type: I
Type Description: Industrial Waste File

| DATABASE | STATUS | DISTANCE | ELEVATION | MAP ID |
|---|---|---|---|---|
| County-Others-CA | Listed | 0.15 miles E | 105 ft (1 ft lower than site) | 42 |

| SITE NAME | MAPS | ID |
|---|---|---|
| OOAK KITCHEN | 1,2,4 | 031841-063535-LAC |

| ADDRESS | CITY | ZIP |
|---|---|---|
| 9540 WASHINGTON BLVD | CULVER CITY | 90232 |

**DETAILS**

Source of the list: County of Los Angeles
Responsible Agency: Los Angeles Department of Public Works Industrial Waste & Stormwater Permits
URL: http://ladpw.org/epd/OpenFileReview/Results.aspx?streetno=9540&streetdr=&streetname=WASHINGTON&zip=90232
File URL: http://ladpw.org/epd/OpenFileReview/DMSResults.aspx?fileno=063535
File Number: 031841-063535
Status: PERM
Status Description: Active Permitted File
Type: I
Type Description: Industrial Waste File

| DATABASE | STATUS | DISTANCE | ELEVATION | MAP ID |
|---|---|---|---|---|
| AIR-DIST-CA | Listed | 0.15 miles SE | 102 ft (4 ft lower than site) | 43 |

| SITE NAME | MAPS | ID |
|---|---|---|
| CULVER HOTEL, TLI BUSINESS EXCHANGE INC | 1,2,4 | 141083-SC |

| ADDRESS | CITY | ZIP |
|---|---|---|
| 9400 CULVER BLVD | CULVER CITY | 90232 |

**DETAILS**

District: South Coast AQMD
Compliance URL: http://www3.aqmd.gov/webappl/fim/prog/novnc.aspx?fac_id=141083
Note: For additional Facility, Equipment, Emissions, Hearing Board or Transporation Plan Information click on different tabs.
Facility Id: 141083

County Code: LA
County: Los Angeles
Facility Status Code: A
Facility Status: ACTIVE
Number of Employees: 0
Location Zip Code Extension: 2617
Facility Representative First Name: XING
Facility Representative Last Name: HU
Location Area Code: 310
Location Phone Number: 8387963
Location Phone Extension: Not Reported
Mailing Address: 9400 CULVER BLVD
Mailing City: CULVER CITY
Mailing State: CA
Mailing Zip Code: 90232
Mailing Zip Code Extension: 2617
Mailing Area Code: 310
Mailing Phone Number: 8387963
Mailing Phone Extension: Not Reported
Mailing Representative First Name: XING
Mailing Representative Last Name: HU

| DATABASE | STATUS | DISTANCE | ELEVATION | MAP ID |
|---|---|---|---|---|
| County-Others-CA | Listed | 0.15 miles SE | 102 ft (4 ft lower than site) | 43 |

| SITE NAME | MAPS | ID |
|---|---|---|
| THE CULVER HOTEL | 1,2,4 | 028878-041078-LAC |

| ADDRESS | CITY | ZIP |
|---|---|---|
| 9400 CULVER BLVD | CULVER CITY | 90232 |

## DETAILS

Source of the list: County of Los Angeles
Responsible Agency: Los Angeles Department of Public Works Industrial Waste & Stormwater Permits
URL: http://ladpw.org/epd/OpenFileReview/Results.aspx?streetno=9400&streetdr=&streetname=CULVER&zip=90232
File URL: Not Reported
File Number: 028878-041078
Status: OPEN
Status Description: Open File for record purposes.
Type: Not Reported
Type Description: Not Reported

| DATABASE | STATUS | DISTANCE | ELEVATION | MAP ID |
|---|---|---|---|---|
| Hist-CalFID-CA | Listed | 0.15 miles SE | 102 ft (4 ft lower than site) | 43 |

| SITE NAME | MAPS | ID |
|---|---|---|
| 1X CULVER HOTEL | 1,2,4 | 7711071 |

| ADDRESS | CITY | ZIP |
|---|---|---|
| 9400 CULVER BLVD | CULVER | 902320000 |

**DETAILS**

Reported Date: 1998

| DATABASE | STATUS | DISTANCE | ELEVATION | MAP ID |
|---|---|---|---|---|
| County-Others-CA | Listed | 0.15 miles S | 100 ft (6 ft lower than site) | 44 |

| SITE NAME | MAPS | ID |
|---|---|---|
| HONEY'S KETTLE FRIED CHICKEN | 1,2,4 | 028879-041079-LAC |

| ADDRESS | CITY | ZIP |
|---|---|---|
| 9537 CULVER BLVD | CULVER CITY | 90232 |

**DETAILS**

Source of the list: County of Los Angeles
Responsible Agency: Los Angeles Department of Public Works Industrial Waste & Stormwater Permits
URL: http://ladpw.org/epd/OpenFileReview/Results.aspx?streetno=9537&streetdr=&streetname=CULVER&zip=90232
File URL: http://ladpw.org/epd/OpenFileReview/DMSResults.aspx?fileno=041079
File Number: 028879-041079
Status: PERM
Status Description: Active Permitted File
Type: I
Type Description: Industrial Waste File

| DATABASE | STATUS | DISTANCE | ELEVATION | MAP ID |
|---|---|---|---|---|
| Hist-CalFID-CA | Listed | 0.15 miles NE | 109 ft (3 ft higher than site) | 45 |

| SITE NAME | MAPS | ID |
|---|---|---|
| 1X VENICE AND CANFIELD LTD | 1,2,4 | 7750231 |
| **ADDRESS** | **CITY** | **ZIP** |
| 9211 VENICE BLVD | LOS ANGELES | 900670000 |
| **DETAILS** | | |
| Reported Date: 1998 | | |

| DATABASE | STATUS | DISTANCE | ELEVATION | MAP ID |
|---|---|---|---|---|
| Hist-CalFID-CA | Listed | 0.15 miles SW | 103 ft (3 ft lower than site) | **46** |
| **SITE NAME** | | | **MAPS** | **ID** |
| 1X CULVER PALMS CH OF CHRIST | | | 1,2,4 | 7756978 |
| **ADDRESS** | | | **CITY** | **ZIP** |
| 3767 3771 3773 DELMAS TERRACE | | | LOS ANGELES | 900340000 |
| **DETAILS** | | | | |
| Reported Date: 1998 | | | | |

| DATABASE | STATUS | DISTANCE | ELEVATION | MAP ID |
|---|---|---|---|---|
| Hist-CalFID-CA | Listed | 0.15 miles SW | 103 ft (3 ft lower than site) | **46** |
| **SITE NAME** | | | **MAPS** | **ID** |
| 1X CULVER PALMS CHURCH OF CHRIST | | | 1,2,4 | 7712075 |
| **ADDRESS** | | | **CITY** | **ZIP** |
| 3773 DELMAS TERRACE | | | LOS ANGELES | 900340000 |
| **DETAILS** | | | | |
| Reported Date: 1998 | | | | |

| DATABASE | STATUS | DISTANCE | ELEVATION | MAP ID |
|---|---|---|---|---|
| | | | | |

| County-Others-CA | Listed | 0.15 miles SE | 101 ft (5 ft lower than site) | 47 |
|---|---|---|---|---|

| SITE NAME | MAPS | ID |
|---|---|---|
| DAPHNE'S GREEK CAFE | 1,2,4 | 028871-041070-LAC |

| ADDRESS | CITY | ZIP |
|---|---|---|
| 9516 CULVER BLVD | CULVER CITY | 90232 |

## DETAILS

Source of the list: County of Los Angeles
Responsible Agency: Los Angeles Department of Public Works Industrial Waste & Stormwater Permits
URL: http://ladpw.org/epd/OpenFileReview/Results.aspx?streetno=9516&streetdr=&streetname=CULVER&zip=90232
File URL: Not Reported
File Number: 028871-041070
Status: OPEN
Status Description: Open File for record purposes.
Type: Not Reported
Type Description: Not Reported

| DATABASE | STATUS | DISTANCE | ELEVATION | MAP ID |
|---|---|---|---|---|
| County-Others-CA | Listed | 0.15 miles SE | 101 ft (5 ft lower than site) | 48 |

| SITE NAME | MAPS | ID |
|---|---|---|
| CHIPOTLE STORE # 1167 | 1,2,4 | 030463-050894-LAC |

| ADDRESS | CITY | ZIP |
|---|---|---|
| 9512 CULVER BLVD | CULVER CITY | 90232 |

## DETAILS

Source of the list: County of Los Angeles
Responsible Agency: Los Angeles Department of Public Works Industrial Waste & Stormwater Permits
URL: http://ladpw.org/epd/OpenFileReview/Results.aspx?streetno=9512&streetdr=&streetname=CULVER&zip=90232
File URL: Not Reported
File Number: 030463-050894
Status: CLOS
Status Description: Closed File. File no longer has an active permit.
Type: I
Type Description: Industrial Waste File

| DATABASE | STATUS | DISTANCE | ELEVATION | MAP ID |
|---|---|---|---|---|
| County-Others-CA | Listed | 0.15 miles SE | 101 ft (5 ft lower than site) | 48 |

| SITE NAME | MAPS | ID |
|---|---|---|
| HOWDYS TAQUERIA LLC | 1,2,4 | 030463-044991-LAC |

| ADDRESS | CITY | ZIP |
|---|---|---|
| 9512 CULVER BLVD | CULVER CITY | 90232 |

**DETAILS**

Source of the list: County of Los Angeles
Responsible Agency: Los Angeles Department of Public Works Industrial Waste & Stormwater Permits
URL: http://ladpw.org/epd/OpenFileReview/Results.aspx?streetno=9512&streetdr=&streetname=CULVER&zip=90232
File URL: Not Reported
File Number: 030463-044991
Status: OPEN
Status Description: Open File for record purposes.
Type: I
Type Description: Industrial Waste File

| DATABASE | STATUS | DISTANCE | ELEVATION | MAP ID |
|---|---|---|---|---|
| CRSP-CA | Listed | 0.15 miles SE | 101 ft (5 ft lower than site) | 48 |

| SITE NAME | MAPS | ID |
|---|---|---|
| Chipotle Mexican Grill #1167 | 1,2,4 | 105187 |

| ADDRESS | CITY | ZIP |
|---|---|---|
| 9512 CULVER BLVD | CULVER CITY | 90232 |

**DETAILS**

Site Regulated Program Information
Site ID: 105187
Site EI ID: 10506781
Agency Provided Latitude: 34.023234
Agency Provided Longitude: -118.394836

Program Description: Chemical Storage Facilities

Evaluation Information
Evaluation Date: 7/25/2018
Violations Found? (Y/N): No
Evaluation General Type: Compliance Evaluation Inspection
Evaluation Type: Routine done by local agency
Evaluation Note(s): Inspected by: J.Luna  Consent by: Yesenia Huerta
Evaluation Division: Culver City Fire Department
Evaluation Program: HMRRP
Evaluation Source: CERS

Evaluation Date: 8/21/2014
Violations Found? (Y/N): Yes
Evaluation General Type: Compliance Evaluation Inspection
Evaluation Type: Routine done by local agency
Evaluation Note(s): Inspector: T. Mac Tavish
Evaluation Division: Culver City Fire Department
Evaluation Program: HMRRP
Evaluation Source: CERS

Violation Information
Violation Date: 8/21/2014
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 Note(s): Returned to compliance on 05/14/2015. Please submit all requred facility elements to CERS  Business Activity  Buisness Information  Hazardous Material Inventory  Site Map  Contingency Plan  Employee Training Plan
Violation Division: Culver City Fire Department
Violation Program: HMRRP
Violation Source: CERS

Enforcement Information
: Not Reported
:Chemical Information
: Not Reported
:Coordinate Information
Program ID: 10506781
ENV INT Type Code: HMBP
Coordinate Name: Not Reported
Reference Point Type Description: Center of a facility or station.
Agency Provided Latitude: 34.023230
Agency Provided Longitude: -118.394840

| DATABASE | STATUS | DISTANCE | ELEVATION | MAP ID |
|---|---|---|---|---|
| County-Others-CA | Listed | 0.15 miles E | 105 ft (1 ft lower than site) | 49 |

| SITE NAME | MAPS | ID |
|---|---|---|
| K-ZO RESTAURANT | 1,2,4 | 030758-046257-LAC |

| ADDRESS | CITY | ZIP |
|---|---|---|
| 9240 CULVER BLVD | CULVER CITY | 90232 |

## DETAILS

Source of the list: County of Los Angeles
Responsible Agency: Los Angeles Department of Public Works Industrial Waste & Stormwater Permits
URL: http://ladpw.org/epd/OpenFileReview/Results.aspx?streetno=9240&streetdr=&streetname=CULVER&zip=90232
File URL: http://ladpw.org/epd/OpenFileReview/DMSResults.aspx?fileno=046257
File Number: 030758-046257
Status: PERM
Status Description: Active Permitted File
Type: I
Type Description: Industrial Waste File

| DATABASE | STATUS | DISTANCE | ELEVATION | MAP ID |
|---|---|---|---|---|
| County-Others-CA | Listed | 0.16 miles SE | 101 ft (5 ft lower than site) | 50 |

| SITE NAME | MAPS | ID |
|---|---|---|
| COLD STONE CREAMERY | 1,2,4 | 028872-041072-LAC |

| ADDRESS | CITY | ZIP |
|---|---|---|
| 9514 CULVER BLVD | CULVER CITY | 90232 |

## DETAILS

Source of the list: County of Los Angeles
Responsible Agency: Los Angeles Department of Public Works Industrial Waste & Stormwater Permits
URL: http://ladpw.org/epd/OpenFileReview/Results.aspx?streetno=9514&streetdr=&streetname=CULVER&zip=90232
File URL: Not Reported
File Number: 028872-041072
Status: OPEN
Status Description: Open File for record purposes.

Type: Not Reported
Type Description: Not Reported

| DATABASE | STATUS | DISTANCE | ELEVATION | MAP ID |
|---|---|---|---|---|
| County-Others-CA | Listed | 0.16 miles SE | 101 ft (5 ft lower than site) | 51 |

| SITE NAME | MAPS | ID |
|---|---|---|
| JOHNNY'S NY PIZZERIA & CAFE | 1,2,4 | 028866-041063-LAC |

| ADDRESS | CITY | ZIP |
|---|---|---|
| 9510 CULVER BLVD | CULVER CITY | 90232 |

## DETAILS

Source of the list: County of Los Angeles
Responsible Agency: Los Angeles Department of Public Works Industrial Waste & Stormwater Permits
URL: http://ladpw.org/epd/OpenFileReview/Results.aspx?streetno=9510&streetdr=&streetname=CULVER&zip=90232
File URL: Not Reported
File Number: 028866-041063
Status: OPEN
Status Description: Open File for record purposes.
Type: Not Reported
Type Description: Not Reported

| DATABASE | STATUS | DISTANCE | ELEVATION | MAP ID |
|---|---|---|---|---|
| County-Others-CA | Listed | 0.16 miles SE | 101 ft (5 ft lower than site) | 52 |

| SITE NAME | MAPS | ID |
|---|---|---|
| RUSH STREET | 1,2,4 | 031777-049938-LAC |

| ADDRESS | CITY | ZIP |
|---|---|---|
| 9546 WASHINGTON BLVD | CULVER CITY | 90232 |

## DETAILS

Source of the list: County of Los Angeles
Responsible Agency: Los Angeles Department of Public Works Industrial Waste & Stormwater Permits

URL: http://ladpw.org/epd/OpenFileReview/Results.aspx?streetno=9546&streetdr=&streetname=WASHINGTON&zip=90232
File URL: http://ladpw.org/epd/OpenFileReview/DMSResults.aspx?fileno=049938
File Number: 031777-049938
Status: PERM
Status Description: Active Permitted File
Type: I
Type Description: Industrial Waste File

| DATABASE | STATUS | DISTANCE | ELEVATION | MAP ID |
|---|---|---|---|---|
| County-Others-CA | Listed | 0.16 miles E | 105 ft (1 ft lower than site) | 53 |

| SITE NAME | MAPS | ID |
|---|---|---|
| DOUGLAS SERVICE STATION (DEST) | 1,2,4 | 006866-I07098-LAC |

| ADDRESS | CITY | ZIP |
|---|---|---|
| 9500 WASHINGTON BLVD | CULVER CITY | 90232 |

## DETAILS

Source of the list: County of Los Angeles
Responsible Agency: Los Angeles Department of Public Works Industrial Waste & Stormwater Permits
URL: http://ladpw.org/epd/OpenFileReview/Results.aspx?streetno=9500&streetdr=&streetname=WASHINGTON&zip=90232
File URL: Not Reported
File Number: 006866-I07098
Status: CLOS
Status Description: Closed File. File no longer has an active permit.
Type: I
Type Description: Industrial Waste File

| DATABASE | STATUS | DISTANCE | ELEVATION | MAP ID |
|---|---|---|---|---|
| County-Others-CA | Listed | 0.16 miles S | 100 ft (6 ft lower than site) | 54 |

| SITE NAME | MAPS | ID |
|---|---|---|
| AKASHA RESTAURANT | 1,2,4 | 032929-054257-LAC |

| ADDRESS | CITY | ZIP |
|---|---|---|
| 9543 CULVER BLVD | CULVER CITY | 90232 |

## DETAILS

Source of the list: County of Los Angeles
Responsible Agency: Los Angeles Department of Public Works Industrial Waste & Stormwater Permits
URL: http://ladpw.org/epd/OpenFileReview/Results.aspx?streetno=9543&streetdr=&streetname=CULVER&zip=90232
File URL: http://ladpw.org/epd/OpenFileReview/DMSResults.aspx?fileno=054257
File Number: 032929-054257
Status: PERM
Status Description: Active Permitted File
Type: I
Type Description: Industrial Waste File

| DATABASE | STATUS | DISTANCE | ELEVATION | MAP ID |
|---|---|---|---|---|
| Air-CA | Listed | 0.16 miles S | 100 ft (6 ft lower than site) | 55 |

| SITE NAME | MAPS | ID |
|---|---|---|
| SO. CALIFORNIA HOSPITAL AT CULVER CITY | 1,2,4 | SC AQMD-SC-173381 |

| ADDRESS | CITY | ZIP |
|---|---|---|
| 3828 DELMAS TERRACE | CULVER CITY | 90232 |

## DETAILS

Toxic Facility Information
Agency ID Desc: The first portion is the Air Quality District, the second portion is the County, the last is the Facility ID
Facility ID: 173381
Database Year: 2015
Air Basin: SC
County Code: 19
District Code: SC
District: SOUTH COAST AQMD
Facility SIC Code: 9999
COID: LA
Prioritization Thresholds: Not Reported
Health Risk Assessment (HRA): Not Reported
Non-Cancer Chronic Hazard Index: Not Reported
Non-Cancer Acute Hazard Index: Not Reported
CHAPIS: Not Reported
CERR Code: Not Reported

Pollutant Information
: Not Reported

| DATABASE | STATUS | DISTANCE | ELEVATION | MAP ID |
|---|---|---|---|---|
| AIR-DIST-CA | Listed | 0.16 miles S | 100 ft (6 ft lower than site) | 55 |

| SITE NAME | MAPS | ID |
|---|---|---|
| BROTMAN PARTNERS LP,CAL LTD,BROTMAN MEDI | 1,2,4 | 18193-SC |

| ADDRESS | CITY | ZIP |
|---|---|---|
| 3828 DELMAS TERRACE | CULVER CITY | 90232 |

## DETAILS

District: South Coast AQMD
Compliance URL: http://www3.aqmd.gov/webappl/fim/prog/novnc.aspx?fac_id=18193
Note: For additional Facility, Equipment, Emissions, Hearing Board or Transporation Plan Information click on different tabs.
Facility Id: 18193
County Code: LA
County: Los Angeles
Facility Status Code: S
Facility Status: SOLD
Number of Employees: 1196
Location Zip Code Extension: Not Reported
Facility Representative First Name: DANIEL
Facility Representative Last Name: DRAHOS
Location Area Code: 310
Location Phone Number: 8367000
Location Phone Extension: Not Reported
Mailing Address: 3828 DELMAS TERRACE AVE
Mailing City: CULVER CITY
Mailing State: CA
Mailing Zip Code: 90231
Mailing Zip Code Extension: 2459
Mailing Area Code: 310
Mailing Phone Number: 8367000
Mailing Phone Extension: Not Reported
Mailing Representative First Name: DANIEL
Mailing Representative Last Name: DRAHOS


| DATABASE | STATUS | DISTANCE | ELEVATION | MAP ID |
|---|---|---|---|---|
| AIR-DIST-CA | Listed | 0.16 miles S | 100 ft (6 ft lower than site) | 55 |

| SITE NAME | MAPS | ID |
|---|---|---|
| SO. CALIFORNIA HOSPITAL AT CULVER CITY | 1,2,4 | 173381-SC |
| **ADDRESS** | **CITY** | **ZIP** |
| 3828 DELMAS TERRACE | CULVER CITY | 90232 |

## DETAILS

District: South Coast AQMD
Compliance URL: http://www3.aqmd.gov/webappl/fim/prog/novnc.aspx?fac_id=173381
Note: For additional Facility, Equipment, Emissions, Hearing Board or Transporation Plan Information click on different tabs.
Facility Id: 173381
County Code: LA
County: Los Angeles
Facility Status Code: A
Facility Status: ACTIVE
Number of Employees: 1196
Location Zip Code Extension: Not Reported
Facility Representative First Name: ROBERTO
Facility Representative Last Name: SINGTON
Location Area Code: 310
Location Phone Number: 8407092
Location Phone Extension: Not Reported
Mailing Address: 3828 DELMAS TERRACE AVE
Mailing City: CULVER CITY
Mailing State: CA
Mailing Zip Code: 90231
Mailing Zip Code Extension: 2459
Mailing Area Code: 310
Mailing Phone Number: 9434500
Mailing Phone Extension: Not Reported
Mailing Representative First Name: SAMUEL
Mailing Representative Last Name: LEE

| DATABASE | STATUS | DISTANCE | ELEVATION | MAP ID |
|---|---|---|---|---|
| ALLFACS-IL | Listed | 0.16 miles S | 100 ft (6 ft lower than site) | **55** |
| **SITE NAME** | | | **MAPS** | **ID** |
| Brotman Medical Ctr | | | 1,2,4 | 9060376854 |
| **ADDRESS** | | | **CITY** | **ZIP** |
| 3828 Delmas Ter | | | Culver City | 90231 |

# DETAILS

URL: http://epadata.epa.state.il.us/land/inventory/deepSeids.asp?B1=9060376854&strInvNo=9060376854
Inventory ID Number: 9060376854
Site ID: 170000857561
LatDD: Not Reported
LonDD: Not Reported
Interest Name: Brotman Medical Ctr
Loc PO Box: Not Reported
Loc Phone: 3108367000
Loc Contact: ERNEST MASSERMAN
Loc Mail: Not Reported
Owner Name: BROTMAN MEDICAL CENTER
Owner Street: 3828 DELMAS TER
Owner PO Box: Not Reported
Owner City: CULVER CITY
Owner State: CA
Own Zip: 90231
Owner Phone: 3108367000
Owner Contact: Not Reported
Owner Mail: Not Reported
Operator Name: BROTMAN MEDICAL CENTER
Operator Street: 3828 DELMAS TER
Operator PO Box: Not Reported
Operator City: CULVER CITY
Operator State: CA
Operator Zip: 90231
Operator Phone: 3108367000
Operator Contact: Not Reported
Operator Mailing Indicator: Not Reported
USEPA ID Number: Not Reported
SICCode: Not Reported
NIACS Code (Primary): Not Reported
NIACS Code (Secondary): Not Reported
Haz Large Qty Generator Indicator: Not Reported
Haz Small Qty Generator Indicator: Not Reported
NonHaz Generator Indicator: H
Haz Permit Indicator: Not Reported
Solid Waste Permit Indicator: Not Reported
Solid Waste Annual Report Indicator: Not Reported
Compost Annual Report Indicator: Not Reported
Used Tire Program Indicator: Not Reported
815/21d Annual Report Indicator: Not Reported
Compliance Order Tracking Indicator: Not Reported
PIMW Annual Report Indicator: Not Reported
Facility Compliance Tracking Indicator: Not Reported
Groundwater Monitoring Indicator: Not Reported
LUST Indicator: Not Reported
LUST Reimbursement Indicator: Not Reported
State Remediation Program Indicator: Not Reported

CERCLA Program Indicator: Not Reported
State Response Action Indicator: Not Reported
NA Change Month: 04
NA Change Day: 28
NA Change Year: 05
Haz Annual Report Name: Not Reported
Haz Annual Report Street Address: Not Reported
Haz Annual Report PO Box: Not Reported
Haz Annual Report City: Not Reported
Haz Annual Report State: Not Reported
Haz Annual Report Zip Code: Not Reported
Haz Annual Report Phone: Not Reported
Haz Annual Report First Name of Contact: Not Reported
Haz Annual Report Last Name of Contact: Not Reported
Haz Annual Report Title Code: Not Reported
Haz Annual Report New Notifier Code: Not Reported
FIPS Code for Country: 001
FIPS Code for State: 06
strFIPSCounty: 037
FIPS Code for Township or City: 000
BOL Region Code: Not Reported
Original Entry Date Month: 04
Original Entry Date Day: 19
Original Entry Date Year: 94
Last Change Date Month: 04
Last Change Date Day: 28
Last Change Date Year: 05
USEPA ID Number (Primary): Not Reported
Card 010 Creation Indicator: Not Reported
Card 020 Creation Indicator: Not Reported
Card 030 Creation Indicator: Not Reported
Card 040 Creation Indicator: Not Reported
Card 060 Creation Indicator: Not Reported
strTransInd: 0
TransporterSeg: Not Reported
Latitude in Decimal Degrees: Not Reported
Longitude in Decimal Degrees: Not Reported
GeoCode: Not Reported
strCollMeth: Not Reported
Ref Pt Cod: Not Reported
Entry Date: 4/19/1994
Last Changed Date: 4/28/2005
SiteID: Not Reported
Date lat/lon Collected: Not Reported
LandName: Not Reported
ARMail: Not Reported
Tie File: Not Reported
Interest Type: BOL
Media Code: LAND
Alt ID: Not Reported

| DATABASE | STATUS | DISTANCE | ELEVATION | MAP ID |
|---|---|---|---|---|
| CERS-CA | Listed | 0.16 miles S | 100 ft (6 ft lower than site) | 55 |

| SITE NAME | MAPS | ID |
|---|---|---|
| SOUTHERN CALIFORNIA HOSPITAL AT CULVER CITY | 1,2,4 | 10302304 |

| ADDRESS | CITY | ZIP |
|---|---|---|
| 3828 DELMAS TER | CULVER CITY | 90232 |

## DETAILS

General Program & Facility Information
CERS ID: 10302304
Facility ID: LACoFA0008889
Facility Regulator Key ID: FA0008889
Organization Code: 90269251
Business/Organization Name: BROTMAN MEDICAL CENTER
Multiple Jurisdictional Business? (Y/N): No
Business Origin: Seeding
Count of Business' CERS User Accounts: 2
Facility Count for Business: 1
Last Submittal Date (any element): 3/21/2017 10:35:17 AM
Count of Submitted Elements: 15
Remote Facility? (Y/N): No
Small Quantity Generator Facility? (Y/N): No
Local Facility Grouping: Not Reported

Facility Specific Information
Assessor Parcel Number (APN): 4207-002-027
Number of Employees: 700
Property Owner Name: ALTA CORP
Property Owner Phone Number: Not Reported
Property Owner Mailing Address: 3828 DELMAS TER
Property Owner Mailing City: CULVER CITY
Property Owner Mailing State: CA
Property Owner Mailing Zip Code: 90232
Property Owner Mailing Country: United States

Owner/Operator Information
Beginning Date: Not Reported
Ending Date: Not Reported

Phone Number: (310) 836-7000
Fax Number: Not Reported
Supplemental Location: Not Reported
County: Los Angeles
Dun & Bradstreet D-U-N-S Number: Not Reported
SIC Code: 6324
NAICS Code: Not Reported
Mailing Address: 3828 DELMAS TERR
Mailing Address City: CULVER CITY
Mailing Address State Code: CA
Mailing Address Zip Code: 90232
Operator Name: MICHAEL PHILLIPS
Operator Phone Number: (310) 836-7000  ext
Owner Name: SOUTHERN CALIFORNIA HEALTHCARE SYSTEM, INC.
Owner Phone: (310) 836-7000  0
Owner Mailing Address: 3828 DELMAS TER
Owner City: CULVER CITY
Owner State: CA
Owner Zip Code: 90232
Owner Country: United States
Environmental Contact Name: MARK STULTZ
Environmental Contact Phone Number: 323-973-3816
Environmental Contact Mailing Address: 3828 DELMAS TERRACE
Environmental Contact Email Address: mark.stultz@altacorp.com
Environmental Contact City: CULVER CITY
Environmental Contact State: CA
Environmental Contact Zip: 90232
Environmental Contact Country: United States
Primary Emergency Contact Name: EARL STROTMAN
Primary Emergency Contact Title: DIRECTOR, ENGINEERING
Primary Emergency Contact Business Phone Number: (310) 836-7000
Primary Emergency Contact 24Hr Phone: (562)572-4611
Primary Emergency Contact Pager Number: Not Reported
Secondary Emergency Contact Name: ROBERT SINGSON
Secondary Emergency Contact Title: LEADMAN, ENGINEERING
Secondary Emergency Contact Business Phone: (310) 836-7000
Secondary Emergency Contact 24Hr Phone: (562) 552-5508
Secondary Emergency Contact Pager Number: Not Reported
Additional Local Collected Info: Not Reported
Identification Signed Date: Not Reported
Document Preparer Name: Not Reported
Identification Signer Name: Not Reported
Identification Signer Title: Not Reported
Billing Contact Name: SOUTHERN CALIFORNIA HEALTHCARE SYSTEM, INC.
Billing Contact Phone: (310) 836-7000
Billing Contact Email: Not Reported
Billing Address: 3828 DELMAS TERRACE
Billing City: CULVER CITY
Billing State: CA
Billing Zip: 90232

Billing Country: United States
Business Owner/Operator Regulator Key: Not Reported

Submittal Information
Submitted Date/Time: 3/21/2017 10:35:17 AM
Submittal Action: Accepted
BP Activities Last Updated Date: 3/21/2017 10:35:04 AM
BP Owner/Operator Last Updated Date: 3/21/2017 10:35:04 AM
Submittal Action Comment 1: An initial review of your submission has been accepted for completeness for required forms; however, the accuracy of your submission will be verified by your inspector at a future date. Your Hazardous Material Business Plan has been accepted in CERS for Reporting Year 2017. If you have any questions please contact the Data Operations Unit at 323-890-4000.
Submittal Action Comment 2: Not Reported
Facility Info Next Due Date: Not Reported
Biz Activities Regulator Key: Not Reported

Supplemental Geographic Information
Agency Provided Latitude: 34.02322
Agency Provided Longitude: -118.39693
Horizontal Accuracy: 50
Horizontal Collection Method: Address Matching
Geographic Reference Point: Facility Center/Centroid
Horizontal Reference Datum: WGS84 (World Geodetic System of 1984)

Submittal Element Regulator Information
UST Regulator Code: 1910
UST Reporting Requirement: Applicable
UST Next Due Date: Not Reported
UST Last Submitted Date: 3/21/2017 10:35:17 AM
UST Last Accepted Date: Not Reported

| DATABASE | STATUS | DISTANCE | ELEVATION | MAP ID |
|---|---|---|---|---|
| County-Others-CA | Listed | 0.16 miles S | 100 ft (6 ft lower than site) | **55** |
| **SITE NAME** | | | **MAPS** | **ID** |
| BROTMAN MEDICAL CENTER | | | 1,2,4 | 006982-I07225-LAC |
| **ADDRESS** | | | **CITY** | **ZIP** |
| 3828 DELMAS TR | | | CULVER CITY | 90232 |

## DETAILS

Source of the list: County of Los Angeles
Responsible Agency: Los Angeles Department of Public Works Industrial Waste & Stormwater Permits
URL: http://ladpw.org/epd/OpenFileReview/Results.aspx?streetno=3828&streetdr=&streetname=DELMAS&zip=90232
File URL: http://ladpw.org/epd/OpenFileReview/DMSResults.aspx?fileno=I07225
File Number: 006982-I07225
Status: PERM
Status Description: Active Permitted File
Type: I
Type Description: Industrial Waste File

| DATABASE | STATUS | DISTANCE | ELEVATION | MAP ID |
|---|---|---|---|---|
| County-UST-CA | Listed | 0.16 miles S | 100 ft (6 ft lower than site) | 55 |

| SITE NAME | MAPS | ID |
|---|---|---|
| BROTMAN MEDICAL CENTER | 1,2,4 | 006982-007225-LAC |

| ADDRESS | CITY | ZIP |
|---|---|---|
| 3828 DELMAS TR | CULVER CITY | 90232 |

## DETAILS

Source of the list: County of Los Angeles
Responsible Agency: Los Angeles Department of Public Works
URL: http://ladpw.org/epd/OpenFileReview/Results.aspx?streetno=3828&streetdr=&streetname=DELMAS&zip=90232
File URL: http://ladpw.org/epd/OpenFileReview/DMSResults.aspx?fileno=007225
File Number: 006982-007225
Status: CLOS
Status Description: Closed File. File no longer has an active permit.
Type: T
Type Description: Underground Storage Tank File

| DATABASE | STATUS | DISTANCE | ELEVATION | MAP ID |
|---|---|---|---|---|
| County-UST-CA | Listed | 0.16 miles S | 100 ft (6 ft lower than site) | 55 |

| SITE NAME | MAPS | ID |
|---|---|---|
| SOUTHERN CALIFORNIA HOSPITAL | 1,2,4 | 006982-062036-LAC |

| ADDRESS | CITY | ZIP |
|---|---|---|
| 3828 DELMAS TR | CULVER CITY | 90232 |

## DETAILS

Source of the list: County of Los Angeles
Responsible Agency: Los Angeles Department of Public Works
URL: http://ladpw.org/epd/OpenFileReview/Results.aspx?streetno=3828&streetdr=&streetname=DELMAS&zip=90232
File URL: http://ladpw.org/epd/OpenFileReview/DMSResults.aspx?fileno=062036
File Number: 006982-062036
Status: PERM
Status Description: Active Permitted File
Type: T
Type Description: Underground Storage Tank File

| DATABASE | STATUS | DISTANCE | ELEVATION | MAP ID |
|---|---|---|---|---|
| CRSP-CA | Listed | 0.16 miles S | 100 ft (6 ft lower than site) | 55 |

| SITE NAME | MAPS | ID |
|---|---|---|
| BROTMAN MEDICAL CENTER | 1,2,4 | 222154 |

| ADDRESS | CITY | ZIP |
|---|---|---|
| 3828 DELMAS TERRACE | CULVER CITY | 90232-6806 |

## DETAILS

Site Regulated Program Information
Site ID: 222154
Site EI ID: T0603784846
Agency Provided Latitude: 34.022982
Agency Provided Longitude: -118.397126

Program Description: Leaking Underground Storage Tank Cleanup Site

Evaluation Information
: Not Reported
:Violation Information
: Not Reported
:Enforcement Information
: Not Reported
:Chemical Information
: Not Reported

:Coordinate Information
: Not Reported
:

| DATABASE | STATUS | DISTANCE | ELEVATION | MAP ID |
|---|---|---|---|---|
| CRSP-CA | Listed | 0.16 miles S | 100 ft (6 ft lower than site) | 55 |

| SITE NAME | MAPS | ID |
|---|---|---|
| SOUTHERN CALIFORNIA HOSPITAL AT CULVER CITY | 1,2,4 | 13724 |

| ADDRESS | CITY | ZIP |
|---|---|---|
| 3828 DELMAS TER | CULVER CITY | 90232 |

## DETAILS

Site Regulated Program Information
Site ID: 13724
Site EI ID: 10302304
Agency Provided Latitude: 34.02322
Agency Provided Longitude: -118.39693

Program Description: Chemical Storage Facilities

Program Description: Hazardous Waste Generator

Program Description: Underground Storage Tank

Evaluation Information
Evaluation Date: 8/28/2018
Violations Found? (Y/N): No
Evaluation General Type: Compliance Evaluation Inspection
Evaluation Type: Routine done by local agency
Evaluation Note(s): Inspected by: J.Luna  Consent by: Norm Lantz
Evaluation Division: Culver City Fire Department
Evaluation Program: HMRRP
Evaluation Source: CERS

Evaluation Date: 6/15/2018
Violations Found? (Y/N): Yes
Evaluation General Type: Compliance Evaluation Inspection
Evaluation Type: Routine done by local agency
Evaluation Note(s): ,IMPROPER PLACEMENT MULTIPLE SMPS;X76-ETM 4X (2 PANELS);LS3 ANN/SMPS ;DW APT PIPES;F/V OVERFILL;SUCTION EGT SYS,NO DISPENSING
Evaluation Division: Los Angeles County Department of Public Works

Evaluation Program: UST
Evaluation Source: CERS

Evaluation Date: 6/5/2017
Violations Found? (Y/N): Yes
Evaluation General Type: Compliance Evaluation Inspection
Evaluation Type: Routine done by local agency
Evaluation Note(s): CTES OVERDUE SINCE 5/13/17;CONDUCTED AT TIME OF INSPECTION 6/5/17. OUTSTANDING REDTAG LETTER NOVC.PLANS DATED 3/3/1999 SHOW TRUSCO TKS.
Evaluation Division: Los Angeles County Department of Public Works
Evaluation Program: UST
Evaluation Source: CERS

Evaluation Date: 3/21/2017
Violations Found? (Y/N): Yes
Evaluation General Type: Compliance Evaluation Inspection
Evaluation Type: Routine done by local agency
Evaluation Note(s): Inspected by: J.Luna Consent by Robert Singson and Earl Strotman
Evaluation Division: Culver City Fire Department
Evaluation Program: HMRRP
Evaluation Source: CERS

Evaluation Date: 5/13/2016
Violations Found? (Y/N): Yes
Evaluation General Type: Compliance Evaluation Inspection
Evaluation Type: Routine done by local agency
Evaluation Note(s): 3/3/99 PLAN DISCREP'S.11/24/14 SCTR:FILL SUMP FAILURES,BOTH USTS. TRANSFER OF OWNERSHIP >30 DAYS.11/24/14 CTLS EXPIRED.NO CERS INFO.
Evaluation Division: Los Angeles County Department of Public Works
Evaluation Program: UST
Evaluation Source: CERS

Evaluation Date: 5/12/2016
Violations Found? (Y/N): No
Evaluation General Type: Compliance Evaluation Inspection
Evaluation Type: Routine done by local agency
Evaluation Note(s): Robert Singson
Evaluation Division: Los Angeles County Fire Department
Evaluation Program: HW
Evaluation Source: CERS

Evaluation Date: 9/23/2015
Violations Found? (Y/N): No
Evaluation General Type: Compliance Evaluation Inspection
Evaluation Type: Routine done by local agency
Evaluation Note(s): Inspector: T. Mac Tavish / J. Luna Consent: Robert Singsong
Evaluation Division: Culver City Fire Department
Evaluation Program: HMRRP
Evaluation Source: CERS

Evaluation Date: 11/24/2014
Violations Found? (Y/N): Yes
Evaluation General Type: Compliance Evaluation Inspection
Evaluation Type: Routine done by local agency
Evaluation Note(s): 6/1999;2 PANELS[RONAN X76ETM-4X] FOR EAST & WEST UST;ANN/SMP SNSR [LS-3];PIPES[APT];OVERFILL[F/V]
Evaluation Division: Los Angeles County Department of Public Works
Evaluation Program: UST
Evaluation Source: CERS

Violation Information
Violation Date: 6/15/2018
Citation: HSC 6.7 25284.2 - California Health and Safety Code, Chapter 6.7, Section(s) 25284.2
Violation Description: Failure to test the spill bucket annually.
Violation Note(s): Not Reported
Violation Division: Los Angeles County Department of Public Works
Violation Program: UST
Violation Source: CERS

Violation Date: 6/15/2018
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 Note(s): Not Reported
Violation Division: Los Angeles County Department of Public Works
Violation Program: UST
Violation Source: CERS

Violation Date: 6/15/2018
Citation: 23 CCR 16 2715(a) - California Code of Regulations, Title 23, Chapter 16, Section(s) 2715(a)
Violation Description: Failure to submit the UPA. of the designated operator (DO) identification and/or change of the DO within 30 days.

Violation Note(s): Not Reported
Violation Division: Los Angeles County Department of Public Works
Violation Program: UST
Violation Source: CERS

Violation Date: 6/15/2018
Citation: HSC 6.7 25281.5(b)(3) - California Health and Safety Code, Chapter 6.7, Section(s) 25281.5(b)(3)
Violation Description: Failure to meet one or more exemption requirements for emergency generator tank system unburied fuel piping:

Conduct visual inspections each time the tank is operated but no less than monthly and maintain a log of inspection results for review by the UPA.

Violation Note(s): Not Reported
Violation Division: Los Angeles County Department of Public Works
Violation Program: UST

Violation Source: CERS

Violation Date: 6/15/2018
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 Note(s): Not Reported
Violation Division: Los Angeles County Department of Public Works
Violation Program: UST
Violation Source: CERS

Violation Date: 6/15/2018
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 Note(s): Not Reported
Violation Division: Los Angeles County Department of Public Works
Violation Program: UST
Violation Source: CERS

Violation Date: 6/15/2018
Citation: 23 CCR 16 2631.1(b) - California Code of Regulations, Title 23, Chapter 16, Section(s) 2631.1(b)
Violation Description: Failure to submit and/or maintain documentation regarding positive statement of compatibility for UST system components.

Violation Note(s): Not Reported
Violation Division: Los Angeles County Department of Public Works
Violation Program: UST
Violation Source: CERS

Violation Date: 6/15/2018
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 Note(s): Not Reported
Violation Division: Los Angeles County Department of Public Works
Violation Program: UST
Violation Source: CERS

Violation Date: 6/15/2018
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 Note(s): Not Reported
Violation Division: Los Angeles County Department of Public Works
Violation Program: UST
Violation Source: CERS

Violation Date: 6/15/2018
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 Note(s): Not Reported
Violation Division: Los Angeles County Department of Public Works
Violation Program: UST
Violation Source: CERS

Violation Date: 6/15/2018
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 Note(s): Not Reported
Violation Division: Los Angeles County Department of Public Works
Violation Program: UST
Violation Source: CERS

Violation Date: 6/15/2018
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 Note(s): Not Reported
Violation Division: Los Angeles County Department of Public Works
Violation Program: UST
Violation Source: CERS

Violation Date: 6/5/2017
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 Note(s): Returned to compliance on 10/24/2017.
Violation Division: Los Angeles County Department of Public Works
Violation Program: UST
Violation Source: CERS

Violation Date: 3/21/2017
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 Note(s): Returned to compliance on 04/13/2017. Update hazmat Inventory
Violation Division: Culver City Fire Department
Violation Program: HMRRP
Violation Source: CERS

Violation Date: 5/17/2016

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 Note(s): Returned to compliance on 10/24/2017.
Violation Division: Los Angeles County Department of Public Works
Violation Program: UST
Violation Source: CERS

Violation Date: 5/17/2016
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 Note(s): Returned to compliance on 10/24/2017.
Violation Division: Los Angeles County Department of Public Works
Violation Program: UST
Violation Source: CERS

Violation Date: 5/17/2016
Citation: HSC 6.11 25404(e)(4) - California Health and Safety Code, Chapter 6.11, Section(s) 25404(e)(4)
Violation Description: Failure to report program data electronically.

Violation Note(s): Returned to compliance on 10/24/2017.
Violation Division: Los Angeles County Department of Public Works
Violation Program: UST
Violation Source: CERS

Violation Date: 5/17/2016
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 Note(s): Returned to compliance on 10/24/2017.
Violation Division: Los Angeles County Department of Public Works
Violation Program: UST
Violation Source: CERS

Violation Date: 5/17/2016
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 Note(s): Returned to compliance on 10/24/2017.
Violation Division: Los Angeles County Department of Public Works
Violation Program: UST
Violation Source: CERS

Violation Date: 5/17/2016
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 Note(s): Returned to compliance on 10/24/2017.
Violation Division: Los Angeles County Department of Public Works

Violation Program: UST
Violation Source: CERS

Violation Date: 5/17/2016
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 Note(s): Returned to compliance on 10/24/2017.
Violation Division: Los Angeles County Department of Public Works
Violation Program: UST
Violation Source: CERS

Violation Date: 5/17/2016
Citation: 23 CCR 16 2638(f) - California Code of Regulations, Title 23, Chapter 16, Section(s) 2638(f)
Violation Description: Failure to properly affix tag/sticker on monitoring equipment being certified, repaired, or replaced.
Violation Note(s): Returned to compliance on 10/24/2017.
Violation Division: Los Angeles County Department of Public Works
Violation Program: UST
Violation Source: CERS

Violation Date: 5/17/2016
Citation: 23 CCR 16 2638 - California Code of Regulations, Title 23, Chapter 16, Section(s) 2638
Violation Description: Failure to test leak detection equipment as required every 12 months (VPH, sensor, LLD, ATG, etc.) and/or submit monitoring system certification to the CUPA within 30 days of completion of the test
Violation Note(s): Returned to compliance on 10/24/2017.
Violation Division: Los Angeles County Department of Public Works
Violation Program: UST
Violation Source: CERS

Violation Date: 5/17/2016
Citation: 23 CCR 16 2666 - California Code of Regulations, Title 23, Chapter 16, Section(s) 2666
Violation Description: Failure to maintain entry fitting such that it properly seals to the containment.
Violation Note(s): Returned to compliance on 10/24/2017.
Violation Division: Los Angeles County Department of Public Works
Violation Program: UST
Violation Source: CERS

Violation Date: 5/17/2016
Citation: 23 CCR 16 2644.1(a)(4) - California Code of Regulations, Title 23, Chapter 16, Section(s) 2644.1(a)(4)
Violation Description: Failure to notify the CUPA the prescribed number of hours prior to testing.
Violation Note(s): Returned to compliance on 10/24/2017.
Violation Division: Los Angeles County Department of Public Works
Violation Program: UST
Violation Source: CERS

Violation Date: 5/17/2016
Citation: 23 CCR 16 2636(f) - California Code of Regulations, Title 23, Chapter 16, Section(s) 2636(f)
Violation Description: Failure to continuously monitor the interstitial space of the tank, piping and/or sumps sump such that the leak detection activates an audible/visual alarm when a leak is detected.
Violation Note(s): Returned to compliance on 10/24/2017.
Violation Division: Los Angeles County Department of Public Works

Violation Program: UST
Violation Source: CERS

Violation Date: 5/17/2016
Citation: HSC 6.7 25284.2 - California Health and Safety Code, Chapter 6.7, Section(s) 25284.2
Violation Description: Failure to test the spill bucket annually.
Violation Note(s): Returned to compliance on 10/24/2017.
Violation Division: Los Angeles County Department of Public Works
Violation Program: UST
Violation Source: CERS

Violation Date: 5/17/2016
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 as-built plans for the location and orientation of the tanks and appurtenant piping systems for new installations and/or with the permit application.
Violation Note(s): Returned to compliance on 10/24/2017.
Violation Division: Los Angeles County Department of Public Works
Violation Program: UST
Violation Source: CERS

Violation Date: 5/17/2016
Citation: 23 CCR 16 2632, 2634, 2636, 2666 - California Code of Regulations, Title 23, Chapter 16, Section(s) 2632, 2634, 2636, 2666
Violation Description: Failure of the leak detection equipment to have an audible and visual alarm as required.

Violation Note(s): Returned to compliance on 10/24/2017.
Violation Division: Los Angeles County Department of Public Works
Violation Program: UST
Violation Source: CERS

Violation Date: 5/17/2016
Citation: 23 CCR 16 2712(f) - California Code of Regulations, Title 23, Chapter 16, Section(s) 2712(f)
Violation Description: Failure to implement the corrections specified in the inspection report within 30 calendar days of receiving an inspection report from either the local agency or the special inspector.

Violation Note(s): Returned to compliance on 10/24/2017.
Violation Division: Los Angeles County Department of Public Works
Violation Program: UST
Violation Source: CERS

Violation Date: 5/17/2016
Citation: 23 CCR 16 2637 - California Code of Regulations, Title 23, Chapter 16, Section(s) 2637
Violation Description: Failure to comply with one or more of the following: conduct secondary containment testing, within six months of installation and every 36 months thereafter, conducted in accordance with proper practices, protocols, or test methods.

Violation Note(s): Returned to compliance on 10/24/2017.
Violation Division: Los Angeles County Department of Public Works
Violation Program: UST
Violation Source: CERS

Violation Date: 5/17/2016
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 Note(s): Returned to compliance on 10/24/2017.
Violation Division: Los Angeles County Department of Public Works
Violation Program: UST
Violation Source: CERS

Violation Date: 5/17/2016
Citation: 23 CCR 16 2712 - California Code of Regulations, Title 23, Chapter 16, Section(s) 2712
Violation Description: Failure to obtain permit to install, replace, repair, or modify part of the UST system containment or leak detection equipment.
Violation Note(s): Returned to compliance on 10/24/2017.
Violation Division: Los Angeles County Department of Public Works
Violation Program: UST
Violation Source: CERS

Violation Date: 5/17/2016
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 Note(s): Returned to compliance on 10/24/2017.
Violation Division: Los Angeles County Department of Public Works
Violation Program: UST
Violation Source: CERS

Violation Date: 5/17/2016
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 Note(s): Returned to compliance on 10/24/2017.
Violation Division: Los Angeles County Department of Public Works
Violation Program: UST
Violation Source: CERS

Violation Date: 5/17/2016
Citation: HSC 6.7 25284 - California Health and Safety Code, Chapter 6.7, Section(s) 25284
Violation Description: Failure to obtain and maintain a valid operation permit from the CUPA.
Violation Note(s): Returned to compliance on 10/24/2017.
Violation Division: Los Angeles County Department of Public Works
Violation Program: UST
Violation Source: CERS

Violation Date: 5/17/2016
Citation: HSC 6.7 25299(a)(9) - California Health and Safety Code, Chapter 6.7, Section(s) 25299(a)(9)
Violation Description: Leak detection equipment disabled or tampered with in a manner that would prevent the monitoring system from detecting and/or alerting the owner/operator of a leak.
Violation Note(s): Returned to compliance on 10/24/2017.
Violation Division: Los Angeles County Department of Public Works
Violation Program: UST
Violation Source: CERS

Violation Date: 5/17/2016
Citation: HSC 6.7 25292(e) - California Health and Safety Code, Chapter 6.7, Section(s) 25292(e)
Violation Description: Failure to maintain secondary containment, as evidenced by failure of secondary containment testing.
Violation Note(s): Returned to compliance on 10/24/2017.
Violation Division: Los Angeles County Department of Public Works
Violation Program: UST
Violation Source: CERS

Violation Date: 5/17/2016
Citation: 23 CCR 16 2632, 2634, 2636, 2666 - California Code of Regulations, Title 23, Chapter 16, Section(s) 2632, 2634, 2636, 2666
Violation Description: Failure of the leak detection equipment to be properly programmed or properly operated.

Violation Note(s): Returned to compliance on 10/24/2017.
Violation Division: Los Angeles County Department of Public Works
Violation Program: UST
Violation Source: CERS

Violation Date: 12/2/2014
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 Note(s): Returned to compliance on 04/17/2018.
Violation Division: Los Angeles County Department of Public Works
Violation Program: UST
Violation Source: CERS

Violation Date: 12/2/2014
Citation: 23 CCR 16 2666 - California Code of Regulations, Title 23, Chapter 16, Section(s) 2666
Violation Description: Failure to maintain entry fitting such that it properly seals to the containment.
Violation Note(s): Returned to compliance on 04/17/2018.
Violation Division: Los Angeles County Department of Public Works
Violation Program: UST
Violation Source: CERS

Violation Date: 12/2/2014
Citation: HSC 6.7 25292(e) - California Health and Safety Code, Chapter 6.7, Section(s) 25292(e)
Violation Description: Failure to maintain secondary containment, as evidenced by failure of secondary containment testing.
Violation Note(s): Returned to compliance on 04/17/2018.
Violation Division: Los Angeles County Department of Public Works
Violation Program: UST
Violation Source: CERS

Violation Date: 12/2/2014
Citation: 23 CCR 16 2638 - California Code of Regulations, Title 23, Chapter 16, Section(s) 2638
Violation Description: Failure to test leak detection equipment as required every 12 months (VPH, sensor, LLD, ATG, etc.) and/or submit monitoring system certification to the CUPA within 30 days of completion of the test
Violation Note(s): Returned to compliance on 04/17/2018.
Violation Division: Los Angeles County Department of Public Works
Violation Program: UST
Violation Source: CERS

Violation Date: 12/2/2014
Citation: HSC 6.7 25291 - California Health and Safety Code, Chapter 6.7, Section(s) 25291
Violation Description: Failure to maintain under-dispenser containment, sumps, and/or other secondary containment in good condition and/or free of debris/liquid.
Violation Note(s): Returned to compliance on 04/17/2018.
Violation Division: Los Angeles County Department of Public Works
Violation Program: UST
Violation Source: CERS

Violation Date: 12/2/2014
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 Note(s): Returned to compliance on 04/17/2018.
Violation Division: Los Angeles County Department of Public Works
Violation Program: UST
Violation Source: CERS

Violation Date: 12/2/2014
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 Note(s): Returned to compliance on 04/17/2018.
Violation Division: Los Angeles County Department of Public Works
Violation Program: UST
Violation Source: CERS

Violation Date: 12/2/2014
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 as-built plans for the location and orientation of the tanks and appurtenant piping systems for new installations and/or with the permit application.
Violation Note(s): Returned to compliance on 04/17/2018.
Violation Division: Los Angeles County Department of Public Works
Violation Program: UST
Violation Source: CERS

Violation Date: 12/2/2014
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 Note(s): Returned to compliance on 04/17/2018.
Violation Division: Los Angeles County Department of Public Works
Violation Program: UST
Violation Source: CERS

Violation Date: 12/2/2014
Citation: 23 CCR 16 2712 - California Code of Regulations, Title 23, Chapter 16, Section(s) 2712
Violation Description: Failure to obtain permit to install, replace, repair, or modify part of the UST system containment or leak detection equipment.
Violation Note(s): Returned to compliance on 04/17/2018.
Violation Division: Los Angeles County Department of Public Works
Violation Program: UST
Violation Source: CERS

Violation Date: 12/2/2014
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 Note(s): Returned to compliance on 04/17/2018.
Violation Division: Los Angeles County Department of Public Works
Violation Program: UST
Violation Source: CERS

Violation Date: 12/2/2014
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 Note(s): Returned to compliance on 04/17/2018.
Violation Division: Los Angeles County Department of Public Works
Violation Program: UST
Violation Source: CERS

Violation Date: 12/2/2014
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 Note(s): Returned to compliance on 04/17/2018.
Violation Division: Los Angeles County Department of Public Works
Violation Program: UST
Violation Source: CERS

Enforcement Information
: Not Reported
:Chemical Information
: Not Reported
:Coordinate Information
: Not Reported
:

| DATABASE | STATUS | DISTANCE | ELEVATION | MAP ID |
|---|---|---|---|---|
| CRSP-CA | Listed | 0.16 miles S | 100 ft (6 ft lower than site) | 55 |
| **SITE NAME** | | | **MAPS** | **ID** |
| BROTMAN PARTNERS LP,CAL LTD,BROTMAN MEDI | | | 1,2,4 | 455792 |
| **ADDRESS** | | | **CITY** | **ZIP** |
| 3828 DELMAS TERRACE | | | CULVER CITY | 90232-2713 |

**DETAILS**

Site Regulated Program Information
Site ID: 455792
Site EI ID: 110010479758
Agency Provided Latitude: 34.02306
Agency Provided Longitude: -118.39722

Program Description: US EPA Air Emission Inventory System (EIS)

Evaluation Information
: Not Reported
:Violation Information
: Not Reported
:Enforcement Information
: Not Reported
:Chemical Information
: Not Reported
:Coordinate Information
: Not Reported
:

| DATABASE | STATUS | DISTANCE | ELEVATION | MAP ID |
|---|---|---|---|---|
| Hist-CalFID-CA | Listed | 0.16 miles S | 100 ft (6 ft lower than site) | 55 |
| **SITE NAME** | | | **MAPS** | **ID** |
| 1X BROTMAN MEDICAL CENTER | | | 1,2,4 | 59348 |
| **ADDRESS** | | | **CITY** | **ZIP** |
| 3828 DELMAS TERRACE | | | CULVER CITY | 902310000 |

| DETAILS |
|---|
| Reported Date: 1998 |

| DATABASE | STATUS | DISTANCE | ELEVATION | MAP ID |
|---|---|---|---|---|
| Hist-City-UST-CA | Listed | 0.16 miles S | 100 ft (6 ft lower than site) | 55 |
| **SITE NAME** | | | **MAPS** | **ID** |
| BROTMAN MEDICAL CENTER | | | 1,2,4 | 59348 |
| **ADDRESS** | | | **CITY** | **ZIP** |
| 3828 DELMAS TERRACE | | | CULVER CITY | |
| **DETAILS** | | | | |
| Reported Date: 1998<br>List: Los Angeles County UST, Street Number Book<br>Agency: Los Angeles County Department of Public Works | | | | |

| DATABASE | STATUS | DISTANCE | ELEVATION | MAP ID |
|---|---|---|---|---|
| Hist-Service Stations | Listed | 0.16 miles S | 100 ft (6 ft lower than site) | 55 |
| **SITE NAME** | | | **MAPS** | **ID** |
| BROTMAN MEDICAL CENTER | | | 1,2,4 | 207371 |
| **ADDRESS** | | | **CITY** | **ZIP** |
| 3828 DELMAS TERRACE | | | CULVER CITY | 90232-6806 |
| **DETAILS** | | | | |
| AS OF DATE: 1/31/2002<br>SITE TYPE: PRIVATE<br>TANK TYPE: UST<br>COUNTY: LOS ANGELES | | | | |

| DATABASE | STATUS | DISTANCE | ELEVATION | MAP ID |
|---|---|---|---|---|
| Hist-UST-CA | Listed | 0.16 miles S | 100 ft (6 ft lower than | 55 |

| | | | | |
|---|---|---|---|---|
| | | | site) | |

| SITE NAME | MAPS | ID |
|---|---|---|
| BROTHMAN MEDICAL CENTER | 1,2,4 | 218223 |

| ADDRESS | CITY | ZIP |
|---|---|---|
| 3828 DELMAS TERRACE | CULVER CITY | 90231 |

**DETAILS**

Note: ID has been assigned by ERS
Tank Details: http://geotracker.waterboards.ca.gov/ustpdfs/pdf/00026E72.pdf

| DATABASE | STATUS | DISTANCE | ELEVATION | MAP ID |
|---|---|---|---|---|
| LUST-Closed-CA | Completed - Case Closed | 0.16 miles S | 100 ft (6 ft lower than site) | 55 |

| SITE NAME | MAPS | ID |
|---|---|---|
| BROTMAN MEDICAL CENTER | 1,2,4 | T0603784846 |

| ADDRESS | CITY | ZIP |
|---|---|---|
| 3828 DELMAS TERRACE | CULVER CITY | 90232-6806 |

**DETAILS**

Sites Details
URL: http://geotracker.waterboards.ca.gov/profile_report.asp?global_id=T0603784846
Global ID: T0603784846
Case Type: LUST Cleanup Site
Status: Completed - Case Closed
Status Date: Not Reported
CUF Case: NO
Lead Agency: LOS ANGELES COUNTY
Case Worker: TS
Local Agency: LOS ANGELES COUNTY
RB Case Number: Not Reported
Loc Case Number: Not Reported
File Location: Not Reported
Potential Contaminants of Concern: Diesel
Potential Media Affected: Soil
Site History: Not Reported
Begin Date: 1999-05-11 00:00:00
How Discovered: Tank Closure
How Discovered Description: SOME DIESEL USTS RMVD IN MAY 11, 1999

Stop Method: Close and Remove Tank
Stop Method Description: LEAKING USTS RMVD
Agency Provided Latitude: 34.022982
Agency Provided Longitude: -118.397126

Regulatory Activities Details
Action Date: 5/11/1999
Action Type: Other
Action: Leak Discovery

Action Date: 1/19/2005
Action Type: Other
Action: Leak Reported

Status History Details
Status Date: 3/23/2005
Status: Completed - Case Closed

Status Date: 5/11/1999
Status: Open - Case Begin Date

Contact Details
Contact Type: Regional Board Caseworker
Contact Name: YUE RONG
Organization Name: LOS ANGELES RWQCB (REGION 4)
Contact Address: 320 W. 4TH ST., SUITE 200
Contact City: Los Angeles
Contact Email: yrong@waterboards.ca.gov
Contact Phone Number: Not Reported

Contact Type: Local Agency Caseworker
Contact Name: TIM SMITH
Organization Name: LOS ANGELES COUNTY
Contact Address: 900 S. FREMONT AVE.
Contact City: ALHAMBRA
Contact Email: tsmith@dpw.lacounty.gov
Contact Phone Number: Not Reported

MTBE/Region Details
: Not Reported

| DATABASE | STATUS | DISTANCE | ELEVATION | MAP ID |
|---|---|---|---|---|
| | | | | |

| RCRA-NON-US | Listed | 0.16 miles S | 100 ft (6 ft lower than site) | **55** |
|---|---|---|---|---|

| SITE NAME | MAPS | ID |
|---|---|---|
| SOUTHERN CALIFORNIA HOSPITALS AT CULVER | 1,2,4 | CAL000401316 |

| ADDRESS | CITY | ZIP |
|---|---|---|
| 3828 DELMAS TER | CULVER CITY | 90232 |

## DETAILS

Additional details may be found online using the following link:
https://enviro.epa.gov/enviro/rcrainfoquery_3.facility_information?pgm_sys_id=CAL000401316
Source Type: Implementer
Generator Status Universe: N
Generator Status: Non-Generator
NAICS1: GENERAL MEDICAL AND SURGICAL HOSPITALS
Active Site Indicator: H----
Owner Name: SOUTHERN CALIFORNIA HEALTH CARE SYM
Operator Name: JEREMY HORN
In Handler Universes: Y
In a Universe: Y
Short Term Generator: N
Importer Activity: N
Mixed Waste Generator: N
Transporter Activity: N
Transfer Facility: N
Recycler Activity: Y
Onsite Burner Exemption: N
Furnace Exemption: N
Underground Injection Activity: N
Receives Waste From Off-site: N
Universal Waste: Y
Universal Waste Destination Facility: Y
Used Oil Universe: NNNNNNN
Federal Universal Waste: N
Active Site Federally Regulated TSDF: ------
Active Site Converter TSDF: ------
Active Site State Regulated TSDF: ------
Federal Indicator: ---
Hazardous Secondary Material Indicator: N
Operating Under 40 CFR Part 262 Subpart K: ----
Commercial TSD: -
TSD Type: -----
GPRA Permit Baseline: N
GPRA Renewals Baseline: N
Permit Renewal Workload: ------
Permit Workload Universe: ------

Permit Progress Universe: ------
Post-Closure Workload Universe: ------
Closure Workload Universe: ------
GPRA Corrective Action Baseline: N
Corrective Action Workload Universe: N
Subject to Corrective Action Universe: N
Non TSDFs Where CA Has Been Imposed: N
TSDFs Potentially Subject to Corrective Action Under 3004: N
TSDFs Only Subject to Corrective Action Under Discretionary: N
NCAPS Ranking: N
Environmental Control Indicator: N
Institutional Control Indicator: N
Human Exposure Indicator: N
Groundwater Controls Indicator: N
Operating TSDF Universe: ------
Full Enforcement Universe: ------
SNC Universe: N
Unaddressed SNC: N
Addressed SNC: N
SNC With Compliance Schedule: N
Financial Assurance Required: -----

Receive Date: 20141016
Acknowledge Flag Date: 20141016
Contact First Name: JEREMY
Contact Last Name: HORN
Contact Street 1: 3828 DELMAS TERRACE
Contact City: CULVER CITY
Contact State: CA
Contact Zip: 90232
Contact Phone: 562-583-5782
Contact FAX: 310-840-7074
Contact E-mail Address: JEREMY.HORN@SCHOSPITALS.COM
Short Term Generator: N
Importer Activity: N
Mixed Waste Generator: N
Transporter Activity: N
Transfer Facility: N
TSD Activity: Y
Recycler Activity: Y
Onsite Burner Exemption: N
Furnace Exemption: N
Underground Injection Activity: N
Receives Waste From Off-site: N
Universal Waste Destination Facility: Y
Used Oil Transporter: N
Used Oil Transfer Facility: N
Used Oil Processor: N
Used Oil Refiner: N
Used Oil Fuel Burner: N

Used Oil Fuel Marketer to Burner: N
Used Oil Specification Marketer: N

| DATABASE | STATUS | DISTANCE | ELEVATION | MAP ID |
|---|---|---|---|---|
| UST-CA | Listed | 0.16 miles S | 100 ft (6 ft lower than site) | 55 |

| SITE NAME | MAPS | ID |
|---|---|---|
| SOUTHERN CALIFORNIA HOSPITAL AT CULVER CITY | 1,2,4 | 222134 |

| ADDRESS | CITY | ZIP |
|---|---|---|
| 3828 DELMAS TER | CULVER CITY | 90232 |

## DETAILS

More Information on Site? Go to Following Link: http://geotracker.waterboards.ca.gov/search.asp
CERSID: 10302304
Global ID: LACoFA0008889
COUNTY: Los Angeles
Permitting Agency: Los Angeles County Fire Department
Agency Provided Latitude: 34.02322
Agency Provided Longitude: -118.39693
PROJECT TYPE: Not Reported
RB Case Number: Not Reported
LOC Case Number: Not Reported
Case Worker: Not Reported
MTBE DATE: Not Reported
GW CONC (PPB): Not Reported
MATRIX: Not Reported

| DATABASE | STATUS | DISTANCE | ELEVATION | MAP ID |
|---|---|---|---|---|
| UST-CRSP-CA | Listed | 0.16 miles S | 100 ft (6 ft lower than site) | 55 |

| SITE NAME | MAPS | ID |
|---|---|---|
| SOUTHERN CALIFORNIA HOSPITAL AT CULVER CITY | 1,2,4 | 13724 |

| ADDRESS | CITY | ZIP |
|---|---|---|
| 3828 DELMAS TER | CULVER CITY | 90232 |

# DETAILS

Site Regulated Program Information
Site ID: 13724
Site EI ID: 10302304
Agency Provided Latitude: 34.02322
Agency Provided Longitude: -118.39693

Program Description: Underground Storage Tank

Evaluation Information
Evaluation Date: 10/6/2020
Violations Found? (Y/N): No
Evaluation General Type: Compliance Evaluation Inspection
Evaluation Type: Routine done by local agency
Evaluation Note(s): Mr. Robert Signson, Lead, Plant Operations
Evaluation Division: Los Angeles County Fire Department
Evaluation Program: HW
Evaluation Source: CERS

Evaluation Date: 6/8/2020
Violations Found? (Y/N): Yes
Evaluation General Type: Compliance Evaluation Inspection
Evaluation Type: Routine done by local agency
Evaluation Note(s): FACETIME W/ ROBERT SINGSON.TECH PAUL MCLANE CONDUCTING CTES;DO RPRTS /PHOTOS THRU OFFICE(TANYA).NO CERS UPDATE/CORRS SUBMTTD.OVFL(E) FAIL
Evaluation Division: Los Angeles County Department of Public Works
Evaluation Program: UST
Evaluation Source: CERS

Evaluation Date: 11/21/2019
Violations Found? (Y/N): Yes
Evaluation General Type: Compliance Evaluation Inspection
Evaluation Type: Routine done by local agency
Evaluation Note(s): Inspection by A Domanski, consent by Robert Singson. Performed Hazmat inspection and verified inventory. Unable to get completely accurate number of 02 as it is spread throughout the building and in patient rooms. Tank storage of it is accurate. Nitrogen needs to be added to CERS and possibly other materials in Micro Lab area. 704 placard for door shows a flammable substance but no material was found.
Evaluation Division: Culver City Fire Department
Evaluation Program: HMRRP
Evaluation Source: CERS

Evaluation Date: 6/3/2019
Violations Found? (Y/N): Yes
Evaluation General Type: Compliance Evaluation Inspection
Evaluation Type: Routine done by local agency
Evaluation Note(s): NEED CERS CORRECTIONS, TEST RESULTS RECEIVED LATE, SECONDARY CONTAIMENT FAILURES, EXPIRED REPAIR PERMITS & EMP.TRAINING, (E) OVFL FAILED
Evaluation Division: Los Angeles County Department of Public Works

Evaluation Program: UST
Evaluation Source: CERS

Evaluation Date: 8/28/2018
Violations Found? (Y/N): No
Evaluation General Type: Compliance Evaluation Inspection
Evaluation Type: Routine done by local agency
Evaluation Note(s): Inspected by: J.Luna Consent by: Norm Lantz
Evaluation Division: Culver City Fire Department
Evaluation Program: HMRRP
Evaluation Source: CERS

Evaluation Date: 6/15/2018
Violations Found? (Y/N): Yes
Evaluation General Type: Compliance Evaluation Inspection
Evaluation Type: Routine done by local agency
Evaluation Note(s): ,IMPROPER PLACEMENT MULTIPLE SMPS;X76-ETM 4X (2 PANELS);LS3 ANN/SMPS ;DW APT PIPES;F/V OVERFILL;SUCTION EGT SYS,NO DISPENSING
Evaluation Division: Los Angeles County Department of Public Works
Evaluation Program: UST
Evaluation Source: CERS

Evaluation Date: 6/5/2017
Violations Found? (Y/N): Yes
Evaluation General Type: Compliance Evaluation Inspection
Evaluation Type: Routine done by local agency
Evaluation Note(s): CTES OVERDUE SINCE 5/13/17;CONDUCTED AT TIME OF INSPECTION 6/5/17.  OUTSTANDING REDTAG LETTER NOVC.PLANS DATED 3/3/1999 SHOW TRUSCO TKS.
Evaluation Division: Los Angeles County Department of Public Works
Evaluation Program: UST
Evaluation Source: CERS

Evaluation Date: 3/21/2017
Violations Found? (Y/N): Yes
Evaluation General Type: Compliance Evaluation Inspection
Evaluation Type: Routine done by local agency
Evaluation Note(s): Inspected by: J.Luna Consent by Robert Singson and Earl Strotman
Evaluation Division: Culver City Fire Department
Evaluation Program: HMRRP
Evaluation Source: CERS

Evaluation Date: 5/13/2016
Violations Found? (Y/N): Yes
Evaluation General Type: Compliance Evaluation Inspection
Evaluation Type: Routine done by local agency
Evaluation Note(s): 3/3/99 PLAN DISCREP'S.11/24/14 SCTR:FILL SUMP FAILURES,BOTH USTS.  TRANSFER OF OWNERSHIP >30 DAYS.11/24/14 CTLS EXPIRED.NO CERS INFO.
Evaluation Division: Los Angeles County Department of Public Works
Evaluation Program: UST
Evaluation Source: CERS

Evaluation Date: 5/12/2016
Violations Found? (Y/N): No
Evaluation General Type: Compliance Evaluation Inspection
Evaluation Type: Routine done by local agency
Evaluation Note(s): Robert Singson
Evaluation Division: Los Angeles County Fire Department
Evaluation Program: HW
Evaluation Source: CERS

Evaluation Date: 9/23/2015
Violations Found? (Y/N): No
Evaluation General Type: Compliance Evaluation Inspection
Evaluation Type: Routine done by local agency
Evaluation Note(s): Inspector: T. Mac Tavish / J. Luna Consent: Robert Singsong
Evaluation Division: Culver City Fire Department
Evaluation Program: HMRRP
Evaluation Source: CERS

Evaluation Date: 11/24/2014
Violations Found? (Y/N): Yes
Evaluation General Type: Compliance Evaluation Inspection
Evaluation Type: Routine done by local agency
Evaluation Note(s): 6/1999;2 PANELS[RONAN X76ETM-4X] FOR EAST & WEST UST;ANN/SMP SNSR [LS-3];PIPES[APT];OVERFILL[F/V]
Evaluation Division: Los Angeles County Department of Public Works
Evaluation Program: UST
Evaluation Source: CERS

Violation Information
Violation Date: 6/8/2020
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,Â 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 OctoberÂ 1,Â 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 Note(s): SECONDARY CONTAINMENT FAILURES(C888896/C888897 - 2/15/18).OVFL(DSL EAST) FAIL(C914285-12/21/18).LAST CERS 8/20/19 REJECTED;CORRS REQ'D.
Violation Division: Los Angeles County Department of Public Works
Violation Program: UST
Violation Source: CERS

Violation Date: 6/8/2020
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 Note(s): SECONDARY CONTAINMENT FAILURES(C888896/C888897 - 2/15/18).OVFL(DSL EAST) FAIL(C914285-12/21/18).LAST CERS 8/20/19 REJECTED;CORRS REQ'D.
Violation Division: Los Angeles County Department of Public Works
Violation Program: UST
Violation Source: CERS

Violation Date: 6/8/2020
Citation: HSC 6.7 25290.1(c),25290.2(c),25291(a)(2),2529.1(e) - California Health and Safety Code, Chapter 6.7, Section(s) 25290.1(c),25290.2(c),25291(a)(2),2529.1(e)
Violation Description: Failure to maintain secondary containment (e.g., failure of secondary containment testing).

Violation Note(s): SECONDARY CONTAINMENT FAILURES(C888896/C888897 - 2/15/18).OVFL(DSL EAST) FAIL(C914285-12/21/18).LAST CERS 8/20/19 REJECTED;CORRS REQ'D.
Violation Division: Los Angeles County Department of Public Works
Violation Program: UST
Violation Source: CERS

Violation Date: 6/8/2020
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 â€œDesignated Underground Storage Tank Operator Identification Formâ€ within 30 days of installing a UST system or within 30 days of a change in DO.

Violation Note(s): SECONDARY CONTAINMENT FAILURES(C888896/C888897 - 2/15/18).OVFL(DSL EAST) FAIL(C914285-12/21/18).LAST CERS 8/20/19 REJECTED;CORRS REQ'D.
Violation Division: Los Angeles County Department of Public Works
Violation Program: UST
Violation Source: CERS

Violation Date: 6/8/2020
Citation: 23 CCR 16 2715(c)(4) - California Code of Regulations, Title 23, Chapter 16, Section(s) 2715(c)(4)

Violation Description: Failure to maintain a list of employees trained by the designated operator on-site or off-site at a readily available location, if approved by the UPA. For training that occurs on or after October 1, 2018, failure to maintain a copy of the "Facility Employee Training Certificate" on-site or off-site at a readily available location, if approved by the UPA.

Violation Note(s): SECONDARY CONTAINMENT FAILURES(C888896/C888897 - 2/15/18).OVFL(DSL EAST) FAIL(C914285-12/21/18).LAST CERS 8/20/19 REJECTED;CORRS REQ'D.
Violation Division: Los Angeles County Department of Public Works
Violation Program: UST
Violation Source: CERS

Violation Date: 6/8/2020
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 Note(s): SECONDARY CONTAINMENT FAILURES(C888896/C888897 - 2/15/18).OVFL(DSL EAST) FAIL(C914285-12/21/18).LAST CERS 8/20/19 REJECTED;CORRS REQ'D.
Violation Division: Los Angeles County Department of Public Works
Violation Program: UST
Violation Source: CERS

Violation Date: 6/8/2020
Citation: HSC 6.7 25281.5(b)(3) - California Health and Safety Code, Chapter 6.7, Section(s) 25281.5(b)(3)
Violation Description: Failure to meet one or more exemption requirements for emergency generator tank system unburied fuel piping:

Conduct visual inspections each time the tank is operated but no less than monthly and maintain a log of inspection results for review by the UPA.

Violation Note(s): SECONDARY CONTAINMENT FAILURES(C888896/C888897 - 2/15/18).OVFL(DSL EAST) FAIL(C914285-12/21/18).LAST CERS 8/20/19 REJECTED;CORRS REQ'D.
Violation Division: Los Angeles County Department of Public Works
Violation Program: UST
Violation Source: CERS

Violation Date: 6/8/2020
Citation: 23 CCR 16 2716(e) - California Code of Regulations, Title 23, Chapter 16, Section(s) 2716(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 Note(s): SECONDARY CONTAINMENT FAILURES(C888896/C888897 - 2/15/18).OVFL(DSL EAST) FAIL(C914285-12/21/18).LAST CERS 8/20/19 REJECTED;CORRS REQ'D.
Violation Division: Los Angeles County Department of Public Works
Violation Program: UST
Violation Source: CERS

Violation Date: 6/8/2020
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 Note(s): SECONDARY CONTAINMENT FAILURES(C888896/C888897 - 2/15/18).OVFL(DSL EAST) FAIL(C914285-12/21/18).LAST CERS 8/20/19 REJECTED;CORRS REQ'D.
Violation Division: Los Angeles County Department of Public Works
Violation Program: UST
Violation Source: CERS

Violation Date: 6/8/2020
Citation: 23 CCR 16 2712(f) - California Code of Regulations, Title 23, Chapter 16, Section(s) 2712(f)
Violation Description: Failure to implement the corrections specified in the inspection report within 30 days of receiving an inspection report from either the UPA or special inspector.

Violation Note(s): SECONDARY CONTAINMENT FAILURES(C888896/C888897 - 2/15/18).OVFL(DSL EAST) FAIL(C914285-12/21/18).LAST CERS 8/20/19 REJECTED;CORRS REQ'D.
Violation Division: Los Angeles County Department of Public Works
Violation Program: UST
Violation Source: CERS

Violation Date: 6/8/2020
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 Note(s): SECONDARY CONTAINMENT FAILURES(C888896/C888897 - 2/15/18).OVFL(DSL EAST) FAIL(C914285-12/21/18).LAST CERS 8/20/19 REJECTED;CORRS REQ'D.
Violation Division: Los Angeles County Department of Public Works
Violation Program: UST
Violation Source: CERS

Violation Date: 6/8/2020
Citation: 23 CCR 16 2638(d) - California Code of Regulations, Title 23, Chapter 16, Section(s) 2638(d)
Violation Description: Failure to submit the â€œMonitoring System Certification Formâ€ to the UPA within 30 days of completion of the test.

Violation Note(s): SECONDARY CONTAINMENT FAILURES(C888896/C888897 - 2/15/18).OVFL(DSL EAST) FAIL(C914285-12/21/18).LAST CERS 8/20/19 REJECTED;CORRS REQ'D.
Violation Division: Los Angeles County Department of Public Works
Violation Program: UST
Violation Source: CERS

Violation Date: 11/21/2019
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 Note(s): Not Reported
Violation Division: Culver City Fire Department
Violation Program: HMRRP
Violation Source: CERS

Violation Date: 6/3/2019
Citation: 23 CCR 16 2638(d) - California Code of Regulations, Title 23, Chapter 16, Section(s) 2638(d)
Violation Description: Failure to submit the â€œMonitoring System Certification Formâ€ to the UPA within 30 days of completion of the test.

Violation Note(s):
Violation Division: Los Angeles County Department of Public Works
Violation Program: UST
Violation Source: CERS

Violation Date: 6/3/2019
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 â€œSecondary Containment Testing report Formâ€ to the UPA within 30 days after the test.

Violation Note(s):
Violation Division: Los Angeles County Department of Public Works
Violation Program: UST
Violation Source: CERS

Violation Date: 6/3/2019
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 Response Plan.
Violation Note(s):
Violation Division: Los Angeles County Department of Public Works
Violation Program: UST
Violation Source: CERS

Violation Date: 6/3/2019
Citation: 23 CCR 16 2715(c)(4) - California Code of Regulations, Title 23, Chapter 16, Section(s) 2715(c)(4)
Violation Description: Failure to maintain a list of employees trained by the designated operator on-site or off-site at a readily available location, if approved by the UPA. For training that occurs on or after October 1, 2018, failure to maintain a copy of the "Facility Employee Training Certificate" on-site or off-site at a readily available location, if approved by the UPA.

Violation Note(s):
Violation Division: Los Angeles County Department of Public Works
Violation Program: UST
Violation Source: CERS

Violation Date: 6/3/2019

Citation: 23 CCR 16 2712(b)(1)(F) - California Code of Regulations, Title 23, Chapter 16, Section(s) 2712(b)(1)(F)
Violation Description: "Failure to conduct secondary containment testing, or one or more of the following requirements:

Perform the test of the secondary containment system upon installation, within six months of installation and every 36 months thereafter.

Perform the test of a secondary containment component within 30 days of a repair or discontinuing vacuum, pressure or hydrostatic monitoring.

Use a procedure that demonstrates the system works as well as at installation.
Use applicable manufacturer guidelines, industry codes, engineering standard, or professional engineer approval.

Performed by a certified service technician.

Maintain records of secondary containment testing for 36 months."

Violation Note(s):
Violation Division: Los Angeles County Department of Public Works
Violation Program: UST
Violation Source: CERS

Violation Date: 6/3/2019
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 Note(s):
Violation Division: Los Angeles County Department of Public Works
Violation Program: UST
Violation Source: CERS

Violation Date: 6/3/2019
Citation: 23 CCR 16 2712(i), 2632(d)(2), 2634(e), 2641(h) - California Code of Regulations, Title 23, Chapter 16, Section(s) 2712(i), 2632(d)(2), 2634(e), 2641(h)
Violation Description: Failure to submit a current UST Response Plan available on site.

Violation Note(s):
Violation Division: Los Angeles County Department of Public Works
Violation Program: UST
Violation Source: CERS

Violation Date: 6/3/2019
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 Note(s):
Violation Division: Los Angeles County Department of Public Works
Violation Program: UST
Violation Source: CERS

Violation Date: 6/3/2019
Citation: HSC 6.7 25281.5(b)(3) - California Health and Safety Code, Chapter 6.7, Section(s) 25281.5(b)(3)

Violation Description: Failure to meet one or more exemption requirements for emergency generator tank system unburied fuel piping:

Conduct visual inspections each time the tank is operated but no less than monthly and maintain a log of inspection results for review by the UPA.

Violation Note(s):
Violation Division: Los Angeles County Department of Public Works
Violation Program: UST
Violation Source: CERS

Violation Date: 6/3/2019
Citation: 23 CCR 16 2636(f)(4) - California Code of Regulations, Title 23, Chapter 16, Section(s) 2636(f)(4)
Violation Description: Failure to meet one or more of the following monitoring requirements in lieu of the requirement to be tightness tested every 12 months: The monitoring system maintains all product piping outside the dispenser to be fail-safe and shut down the pump when a leak is detected. The monitoring system shuts down the pump or stops flow when a leak is detected in the under dispenser containment (UDC).

Violation Note(s):
Violation Division: Los Angeles County Department of Public Works
Violation Program: UST
Violation Source: CERS

Violation Date: 6/3/2019
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 Note(s):
Violation Division: Los Angeles County Department of Public Works
Violation Program: UST
Violation Source: CERS

Violation Date: 6/3/2019
Citation: 23 CCR 16 2636(f)(1) - California Code of Regulations, Title 23, Chapter 16, Section(s) 2636(f)(1)
Violation Description: Failure of the double-walled pressurized piping to be continuously monitored with a system that activates an audible and visual alarm or stops flow at the dispenser when a leak is detected.

Violation Note(s):
Violation Division: Los Angeles County Department of Public Works
Violation Program: UST
Violation Source: CERS

Violation Date: 6/3/2019
Citation: 23 CCR 16 2715(c)(2) - California Code of Regulations, Title 23, Chapter 16, Section(s) 2715(c)(2)
Violation Description: Failure to have at least one facility employee present during operating hours that has been trained in the proper operation and maintenance of the UST system by a designated operator (DO).

Violation Note(s):
Violation Division: Los Angeles County Department of Public Works

Violation Program: UST
Violation Source: CERS

Violation Date: 6/3/2019
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 Note(s):
Violation Division: Los Angeles County Department of Public Works
Violation Program: UST
Violation Source: CERS

Violation Date: 6/3/2019
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 â€œDesignated Underground Storage Tank Operator Identification Formâ€ within 30 days of installing a UST system or within 30 days of a change in DO.

Violation Note(s):
Violation Division: Los Angeles County Department of Public Works
Violation Program: UST
Violation Source: CERS

Violation Date: 6/3/2019
Citation: 23 CCR 16 2635(e)(8) - California Code of Regulations, Title 23, Chapter 16, Section(s) 2635(e)(8)
Violation Description: Failure to submit as-built plans for the location and orientation of the tanks and appurtenant piping systems for new installations and/or with the permit application.

Violation Note(s):
Violation Division: Los Angeles County Department of Public Works
Violation Program: UST
Violation Source: CERS

Violation Date: 6/3/2019
Citation: 23 CCR 16 2712(f) - California Code of Regulations, Title 23, Chapter 16, Section(s) 2712(f)
Violation Description: Failure to implement the corrections specified in the inspection report within 30 days of receiving an inspection report from either the UPA or special inspector.

Violation Note(s):
Violation Division: Los Angeles County Department of Public Works
Violation Program: UST
Violation Source: CERS

Violation Date: 6/3/2019
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,Â 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 OctoberÂ 1,Â 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 Note(s):
Violation Division: Los Angeles County Department of Public Works
Violation Program: UST
Violation Source: CERS

Violation Date: 6/3/2019
Citation: HSC 6.7 25290.1(c),25290.2(c),25291(a)(2),2529.1(e) - California Health and Safety Code, Chapter 6.7, Section(s) 25290.1(c),25290.2(c),25291(a)(2),2529.1(e)
Violation Description: Failure to maintain secondary containment (e.g., failure of secondary containment testing).

Violation Note(s):
Violation Division: Los Angeles County Department of Public Works
Violation Program: UST
Violation Source: CERS

Violation Date: 6/3/2019
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 Note(s):
Violation Division: Los Angeles County Department of Public Works
Violation Program: UST
Violation Source: CERS

Violation Date: 6/15/2018
Citation: HSC 6.7 25281.5(b)(3) - California Health and Safety Code, Chapter 6.7, Section(s) 25281.5(b)(3)
Violation Description: Failure to meet one or more exemption requirements for emergency generator tank system unburied fuel piping:

Conduct visual inspections each time the tank is operated but no less than monthly and maintain a log of inspection results for review by the UPA.

Violation Note(s):
Violation Division: Los Angeles County Department of Public Works
Violation Program: UST
Violation Source: CERS

Violation Date: 6/15/2018
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 Note(s):
Violation Division: Los Angeles County Department of Public Works
Violation Program: UST
Violation Source: CERS

Violation Date: 6/15/2018
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 Note(s):
Violation Division: Los Angeles County Department of Public Works
Violation Program: UST
Violation Source: CERS

Violation Date: 6/15/2018
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 Note(s):
Violation Division: Los Angeles County Department of Public Works
Violation Program: UST
Violation Source: CERS

Violation Date: 6/15/2018
Citation: 23 CCR 16 2631.1(b) - California Code of Regulations, Title 23, Chapter 16, Section(s) 2631.1(b)
Violation Description: Failure to submit and/or maintain documentation regarding positive statement of compatibility for UST system components.

Violation Note(s):
Violation Division: Los Angeles County Department of Public Works
Violation Program: UST
Violation Source: CERS

Violation Date: 6/15/2018
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 Note(s):
Violation Division: Los Angeles County Department of Public Works
Violation Program: UST
Violation Source: CERS

Violation Date: 6/15/2018
Citation: HSC 6.7 25284.2 - California Health and Safety Code, Chapter 6.7, Section(s) 25284.2
Violation Description: Failure to test the spill bucket annually.
Violation Note(s):
Violation Division: Los Angeles County Department of Public Works
Violation Program: UST
Violation Source: CERS

Violation Date: 6/15/2018
Citation: 23 CCR 16 2715(a) - California Code of Regulations, Title 23, Chapter 16, Section(s) 2715(a)
Violation Description: Failure to submit the UPA. of the designated operator (DO) identification and/or change of the DO within 30 days.

Violation Note(s):
Violation Division: Los Angeles County Department of Public Works
Violation Program: UST
Violation Source: CERS

Violation Date: 6/15/2018
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 Note(s):
Violation Division: Los Angeles County Department of Public Works
Violation Program: UST
Violation Source: CERS

Violation Date: 6/15/2018
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 Note(s):
Violation Division: Los Angeles County Department of Public Works
Violation Program: UST
Violation Source: CERS

Violation Date: 6/15/2018
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 Note(s):
Violation Division: Los Angeles County Department of Public Works

Violation Program: UST
Violation Source: CERS

Violation Date: 6/15/2018
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 Note(s):
Violation Division: Los Angeles County Department of Public Works
Violation Program: UST
Violation Source: CERS

Violation Date: 6/5/2017
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 Note(s): Returned to compliance on 10/24/2017.
Violation Division: Los Angeles County Department of Public Works
Violation Program: UST
Violation Source: CERS

Violation Date: 3/21/2017
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 Note(s): Returned to compliance on 04/13/2017. Update hazmat Inventory
Violation Division: Culver City Fire Department
Violation Program: HMRRP
Violation Source: CERS

Violation Date: 5/17/2016
Citation: HSC 6.11 25404(e)(4) - California Health and Safety Code, Chapter 6.11, Section(s) 25404(e)(4)
Violation Description: Failure to report program data electronically.

Violation Note(s): Returned to compliance on 10/24/2017.
Violation Division: Los Angeles County Department of Public Works
Violation Program: UST
Violation Source: CERS

Violation Date: 5/17/2016
Citation: 23 CCR 16 2666 - California Code of Regulations, Title 23, Chapter 16, Section(s) 2666
Violation Description: Failure to maintain entry fitting such that it properly seals to the containment.
Violation Note(s): Returned to compliance on 10/24/2017.
Violation Division: Los Angeles County Department of Public Works
Violation Program: UST
Violation Source: CERS

Violation Date: 5/17/2016
Citation: 23 CCR 16 2644.1(a)(4) - California Code of Regulations, Title 23, Chapter 16, Section(s) 2644.1(a)(4)
Violation Description: Failure to notify the CUPA the prescribed number of hours prior to testing.
Violation Note(s): Returned to compliance on 10/24/2017.
Violation Division: Los Angeles County Department of Public Works
Violation Program: UST
Violation Source: CERS

Violation Date: 5/17/2016
Citation: HSC 6.7 25284.2 - California Health and Safety Code, Chapter 6.7, Section(s) 25284.2
Violation Description: Failure to test the spill bucket annually.
Violation Note(s): Returned to compliance on 10/24/2017.
Violation Division: Los Angeles County Department of Public Works
Violation Program: UST
Violation Source: CERS

Violation Date: 5/17/2016
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 Note(s): Returned to compliance on 10/24/2017.
Violation Division: Los Angeles County Department of Public Works
Violation Program: UST
Violation Source: CERS

Violation Date: 5/17/2016
Citation: 23 CCR 16 2632, 2634, 2636, 2666 - California Code of Regulations, Title 23, Chapter 16, Section(s) 2632, 2634, 2636, 2666
Violation Description: Failure of the leak detection equipment to be properly programmed or properly operated.

Violation Note(s): Returned to compliance on 10/24/2017.
Violation Division: Los Angeles County Department of Public Works
Violation Program: UST
Violation Source: CERS

Violation Date: 5/17/2016
Citation: 23 CCR 16 2712(f) - California Code of Regulations, Title 23, Chapter 16, Section(s) 2712(f)
Violation Description: Failure to implement the corrections specified in the inspection report within 30 calendar days of receiving an inspection report from either the local agency or the special inspector.

Violation Note(s): Returned to compliance on 10/24/2017.
Violation Division: Los Angeles County Department of Public Works
Violation Program: UST
Violation Source: CERS

Violation Date: 5/17/2016
Citation: 23 CCR 16 2638(f) - California Code of Regulations, Title 23, Chapter 16, Section(s) 2638(f)
Violation Description: Failure to properly affix tag/sticker on monitoring equipment being certified, repaired, or replaced.
Violation Note(s): Returned to compliance on 10/24/2017.
Violation Division: Los Angeles County Department of Public Works
Violation Program: UST

Violation Source: CERS

Violation Date: 5/17/2016
Citation: HSC 6.7 25299(a)(9) - California Health and Safety Code, Chapter 6.7, Section(s) 25299(a)(9)
Violation Description: Leak detection equipment disabled or tampered with in a manner that would prevent the monitoring system from detecting and/or alerting the owner/operator of a leak.
Violation Note(s): Returned to compliance on 10/24/2017.
Violation Division: Los Angeles County Department of Public Works
Violation Program: UST
Violation Source: CERS

Violation Date: 5/17/2016
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 Note(s): Returned to compliance on 10/24/2017.
Violation Division: Los Angeles County Department of Public Works
Violation Program: UST
Violation Source: CERS

Violation Date: 5/17/2016
Citation: 23 CCR 16 2632, 2634, 2636, 2666 - California Code of Regulations, Title 23, Chapter 16, Section(s) 2632, 2634, 2636, 2666
Violation Description: Failure of the leak detection equipment to have an audible and visual alarm as required.

Violation Note(s): Returned to compliance on 10/24/2017.
Violation Division: Los Angeles County Department of Public Works
Violation Program: UST
Violation Source: CERS

Violation Date: 5/17/2016
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 Note(s): Returned to compliance on 10/24/2017.
Violation Division: Los Angeles County Department of Public Works
Violation Program: UST
Violation Source: CERS

Violation Date: 5/17/2016
Citation: 23 CCR 16 2636(f) - California Code of Regulations, Title 23, Chapter 16, Section(s) 2636(f)
Violation Description: Failure to continuously monitor the interstitial space of the tank, piping and/or sumps sump such that the leak detection activates an audible/visual alarm when a leak is detected.
Violation Note(s): Returned to compliance on 10/24/2017.

Violation Division: Los Angeles County Department of Public Works
Violation Program: UST
Violation Source: CERS

Violation Date: 5/17/2016
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 Note(s): Returned to compliance on 10/24/2017.
Violation Division: Los Angeles County Department of Public Works
Violation Program: UST
Violation Source: CERS

Violation Date: 5/17/2016
Citation: HSC 6.7 25284 - California Health and Safety Code, Chapter 6.7, Section(s) 25284
Violation Description: Failure to obtain and maintain a valid operation permit from the CUPA.
Violation Note(s): Returned to compliance on 10/24/2017.
Violation Division: Los Angeles County Department of Public Works
Violation Program: UST
Violation Source: CERS

Violation Date: 5/17/2016
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 Note(s): Returned to compliance on 10/24/2017.
Violation Division: Los Angeles County Department of Public Works
Violation Program: UST
Violation Source: CERS

Violation Date: 5/17/2016
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 Note(s): Returned to compliance on 10/24/2017.
Violation Division: Los Angeles County Department of Public Works
Violation Program: UST
Violation Source: CERS

Violation Date: 5/17/2016
Citation: 23 CCR 16 2638 - California Code of Regulations, Title 23, Chapter 16, Section(s) 2638
Violation Description: Failure to test leak detection equipment as required every 12 months (VPH, sensor, LLD, ATG, etc.) and/or submit monitoring system certification to the CUPA within 30 days of completion of the test
Violation Note(s): Returned to compliance on 10/24/2017.
Violation Division: Los Angeles County Department of Public Works
Violation Program: UST
Violation Source: CERS

Violation Date: 5/17/2016
Citation: 23 CCR 16 2637 - California Code of Regulations, Title 23, Chapter 16, Section(s) 2637

Violation Description: Failure to comply with one or more of the following: conduct secondary containment testing, within six months of installation and every 36 months thereafter, conducted in accordance with proper practices, protocols, or test methods.

Violation Note(s): Returned to compliance on 10/24/2017.
Violation Division: Los Angeles County Department of Public Works
Violation Program: UST
Violation Source: CERS

Violation Date: 5/17/2016
Citation: HSC 6.7 25292(e) - California Health and Safety Code, Chapter 6.7, Section(s) 25292(e)
Violation Description: Failure to maintain secondary containment, as evidenced by failure of secondary containment testing.
Violation Note(s): Returned to compliance on 10/24/2017.
Violation Division: Los Angeles County Department of Public Works
Violation Program: UST
Violation Source: CERS

Violation Date: 5/17/2016
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 as-built plans for the location and orientation of the tanks and appurtenant piping systems for new installations and/or with the permit application.
Violation Note(s): Returned to compliance on 10/24/2017.
Violation Division: Los Angeles County Department of Public Works
Violation Program: UST
Violation Source: CERS

Violation Date: 5/17/2016
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 Note(s): Returned to compliance on 10/24/2017.
Violation Division: Los Angeles County Department of Public Works
Violation Program: UST
Violation Source: CERS

Violation Date: 5/17/2016
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 Note(s): Returned to compliance on 10/24/2017.
Violation Division: Los Angeles County Department of Public Works
Violation Program: UST
Violation Source: CERS

Violation Date: 5/17/2016
Citation: 23 CCR 16 2712 - California Code of Regulations, Title 23, Chapter 16, Section(s) 2712
Violation Description: Failure to obtain permit to install, replace, repair, or modify part of the UST system containment or leak detection equipment.
Violation Note(s): Returned to compliance on 10/24/2017.
Violation Division: Los Angeles County Department of Public Works

Violation Program: UST
Violation Source: CERS

Violation Date: 5/17/2016
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 Note(s): Returned to compliance on 10/24/2017.
Violation Division: Los Angeles County Department of Public Works
Violation Program: UST
Violation Source: CERS

Violation Date: 12/2/2014
Citation: HSC 6.7 25291 - California Health and Safety Code, Chapter 6.7, Section(s) 25291
Violation Description: Failure to maintain under-dispenser containment, sumps, and/or other secondary containment in good condition and/or free of debris/liquid.
Violation Note(s): Returned to compliance on 04/17/2018.
Violation Division: Los Angeles County Department of Public Works
Violation Program: UST
Violation Source: CERS

Violation Date: 12/2/2014
Citation: 23 CCR 16 2666 - California Code of Regulations, Title 23, Chapter 16, Section(s) 2666
Violation Description: Failure to maintain entry fitting such that it properly seals to the containment.
Violation Note(s): Returned to compliance on 04/17/2018.
Violation Division: Los Angeles County Department of Public Works
Violation Program: UST
Violation Source: CERS

Violation Date: 12/2/2014
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 as-built plans for the location and orientation of the tanks and appurtenant piping systems for new installations and/or with the permit application.
Violation Note(s): Returned to compliance on 04/17/2018.
Violation Division: Los Angeles County Department of Public Works
Violation Program: UST
Violation Source: CERS

Violation Date: 12/2/2014
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 Note(s): Returned to compliance on 04/17/2018.
Violation Division: Los Angeles County Department of Public Works
Violation Program: UST
Violation Source: CERS

Violation Date: 12/2/2014
Citation: 23 CCR 16 2638 - California Code of Regulations, Title 23, Chapter 16, Section(s) 2638
Violation Description: Failure to test leak detection equipment as required every 12 months (VPH, sensor, LLD, ATG, etc.) and/or submit monitoring system certification to the CUPA within 30 days of completion of the test
Violation Note(s): Returned to compliance on 04/17/2018.

Violation Division: Los Angeles County Department of Public Works
Violation Program: UST
Violation Source: CERS

Violation Date: 12/2/2014
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 Note(s): Returned to compliance on 04/17/2018.
Violation Division: Los Angeles County Department of Public Works
Violation Program: UST
Violation Source: CERS

Violation Date: 12/2/2014
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 Note(s): Returned to compliance on 04/17/2018.
Violation Division: Los Angeles County Department of Public Works
Violation Program: UST
Violation Source: CERS

Violation Date: 12/2/2014
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 Note(s): Returned to compliance on 04/17/2018.
Violation Division: Los Angeles County Department of Public Works
Violation Program: UST
Violation Source: CERS

Violation Date: 12/2/2014
Citation: 23 CCR 16 2712 - California Code of Regulations, Title 23, Chapter 16, Section(s) 2712
Violation Description: Failure to obtain permit to install, replace, repair, or modify part of the UST system containment or leak detection equipment.
Violation Note(s): Returned to compliance on 04/17/2018.
Violation Division: Los Angeles County Department of Public Works
Violation Program: UST
Violation Source: CERS

Violation Date: 12/2/2014
Citation: HSC 6.7 25292(e) - California Health and Safety Code, Chapter 6.7, Section(s) 25292(e)
Violation Description: Failure to maintain secondary containment, as evidenced by failure of secondary containment testing.
Violation Note(s): Returned to compliance on 04/17/2018.
Violation Division: Los Angeles County Department of Public Works
Violation Program: UST
Violation Source: CERS

Violation Date: 12/2/2014
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 Note(s): Returned to compliance on 04/17/2018.
Violation Division: Los Angeles County Department of Public Works
Violation Program: UST
Violation Source: CERS

Violation Date: 12/2/2014
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 Note(s): Returned to compliance on 04/17/2018.
Violation Division: Los Angeles County Department of Public Works
Violation Program: UST
Violation Source: CERS

Violation Date: 12/2/2014
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 Note(s): Returned to compliance on 04/17/2018.
Violation Division: Los Angeles County Department of Public Works
Violation Program: UST
Violation Source: CERS

Enforcement Information
: Not Reported
:Coordinate Information
: Not Reported
:

| DATABASE | STATUS | DISTANCE | ELEVATION | MAP ID |
|---|---|---|---|---|
| County-Others-CA | Listed | 0.16 miles S | 100 ft (6 ft lower than site) | 56 |
| **SITE NAME** | | | **MAPS** | **ID** |
| CHOP DADDY'S | | | 1,2,4 | 030829-060195-LAC |
| **ADDRESS** | | | **CITY** | **ZIP** |
| 9552 WASHINGTON BLVD | | | CULVER CITY | 90232 |

## DETAILS

Source of the list: County of Los Angeles
Responsible Agency: Los Angeles Department of Public Works Industrial Waste & Stormwater Permits
URL: http://ladpw.org/epd/OpenFileReview/Results.aspx?streetno=9552&streetdr=&streetname=WASHINGTON&zip=90232

File URL: http://ladpw.org/epd/OpenFileReview/DMSResults.aspx?fileno=060195
File Number: 030829-060195
Status: PERM
Status Description: Active Permitted File
Type: I
Type Description: Industrial Waste File

| DATABASE | STATUS | DISTANCE | ELEVATION | MAP ID |
|---|---|---|---|---|
| County-Others-CA | Listed | 0.16 miles S | 100 ft (6 ft lower than site) | 56 |

| SITE NAME | MAPS | ID |
|---|---|---|
| BACOSHOP | 1,2,4 | 030829-063583-LAC |

| ADDRESS | CITY | ZIP |
|---|---|---|
| 9552 WASHINGTON BLVD | CULVER CITY | 90232 |

## DETAILS

Source of the list: County of Los Angeles
Responsible Agency: Los Angeles Department of Public Works Industrial Waste & Stormwater Permits
URL: http://ladpw.org/epd/OpenFileReview/Results.aspx?streetno=9552&streetdr=&streetname=WASHINGTON&zip=90232
File URL: http://ladpw.org/epd/OpenFileReview/DMSResults.aspx?fileno=063583
File Number: 030829-063583
Status: OPEN
Status Description: Open File for record purposes.
Type: I
Type Description: Industrial Waste File

| DATABASE | STATUS | DISTANCE | ELEVATION | MAP ID |
|---|---|---|---|---|
| County-Others-CA | Listed | 0.16 miles S | 100 ft (6 ft lower than site) | 56 |

| SITE NAME | MAPS | ID |
|---|---|---|
| 041 BACARO | 1,2,4 | 030829-058643-LAC |

| ADDRESS | CITY | ZIP |
|---|---|---|
| 9552 WASHINGTON BLVD | CULVER CITY | 90232 |

## DETAILS

Source of the list: County of Los Angeles
Responsible Agency: Los Angeles Department of Public Works Industrial Waste & Stormwater Permits
URL: http://ladpw.org/epd/OpenFileReview/Results.aspx?streetno=9552&streetdr=&streetname=WASHINGTON&zip=90232
File URL: http://ladpw.org/epd/OpenFileReview/DMSResults.aspx?fileno=058643
File Number: 030829-058643
Status: OPEN
Status Description: Open File for record purposes.
Type: Not Reported
Type Description: Not Reported

| DATABASE | STATUS | DISTANCE | ELEVATION | MAP ID |
|---|---|---|---|---|
| County-Others-CA | Listed | 0.16 miles S | 100 ft (6 ft lower than site) | 56 |

| SITE NAME | MAPS | ID |
|---|---|---|
| SANTA MARIA BARBECUE CO | 1,2,4 | 030829-046408-LAC |

| ADDRESS | CITY | ZIP |
|---|---|---|
| 9552 WASHINGTON BLVD | CULVER CITY | 90232 |

## DETAILS

Source of the list: County of Los Angeles
Responsible Agency: Los Angeles Department of Public Works Industrial Waste & Stormwater Permits
URL: http://ladpw.org/epd/OpenFileReview/Results.aspx?streetno=9552&streetdr=&streetname=WASHINGTON&zip=90232
File URL: http://ladpw.org/epd/OpenFileReview/DMSResults.aspx?fileno=046408
File Number: 030829-046408
Status: CLOS
Status Description: Closed File. File no longer has an active permit.
Type: I
Type Description: Industrial Waste File

| DATABASE | STATUS | DISTANCE | ELEVATION | MAP ID |
|---|---|---|---|---|
| AIR-DIST-CA | Listed | 0.17 miles SW | 101 ft (5 ft lower than site) | 57 |

| SITE NAME | MAPS | ID |
|---|---|---|
| BROTMAN PHYSICIANS PLAZA LLC | 1,2,4 | 141172-SC |

| ADDRESS | CITY | ZIP |
|---|---|---|
| 9808 VENICE BLVD STE 404 | CULVER CITY | 90232 |

## DETAILS

District: South Coast AQMD
Compliance URL: http://www3.aqmd.gov/webappl/fim/prog/novnc.aspx?fac_id=141172
Note: For additional Facility, Equipment, Emissions, Hearing Board or Transporation Plan Information click on different tabs.
Facility Id: 141172
County Code: LA
County: Los Angeles
Facility Status Code: A
Facility Status: ACTIVE
Number of Employees: 0
Location Zip Code Extension: 2718
Facility Representative First Name: CHRISTINA
Facility Representative Last Name: PACHECO
Location Area Code: 310
Location Phone Number: 8384422
Location Phone Extension: Not Reported
Mailing Address: 1127 WILSHIRE BLVD SUITE 600
Mailing City: LOS ANGELES
Mailing State: CA
Mailing Zip Code: 90017
Mailing Zip Code Extension: Not Reported
Mailing Area Code: 310
Mailing Phone Number: 8384422
Mailing Phone Extension: Not Reported
Mailing Representative First Name: CHRISTINA
Mailing Representative Last Name: PACHECO

| DATABASE | STATUS | DISTANCE | ELEVATION | MAP ID |
|---|---|---|---|---|
| CRSP-CA | Listed | 0.17 miles SW | 101 ft (5 ft lower than site) | **57** |

| SITE NAME | MAPS | ID |
|---|---|---|
| RENAL CARE PARTNERS OF LOS ANGELES, INC., DBA USRC CULVER CITY DIALYSI | 1,2,4 | 361511 |

| ADDRESS | CITY | ZIP |
|---|---|---|
| 9808 VENICE BLVD STE 200 | CULVER CITY | 90232 |

## DETAILS

Site Regulated Program Information
Site ID: 361511
Site EI ID: 10652449
Agency Provided Latitude: 34.0234
Agency Provided Longitude: -118.39787

Program Description: Chemical Storage Facilities

Program Description: Hazardous Waste Generator

Evaluation Information
: Not Reported
:Violation Information
: Not Reported
:Enforcement Information
: Not Reported
:Chemical Information
: Not Reported
:Coordinate Information
: Not Reported
:

| DATABASE | STATUS | DISTANCE | ELEVATION | MAP ID |
|---|---|---|---|---|
| Hist-CalFID-CA | Listed | 0.17 miles SW | 101 ft (5 ft lower than site) | 57 |
| **SITE NAME** | | | **MAPS** | **ID** |
| WESTERN IMAGING CENTER | | | 1,2,4 | 3204365 |
| **ADDRESS** | | | **CITY** | **ZIP** |
| 9808 VENICE BLVD | | | CULVER CITY | 90230 |
| **DETAILS** | | | | |
| Reported Date: 1998 | | | | |

| DATABASE | STATUS | DISTANCE | ELEVATION | MAP ID |
|---|---|---|---|---|
| Hist-CalFID-CA | Listed | 0.17 miles SW | 101 ft (5 ft lower than site) | 57 |
| **SITE NAME** | | | **MAPS** | **ID** |
| SOLOMON FOROUZESH MD | | | 1,2,4 | 7745321 |

| ADDRESS | CITY | ZIP |
|---|---|---|
| 9808 VENICE BLVD | CULVER CITY | 90230 |

## DETAILS

Reported Date: 1998

| DATABASE | STATUS | DISTANCE | ELEVATION | MAP ID |
|---|---|---|---|---|
| RCRA-NON-US | Listed | 0.17 miles SW | 101 ft (5 ft lower than site) | 57 |

| SITE NAME | MAPS | ID |
|---|---|---|
| WESTERN IMAGING CENTER MED GROUP | 1,2,4 | CAD983637331 |

| ADDRESS | CITY | ZIP |
|---|---|---|
| 9808 VENICE BLVD 2ND FLOOR | CULVER CITY | 90230 |

## DETAILS

Additional details may be found online using the following link:
https://enviro.epa.gov/enviro/rcrainfoquery_3.facility_information?pgm_sys_id=CAD983637331
Source Type: Notification
Generator Status Universe: N
Generator Status: Non-Generator
NAICS1: MEDICAL LABORATORIES
Active Site Indicator: -----
Owner Name: CALIFORNIA LIMITED PARTNERSHIP
In Handler Universes: N
In a Universe: N
Short Term Generator: N
Importer Activity: N
Mixed Waste Generator: N
Transporter Activity: N
Transfer Facility: N
Recycler Activity: N
Onsite Burner Exemption: N
Furnace Exemption: N
Underground Injection Activity: N
Receives Waste From Off-site: N
Universal Waste: N
Universal Waste Destination Facility: N
Used Oil Universe: NNNNNNN
Federal Universal Waste: N
Active Site Federally Regulated TSDF: ------
Active Site Converter TSDF: ------
Active Site State Regulated TSDF: ------

Federal Indicator: ---
Hazardous Secondary Material Indicator: N
Operating Under 40 CFR Part 262 Subpart K: ----
Commercial TSD: -
TSD Type: -----
GPRA Permit Baseline: N
GPRA Renewals Baseline: N
Permit Renewal Workload: ------
Permit Workload Universe: ------
Permit Progress Universe: ------
Post-Closure Workload Universe: ------
Closure Workload Universe: ------
GPRA Corrective Action Baseline: N
Corrective Action Workload Universe: N
Subject to Corrective Action Universe: N
Non TSDFs Where CA Has Been Imposed: N
TSDFs Potentially Subject to Corrective Action Under 3004: N
TSDFs Only Subject to Corrective Action Under Discretionary: N
NCAPS Ranking: N
Environmental Control Indicator: N
Institutional Control Indicator: N
Human Exposure Indicator: N
Groundwater Controls Indicator: N
Operating TSDF Universe: ------
Full Enforcement Universe: ------
SNC Universe: N
Unaddressed SNC: N
Addressed SNC: N
SNC With Compliance Schedule: N
Financial Assurance Required: -----

Receive Date: 19920520
Acknowledge Flag Date: 19920716
Contact First Name: DONNA
Contact Last Name: SEAY
Contact Street 1: 9808 VENICE BLVD 2ND FLOOR
Contact City: CULVER CITY
Contact State: CA
Contact Zip: 90230
Contact Country: US
Contact Phone: 310-836-4700
Short Term Generator: N
Importer Activity: N
Mixed Waste Generator: N
Transporter Activity: N
Transfer Facility: N
TSD Activity: N
Recycler Activity: N
Onsite Burner Exemption: N
Furnace Exemption: N

Underground Injection Activity: N
Receives Waste From Off-site: N
Universal Waste Destination Facility: N
Used Oil Transporter: N
Used Oil Transfer Facility: N
Used Oil Processor: N
Used Oil Refiner: N
Used Oil Fuel Burner: N
Used Oil Fuel Marketer to Burner: N
Used Oil Specification Marketer: N

Receive Date: 20110606
Acknowledge Flag Date: 19920716
Contact First Name: AMY
Contact Last Name: WRIGHT
Contact Street 1: 323 NEW ALBANY RD
Contact City: MOORESTOWN
Contact State: NJ
Contact Zip: 08057
Contact Country: US
Contact Phone: 856-813-3000
Contact Phone Extension: 230
Contact FAX: 856-813-1063
Contact E-mail Address: AWRIGHT@PROPERTYSOLUTIONSINC.COM
Contact Title: SR ENV SCIENTIST
Short Term Generator: N
Importer Activity: N
Mixed Waste Generator: N
Transporter Activity: N
Transfer Facility: N
TSD Activity: N
Recycler Activity: N
Onsite Burner Exemption: N
Furnace Exemption: N
Underground Injection Activity: N
Receives Waste From Off-site: N
Universal Waste Destination Facility: N
Used Oil Transporter: N
Used Oil Transfer Facility: N
Used Oil Processor: N
Used Oil Refiner: N
Used Oil Fuel Burner: N
Used Oil Fuel Marketer to Burner: N
Used Oil Specification Marketer: N

| DATABASE | STATUS | DISTANCE | ELEVATION | MAP ID |
|---|---|---|---|---|
| | | | | |

| Hist-CalFID-CA | Listed | 0.17 miles SW | 102 ft (4 ft lower than site) | 58 |
|---|---|---|---|---|
| **SITE NAME** | | | **MAPS** | **ID** |
| 1X CULVER PALMS CHURCH OF CHRIST | | | 1,2,4 | 7757220 |
| **ADDRESS** | | | **CITY** | **ZIP** |
| 3771 DELMAS TERRACE | | | LOS ANGELES | 900340000 |
| **DETAILS** | | | | |
| Reported Date: 1998 | | | | |

| DATABASE | STATUS | DISTANCE | ELEVATION | MAP ID |
|---|---|---|---|---|
| Hist-CalFID-CA | Listed | 0.17 miles SW | 102 ft (4 ft lower than site) | 58 |
| **SITE NAME** | | | **MAPS** | **ID** |
| 1X CULVER PALMS CHURCH OF CHRIST | | | 1,2,4 | 7757221 |
| **ADDRESS** | | | **CITY** | **ZIP** |
| 3767 DELMAS TERRACE | | | LOS ANGELES | 900340000 |
| **DETAILS** | | | | |
| Reported Date: 1998 | | | | |

| DATABASE | STATUS | DISTANCE | ELEVATION | MAP ID |
|---|---|---|---|---|
| ENF-Wastewater-CA | Historical | 0.17 miles SE | 103 ft (3 ft lower than site) | 59 |
| **SITE NAME** | | | **MAPS** | **ID** |
| Sony Pictures Ent.-Culver City | | | 1,2,4 | 245053 |
| **ADDRESS** | | | **CITY** | **ZIP** |
| Not Reported by Agency | | | | |
| **DETAILS** | | | | |
| Wastewater Enforcement Action Information<br>Enforcement ID: 245053 | | | | |

Facility ID: 261566
WD ID: Not Reported
Region: 4
Agency Name: Sony Pictures Entertainment
Place Type: Facility
Place Subtype: Not Reported
Agency Provided Latitude: 34.024143
Agency Provided Longitude: -118.39339
Reg Measure ID: 172108
Reg Measure Type: Unregulated
Order / Resolution Number: 13267 Letter
Enforcement Action Type: 13267 Letter
Effective Date: 1/21/2003
Adoption / Issuance Date: 1/21/2003
Termination Date: 2/21/2003
ACL Issuance Date: Not Reported
EPL ISSUANCE DATE: Not Reported
Status: Historical
Title: 13267 Ltr sent 1/21/03 for failure to file ROWD & disch w/o permit.
Program: UNREGS
Program Category: UNREGS
Initial Assessed Amount: 0
Liability $ Amount: 0
Project $ Amount: 0
LIABILITY $ PAID: 0
Project $ Completed: 0
Total $ Paid/ Completed Amount: 0
Description: 13267 Letter sent 1/21/03 for failure to file Report of Waste Discharge and discharging without a permit.

Wastewater Violation Information
Description: 227530
Date Added to Enforcement: 6/20/2005

| DATABASE | STATUS | DISTANCE | ELEVATION | MAP ID |
|---|---|---|---|---|
| ENF-Wastewater-CA | Historical | 0.17 miles SE | 103 ft (3 ft lower than site) | 59 |

| SITE NAME | MAPS | ID |
|---|---|---|
| Sony Pictures Ent.-Culver City | 1,2,4 | 249773 |

| ADDRESS | CITY | ZIP |
|---|---|---|
| Not Reported by Agency | | |

## DETAILS

Wastewater Enforcement Action Information
Enforcement ID: 249773
Facility ID: 261566
WD ID: Not Reported
Region: 4
Agency Name: Sony Pictures Entertainment
Place Type: Facility
Place Subtype: Not Reported
Agency Provided Latitude: 34.024143
Agency Provided Longitude: -118.39339
Reg Measure ID: 172108
Reg Measure Type: Unregulated
Order / Resolution Number: R4-2003-0104-R
Enforcement Action Type: Admin Civil Liability
Effective Date: 11/20/2003
Adoption / Issuance Date: Not Reported
Termination Date: 12/8/2003
ACL Issuance Date: 11/20/2003
EPL ISSUANCE DATE: Not Reported
Status: Historical
Title: ACLC R4-2003-0104-R Sony Pictures Entertainment, Culver City (11/20/03)
Program: UNREGS
Program Category: UNREGS
Initial Assessed Amount: 0
Liability $ Amount: 46250
Project $ Amount: 0
LIABILITY $ PAID: 46250
Project $ Completed: 0
Total $ Paid/ Completed Amount: 185000
Description: Revised Complaint R4-2003-0104-R for $185,000 issued 11/20/03 for the unpermitted discharge of untreated groundwater containing VOCs to the storm drain and waters of the United States.

Wastewater Violation Information
Description: 227530
Date Added to Enforcement: 6/20/2005

| DATABASE | STATUS | DISTANCE | ELEVATION | MAP ID |
|---|---|---|---|---|
| County-Others-CA | Listed | 0.17 miles S | 100 ft (6 ft lower than site) | 60 |
| SITE NAME | | | MAPS | ID |
| | | | | |

| OLIVER MCMILLAN CULVER CITY | 1,2,4 | 028962-041253-LAC |
|---|---|---|
| **ADDRESS** | **CITY** | **ZIP** |
| 9540 CULVER BLVD | CULVER CITY | 90232 |

**DETAILS**

Source of the list: County of Los Angeles
Responsible Agency: Los Angeles Department of Public Works Industrial Waste & Stormwater Permits
URL: http://ladpw.org/epd/OpenFileReview/Results.aspx?streetno=9540&streetdr=&streetname=CULVER&zip=90232
File URL: http://ladpw.org/epd/OpenFileReview/DMSResults.aspx?fileno=041253
File Number: 028962-041253
Status: PERM
Status Description: Active Permitted File
Type: I
Type Description: Industrial Waste File

| DATABASE | STATUS | DISTANCE | ELEVATION | MAP ID |
|---|---|---|---|---|
| RCRA-SQG-US | Listed | 0.17 miles NE | 111 ft (5 ft higher than site) | **61** |
| **SITE NAME** | | | **MAPS** | **ID** |
| EATS INC | | | 1,2,4 | CAR000002519 |
| **ADDRESS** | | | **CITY** | **ZIP** |
| 3745 DURENGO AVE | | | LOS ANGELES | 90034 |

**DETAILS**

Additional details may be found online using the following link:
https://enviro.epa.gov/enviro/rcrainfoquery_3.facility_information?pgm_sys_id=CAR000002519
Source Type: Notification
Generator Status Universe: SQG
Generator Status: Small Quantity Generator
Active Site Indicator: H----
Owner Name: INCORPORATED
In Handler Universes: Y
In a Universe: Y
Short Term Generator: N
Importer Activity: N
Mixed Waste Generator: N
Transporter Activity: N
Transfer Facility: N
Recycler Activity: N

Onsite Burner Exemption: N
Furnace Exemption: N
Underground Injection Activity: N
Receives Waste From Off-site: N
Universal Waste: N
Universal Waste Destination Facility: N
Used Oil Universe: NNNNNNN
Federal Universal Waste: N
Active Site Federally Regulated TSDF: ------
Active Site Converter TSDF: ------
Active Site State Regulated TSDF: ------
Federal Indicator: ---
Hazardous Secondary Material Indicator: N
Operating Under 40 CFR Part 262 Subpart K: ----
Commercial TSD: -
TSD Type: -----
GPRA Permit Baseline: N
GPRA Renewals Baseline: N
Permit Renewal Workload: ------
Permit Workload Universe: ------
Permit Progress Universe: ------
Post-Closure Workload Universe: ------
Closure Workload Universe: ------
GPRA Corrective Action Baseline: N
Corrective Action Workload Universe: N
Subject to Corrective Action Universe: N
Non TSDFs Where CA Has Been Imposed: N
TSDFs Potentially Subject to Corrective Action Under 3004: N
TSDFs Only Subject to Corrective Action Under Discretionary: N
NCAPS Ranking: N
Environmental Control Indicator: N
Institutional Control Indicator: N
Human Exposure Indicator: N
Groundwater Controls Indicator: N
Operating TSDF Universe: ------
Full Enforcement Universe: ------
SNC Universe: N
Unaddressed SNC: N
Addressed SNC: N
SNC With Compliance Schedule: N
Financial Assurance Required: -----

Receive Date: 19950503
Acknowledge Flag Date: 19950510
Contact First Name: MARK
Contact Last Name: BEHN
Contact Street 1: 5111 W ADAMS BLVD
Contact City: LOS ANGELES
Contact State: CA
Contact Zip: 90016

Contact Country: US
Contact Phone: 213-930-1420
Short Term Generator: N
Importer Activity: N
Mixed Waste Generator: N
Transporter Activity: N
Transfer Facility: N
TSD Activity: N
Recycler Activity: N
Onsite Burner Exemption: N
Furnace Exemption: N
Underground Injection Activity: N
Receives Waste From Off-site: N
Universal Waste Destination Facility: N
Used Oil Transporter: N
Used Oil Transfer Facility: N
Used Oil Processor: N
Used Oil Refiner: N
Used Oil Fuel Burner: N
Used Oil Fuel Marketer to Burner: N
Used Oil Specification Marketer: N

| DATABASE | STATUS | DISTANCE | ELEVATION | MAP ID |
|---|---|---|---|---|
| CRSP-CA | Listed | 0.17 miles NE | 111 ft (5 ft higher than site) | 62 |

| SITE NAME | MAPS | ID |
|---|---|---|
| RESCO SELF STORAGE | 1,2,4 | 199124 |

| ADDRESS | CITY | ZIP |
|---|---|---|
| 3743-3781 SOUTH DURANAGO AVE | LOS ANGELES | |

## DETAILS

Site Regulated Program Information
Site ID: 199124
Site EI ID: SL2047R1682
Agency Provided Latitude: 34.027219
Agency Provided Longitude: -118.394191

Program Description: Cleanup Program Site

Evaluation Information
: Not Reported

:Violation Information
: Not Reported
:Enforcement Information
: Not Reported
:Chemical Information
: Not Reported
:Coordinate Information
: Not Reported
:

| DATABASE | STATUS | DISTANCE | ELEVATION | MAP ID |
|---|---|---|---|---|
| SLIC-Closed-CA | Completed - Case Closed | 0.17 miles NE | 111 ft (5 ft higher than site) | 62 |

| SITE NAME | MAPS | ID |
|---|---|---|
| RESCO SELF STORAGE | 1,2,4 | SL2047R1682 |

| ADDRESS | CITY | ZIP |
|---|---|---|
| 3743-3781 SOUTH DURANAGO AVE | LOS ANGELES | |

## DETAILS

Sites Details
URL: http://geotracker.waterboards.ca.gov/profile_report.asp?global_id=SL2047R1682
Global ID: SL2047R1682
Case Type: Cleanup Program Site
Status: Completed - Case Closed
Status Date: Not Reported
CUF Case: NO
Lead Agency: LOS ANGELES RWQCB (REGION 4)
Case Worker: JW
Local Agency: Not Reported
RB Case Number: 0890
Loc Case Number: Not Reported
File Location: Not Reported
Potential Contaminants of Concern: Not Reported
Potential Media Affected: Not Reported
Site History: Not Reported
Begin Date: 1999-10-01 00:00:00
How Discovered: Not Reported
How Discovered Description: Not Reported
Stop Method: Not Reported
Stop Method Description: Not Reported
Agency Provided Latitude: 34.027219
Agency Provided Longitude: -118.394191

Regulatory Activities Details
: Not Reported
Status History Details
Status Date: 2/9/2000
Status: Completed - Case Closed

Status Date: 10/1/1999
Status: Open - Case Begin Date

Contact Details
Contact Type: Regional Board Caseworker
Contact Name: JIMMIE WOO
Organization Name: LOS ANGELES RWQCB (REGION 4)
Contact Address: 320 WEST 4TH STREET, SUITE 200
Contact City: LOS ANGELES
Contact Email: jwoo@waterboards.ca.gov
Contact Phone Number: 2135766600

MTBE/Region Details
: Not Reported

| DATABASE | STATUS | DISTANCE | ELEVATION | MAP ID |
|---|---|---|---|---|
| CRSP-CA | Listed | 0.17 miles NE | 111 ft (5 ft higher than site) | 63 |

| SITE NAME | MAPS | ID |
|---|---|---|
| LUIS WATKINS CUSTOM WROUGHT IRON LL | 1,2,4 | 45464 |

| ADDRESS | CITY | ZIP |
|---|---|---|
| 3737 S DURANGO AVE | LOS ANGELES | 90034 |

## DETAILS

Site Regulated Program Information
Site ID: 45464
Site EI ID: 10240366
Agency Provided Latitude: 34.027241
Agency Provided Longitude: -118.39394

Program Description: Chemical Storage Facilities

Program Description: Hazardous Waste Generator

Evaluation Information
Evaluation Date: 11/29/2018
Violations Found? (Y/N): No
Evaluation General Type: Other/Unknown
Evaluation Type: Other, not routine, done by local agency
Evaluation Note(s): CERS review and all violations cleared for 3737 Durango
Evaluation Division: Los Angeles City Fire Department
Evaluation Program: HMRRP
Evaluation Source: CERS

Evaluation Date: 10/24/2018
Violations Found? (Y/N): No
Evaluation General Type: Other/Unknown
Evaluation Type: Other, not routine, done by local agency
Evaluation Note(s): CERS review and the Site Map violations cleared for 3737 S Durango. This facility still needs to correct the inventory and submit a contingency plan.
Evaluation Division: Los Angeles City Fire Department
Evaluation Program: HMRRP
Evaluation Source: CERS

Evaluation Date: 9/27/2018
Violations Found? (Y/N): Yes
Evaluation General Type: Compliance Evaluation Inspection
Evaluation Type: Routine done by local agency
Evaluation Note(s): Consent to enter, inspect and take photographs was given by: Ines Madison 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. In addition your facility has been referred to our Data Management Unit to be add to the Hazardous Waste Program on your permit 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 [Truncated]
Evaluation Division: Los Angeles City Fire Department
Evaluation Program: HMRRP
Evaluation Source: CERS

Evaluation Date: 6/10/2016
Violations Found? (Y/N): No
Evaluation General Type: Compliance Evaluation Inspection
Evaluation Type: Routine done by local agency
Evaluation Note(s): On site for routine hazardous materials and business emergency plan inspection. Consent to enter and inspect was given by INES MADISON - PRESIDENT. 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.
Evaluation Division: Los Angeles City Fire Department
Evaluation Program: HMRRP

Evaluation Source: CERS

Violation Information
Violation Date: 9/27/2018
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 Note(s): Returned to compliance on 11/29/2018. Review, update and resubmit your Hazardous Materials Business Plan in CERS for the 2018 calendar year.
Violation Division: Los Angeles City Fire Department
Violation Program: HMRRP
Violation Source: CERS

Violation Date: 9/27/2018
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 Note(s): Returned to compliance on 10/24/2018. Review, update and resubmit the Site Map in CERS with all the required elements. Many elments were missing including adjacent streets, north orientation, drain, emergency shut offs and an evacuation staging area. Detailed instructions on creating a compliant site map will be attached along with this notice.
Violation Division: Los Angeles City Fire Department
Violation Program: HMRRP
Violation Source: CERS

Violation Date: 9/27/2018
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 Note(s): Returned to compliance on 11/29/2018. Complete and submit the Emergency Response/Contingency Plan and Employee Training Plan in CERS with all the required information. The attached CONSOLIDATED EMERGENCY RESPONSE / CONTINGENCY PLAN form can be used for both Emergency Response/Contingency Plan section as well as the Employee Training Plan section.
Violation Division: Los Angeles City Fire Department
Violation Program: HMRRP
Violation Source: CERS

Violation Date: 9/27/2018
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 Note(s): Returned to compliance on 11/29/2018. Complete and submit the Emergency Response/Contingency Plan and Employee Training Plan in CERS with all the required information. The attached CONSOLIDATED EMERGENCY RESPONSE / CONTINGENCY PLAN form can be used for both Emergency Response/Contingency Plan section as well as the Employee Training Plan section.
Violation Division: Los Angeles City Fire Department
Violation Program: HMRRP
Violation Source: CERS

Violation Date: 9/27/2018
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 Note(s): Returned to compliance on 11/29/2018. Review, update and resubmit the Hazardous Materials Inventory into CERS to include all hazardous material stored in a capacity greater than 55 gallons of liquid, 200 cubic feet of compressed gas or 500 pounds in weight of a solid. Add 110 gallons of the waste oil/water mixture from the CNC machines as well as the approximately 90 gallons of oil/water mixture used in the CNC machines.
Violation Division: Los Angeles City Fire Department
Violation Program: HMRRP
Violation Source: CERS

Enforcement Information
: Not Reported
:Chemical Information
: Not Reported
:Coordinate Information
Program ID: 10240366
ENV INT Type Code: HMBP
Coordinate Name: Not Reported
Reference Point Type Description: Center of a facility or station.
Agency Provided Latitude: 34.027240
Agency Provided Longitude: -118.393940

| DATABASE | STATUS | DISTANCE | ELEVATION | MAP ID |
|---|---|---|---|---|
| AIR-DIST-CA | Listed | 0.17 miles E | 105 ft (1 ft lower than site) | 64 |
| **SITE NAME** | | | **MAPS** | **ID** |
| TRADER JOE'S #36 | | | 1,2,4 | 156384-SC |
| **ADDRESS** | | | **CITY** | **ZIP** |
| 9290 CULVER BLVD | | | CULVER CITY | 90232 |

## DETAILS

District: South Coast AQMD
Compliance URL: http://www3.aqmd.gov/webappl/fim/prog/novnc.aspx?fac_id=156384
Note: For additional Facility, Equipment, Emissions, Hearing Board or Transporation Plan Information click on different tabs.
Facility Id: 156384

County Code: LA
County: Los Angeles
Facility Status Code: A
Facility Status: ACTIVE
Number of Employees: 0
Location Zip Code Extension: 2636
Facility Representative First Name: DAVE
Facility Representative Last Name: HETZEL
Location Area Code: 626
Location Phone Number: 5993700
Location Phone Extension: Not Reported
Mailing Address: P.O. BOX
Mailing City: MONROVIA
Mailing State: CA
Mailing Zip Code: 91017
Mailing Zip Code Extension: Not Reported
Mailing Area Code: 626
Mailing Phone Number: 5993700
Mailing Phone Extension: Not Reported
Mailing Representative First Name: DAVE
Mailing Representative Last Name: HETZEL

| DATABASE | STATUS | DISTANCE | ELEVATION | MAP ID |
|---|---|---|---|---|
| County-Others-CA | Listed | 0.17 miles E | 105 ft (1 ft lower than site) | 64 |

| SITE NAME | MAPS | ID |
|---|---|---|
| TRADER JOE'S | 1,2,4 | 033678-057352-LAC |

| ADDRESS | CITY | ZIP |
|---|---|---|
| 9290 CULVER BLVD | CULVER CITY | 90232 |

## DETAILS

Source of the list: County of Los Angeles
Responsible Agency: Los Angeles Department of Public Works Industrial Waste & Stormwater Permits
URL: http://ladpw.org/epd/OpenFileReview/Results.aspx?streetno=9290&streetdr=&streetname=CULVER&zip=90232
File URL: http://ladpw.org/epd/OpenFileReview/DMSResults.aspx?fileno=057352
File Number: 033678-057352
Status: PERM
Status Description: Active Permitted File
Type: I
Type Description: Industrial Waste File

| DATABASE | STATUS | DISTANCE | ELEVATION | MAP ID |
|---|---|---|---|---|
| CRSP-CA | Listed | 0.17 miles E | 105 ft (1 ft lower than site) | 64 |

| SITE NAME | MAPS | ID |
|---|---|---|
| Trader Joe's #036 | 1,2,4 | 426322 |

| ADDRESS | CITY | ZIP |
|---|---|---|
| 9290 CULVER BLVD | CULVER CITY | 90232 |

## DETAILS

Site Regulated Program Information
Site ID: 426322
Site EI ID: 10743928
Agency Provided Latitude: 34.02515
Agency Provided Longitude: -118.39291

Program Description: Chemical Storage Facilities

Program Description: Hazardous Waste Generator

Evaluation Information
Evaluation Date: 8/27/2018
Violations Found? (Y/N): No
Evaluation General Type: Compliance Evaluation Inspection
Evaluation Type: Routine done by local agency
Evaluation Note(s): Inspected by: J.Luna  Consent by: Ernie Campana
Evaluation Division: Culver City Fire Department
Evaluation Program: HMRRP
Evaluation Source: CERS

Violation Information
: Not Reported
:Enforcement Information
: Not Reported
:Chemical Information
: Not Reported
:Coordinate Information
Program ID: 10743928
ENV INT Type Code: HMBP
Coordinate Name: Not Reported
Reference Point Type Description: Center of a facility or station.
Agency Provided Latitude: 34.025150

Agency Provided Longitude: -118.392910

| DATABASE | STATUS | DISTANCE | ELEVATION | MAP ID |
|---|---|---|---|---|
| RCRA-NON-US | Listed | 0.17 miles E | 105 ft (1 ft lower than site) | 64 |

| SITE NAME | MAPS | ID |
|---|---|---|
| TRADER JOES 036 | 1,2,4 | CAL000435388 |

| ADDRESS | CITY | ZIP |
|---|---|---|
| 9290 CULVER BLVD | CULVER CITY | 90232 |

## DETAILS

Additional details may be found online using the following link:
https://enviro.epa.gov/enviro/rcrainfoquery_3.facility_information?pgm_sys_id=CAL000435388
Source Type: Implementer
Generator Status Universe: N
Generator Status: Non-Generator
NAICS1: SUPERMARKETS AND OTHER GROCERY (EXCEPT CONVENIENCE) STORES
Active Site Indicator: H----
Owner Name: TRADER JOES COMPANY
Operator Name: TRADER JOES FACILITIES DEPT
In Handler Universes: Y
In a Universe: Y
Short Term Generator: N
Importer Activity: N
Mixed Waste Generator: N
Transporter Activity: N
Transfer Facility: N
Recycler Activity: N
Onsite Burner Exemption: N
Furnace Exemption: N
Underground Injection Activity: N
Receives Waste From Off-site: N
Universal Waste: Y
Universal Waste Destination Facility: Y
Used Oil Universe: NNNNNNN
Federal Universal Waste: N
Active Site Federally Regulated TSDF: ------
Active Site Converter TSDF: ------
Active Site State Regulated TSDF: ------
Federal Indicator: ---

Hazardous Secondary Material Indicator: N
Operating Under 40 CFR Part 262 Subpart K: ----
Commercial TSD: -
TSD Type: -----
GPRA Permit Baseline: N
GPRA Renewals Baseline: N
Permit Renewal Workload: ------
Permit Workload Universe: ------
Permit Progress Universe: ------
Post-Closure Workload Universe: ------
Closure Workload Universe: ------
GPRA Corrective Action Baseline: N
Corrective Action Workload Universe: N
Subject to Corrective Action Universe: N
Non TSDFs Where CA Has Been Imposed: N
TSDFs Potentially Subject to Corrective Action Under 3004: N
TSDFs Only Subject to Corrective Action Under Discretionary: N
NCAPS Ranking: N
Environmental Control Indicator: N
Institutional Control Indicator: N
Human Exposure Indicator: N
Groundwater Controls Indicator: N
Operating TSDF Universe: ------
Full Enforcement Universe: ------
SNC Universe: N
Unaddressed SNC: N
Addressed SNC: N
SNC With Compliance Schedule: N
Financial Assurance Required: -----

Receive Date: 20180430
Acknowledge Flag Date: 20180430
Contact First Name: TRADER
Contact Last Name: JOES FACILITIES
Contact Street 1: PO BOX 5049
Contact City: MONROVIA
Contact State: CA
Contact Zip: 91016
Contact Phone: 626-803-5207
Contact FAX: 626-599-2923
Contact E-mail Address: FACILITIESDEPARTMENT@TRADERJOES.COM
Short Term Generator: N
Importer Activity: N
Mixed Waste Generator: N
Transporter Activity: N
Transfer Facility: N
TSD Activity: N
Recycler Activity: N
Onsite Burner Exemption: N
Furnace Exemption: N

Underground Injection Activity: N
Receives Waste From Off-site: N
Universal Waste Destination Facility: Y
Used Oil Transporter: N
Used Oil Transfer Facility: N
Used Oil Processor: N
Used Oil Refiner: N
Used Oil Fuel Burner: N
Used Oil Fuel Marketer to Burner: N
Used Oil Specification Marketer: N

| DATABASE | STATUS | DISTANCE | ELEVATION | MAP ID |
|---|---|---|---|---|
| RCRA-NON-US | Listed | 0.18 miles SW | 100 ft (6 ft lower than site) | 65 |

| SITE NAME | MAPS | ID |
|---|---|---|
| RENAL CAREPARTNERS OF LOS ANGELES INC DB | 1,2,4 | CAL000394242 |

| ADDRESS | CITY | ZIP |
|---|---|---|
| 9808 VENICE BLVD STE 200 | CULVER CITY | 90232 |

## DETAILS

Additional details may be found online using the following link:
https://enviro.epa.gov/enviro/rcrainfoquery_3.facility_information?pgm_sys_id=CAL000394242
Source Type: Implementer
Generator Status Universe: N
Generator Status: Non-Generator
NAICS1: KIDNEY DIALYSIS CENTERS
Active Site Indicator: H----
Owner Name: US RENAL CARE INC
Operator Name: VICTOR MORALES
In Handler Universes: Y
In a Universe: Y
Short Term Generator: N
Importer Activity: N
Mixed Waste Generator: N
Transporter Activity: N
Transfer Facility: N
Recycler Activity: N
Onsite Burner Exemption: N
Furnace Exemption: N
Underground Injection Activity: N
Receives Waste From Off-site: N
Universal Waste: Y

Universal Waste Destination Facility: Y
Used Oil Universe: NNNNNNN
Federal Universal Waste: N
Active Site Federally Regulated TSDF: ------
Active Site Converter TSDF: ------
Active Site State Regulated TSDF: ------
Federal Indicator: ---
Hazardous Secondary Material Indicator: N
Operating Under 40 CFR Part 262 Subpart K: ----
Commercial TSD: -
TSD Type: -----
GPRA Permit Baseline: N
GPRA Renewals Baseline: N
Permit Renewal Workload: ------
Permit Workload Universe: ------
Permit Progress Universe: ------
Post-Closure Workload Universe: ------
Closure Workload Universe: ------
GPRA Corrective Action Baseline: N
Corrective Action Workload Universe: N
Subject to Corrective Action Universe: N
Non TSDFs Where CA Has Been Imposed: N
TSDFs Potentially Subject to Corrective Action Under 3004: N
TSDFs Only Subject to Corrective Action Under Discretionary: N
NCAPS Ranking: N
Environmental Control Indicator: N
Institutional Control Indicator: N
Human Exposure Indicator: N
Groundwater Controls Indicator: N
Operating TSDF Universe: ------
Full Enforcement Universe: ------
SNC Universe: N
Unaddressed SNC: N
Addressed SNC: N
SNC With Compliance Schedule: N
Financial Assurance Required: -----

Receive Date: 20140221
Acknowledge Flag Date: 20140221
Contact First Name: VICTOR
Contact Last Name: MORALES
Contact Street 1: 9808 VENICE BLVD STE 200
Contact City: CULVER CITY
Contact State: CA
Contact Zip: 90232
Contact Phone: 310-841-0500
Contact FAX: 323-692-0706
Contact E-mail Address: LEGAL@USRENALCARE.COM
Short Term Generator: N
Importer Activity: N

Mixed Waste Generator: N
Transporter Activity: N
Transfer Facility: N
TSD Activity: N
Recycler Activity: N
Onsite Burner Exemption: N
Furnace Exemption: N
Underground Injection Activity: N
Receives Waste From Off-site: N
Universal Waste Destination Facility: Y
Used Oil Transporter: N
Used Oil Transfer Facility: N
Used Oil Processor: N
Used Oil Refiner: N
Used Oil Fuel Burner: N
Used Oil Fuel Marketer to Burner: N
Used Oil Specification Marketer: N

| DATABASE | STATUS | DISTANCE | ELEVATION | MAP ID |
|---|---|---|---|---|
| RCRA-NON-US | Listed | 0.18 miles SW | 100 ft (6 ft lower than site) | 65 |

| SITE NAME | MAPS | ID |
|---|---|---|
| EXODUS RECOVERY PHF LOS ANGELES | 1,2,4 | CAL000450592 |

| ADDRESS | CITY | ZIP |
|---|---|---|
| 9808 VENICE BLVD 3RD FLR | CULVER CITY | 90232 |

## DETAILS

Additional details may be found online using the following link:
https://enviro.epa.gov/enviro/rcrainfoquery_3.facility_information?pgm_sys_id=CAL000450592
Source Type: Implementer
Generator Status Universe: N
Generator Status: Non-Generator
NAICS1: PSYCHIATRIC AND SUBSTANCE ABUSE HOSPITALS
Active Site Indicator: -----
Owner Name: LUANA MURPHY
Operator Name: ROBERT DUTILE
In Handler Universes: N
In a Universe: N
Short Term Generator: N
Importer Activity: N
Mixed Waste Generator: N
Transporter Activity: N

Transfer Facility: N
Recycler Activity: N
Onsite Burner Exemption: N
Furnace Exemption: N
Underground Injection Activity: N
Receives Waste From Off-site: N
Universal Waste: N
Universal Waste Destination Facility: N
Used Oil Universe: NNNNNNN
Federal Universal Waste: N
Active Site Federally Regulated TSDF: ------
Active Site Converter TSDF: ------
Active Site State Regulated TSDF: ------
Federal Indicator: ---
Hazardous Secondary Material Indicator: N
Operating Under 40 CFR Part 262 Subpart K: ----
Commercial TSD: -
TSD Type: -----
GPRA Permit Baseline: N
GPRA Renewals Baseline: N
Permit Renewal Workload: ------
Permit Workload Universe: ------
Permit Progress Universe: ------
Post-Closure Workload Universe: ------
Closure Workload Universe: ------
GPRA Corrective Action Baseline: N
Corrective Action Workload Universe: N
Subject to Corrective Action Universe: N
Non TSDFs Where CA Has Been Imposed: N
TSDFs Potentially Subject to Corrective Action Under 3004: N
TSDFs Only Subject to Corrective Action Under Discretionary: N
NCAPS Ranking: N
Environmental Control Indicator: N
Institutional Control Indicator: N
Human Exposure Indicator: N
Groundwater Controls Indicator: N
Operating TSDF Universe: ------
Full Enforcement Universe: ------
SNC Universe: N
Unaddressed SNC: N
Addressed SNC: N
SNC With Compliance Schedule: N
Financial Assurance Required: -----

Receive Date: 20191114
Acknowledge Flag Date: 20191114
Contact First Name: ROBERT
Contact Last Name: DUTILE
Contact Street 1: 9808 VENICE BLVD 3RD FLR
Contact City: CULVER CITY

Contact State: CA
Contact Zip: 90232
Contact Phone: 310-237-0454
Contact FAX: 310-237-0474
Contact E-mail Address: RDUTILE@EXODUSRECOVERY.COM
Short Term Generator: N
Importer Activity: N
Transporter Activity: N
Transfer Facility: N
TSD Activity: N
Recycler Activity: N
Onsite Burner Exemption: N
Furnace Exemption: N
Underground Injection Activity: N
Receives Waste From Off-site: N
Universal Waste Destination Facility: N
Used Oil Transporter: N
Used Oil Transfer Facility: N
Used Oil Processor: N
Used Oil Refiner: N
Used Oil Fuel Burner: N
Used Oil Fuel Marketer to Burner: N
Used Oil Specification Marketer: N

| DATABASE | STATUS | DISTANCE | ELEVATION | MAP ID |
|---|---|---|---|---|
| AIR-DIST-CA | Listed | 0.18 miles S | 99 ft (7 ft lower than site) | 66 |

| SITE NAME | MAPS | ID |
|---|---|---|
| CITY OF CULVER CITY, FIRE STATION 1 | 1,2,4 | 92736-SC |

| ADDRESS | CITY | ZIP |
|---|---|---|
| 9600 CULVER BLVD | CULVER CITY | 90232 |

## DETAILS

District: South Coast AQMD
Compliance URL: http://www3.aqmd.gov/webappl/fim/prog/novnc.aspx?fac_id=92736
Note: For additional Facility, Equipment, Emissions, Hearing Board or Transporation Plan Information click on different tabs.
Facility Id: 92736
County Code: LA
County: Los Angeles
Facility Status Code: A
Facility Status: ACTIVE
Number of Employees: 30

Location Zip Code Extension: 0507
Facility Representative First Name: ERIC
Facility Representative Last Name: MIRZAIAN
Location Area Code: 310
Location Phone Number: 2536410
Location Phone Extension: Not Reported
Mailing Address: 9600 CULVER BLVD
Mailing City: CULVER CITY
Mailing State: CA
Mailing Zip Code: 90232
Mailing Zip Code Extension: 0507
Mailing Area Code: 310
Mailing Phone Number: 2536410
Mailing Phone Extension: Not Reported
Mailing Representative First Name: ERIC
Mailing Representative Last Name: MIRZAIAN

| DATABASE | STATUS | DISTANCE | ELEVATION | MAP ID |
|---|---|---|---|---|
| CERS-CA | Listed | 0.18 miles S | 99 ft (7 ft lower than site) | 66 |

| SITE NAME | MAPS | ID |
|---|---|---|
| CULVER CITY FIRE STATION #1 | 1,2,4 | 10299829 |

| ADDRESS | CITY | ZIP |
|---|---|---|
| 9600 CULVER BLVD | CULVER CITY | 90232 |

## DETAILS

General Program & Facility Information
CERS ID: 10299829
Facility ID: LACoFA0008504
Facility Regulator Key ID: FA0008504
Organization Code: 90266401
Business/Organization Name: City of Culver City
Multiple Jurisdictional Business? (Y/N): No
Business Origin: Seeding
Count of Business' CERS User Accounts: 6
Facility Count for Business: 8
Last Submittal Date (any element): 5/19/2017 4:45:28 PM
Count of Submitted Elements: 29
Remote Facility? (Y/N): No
Small Quantity Generator Facility? (Y/N): No
Local Facility Grouping: Not Reported

Facility Specific Information
Assessor Parcel Number (APN): Not Reported
Number of Employees: 63
Property Owner Name: City of Culver City
Property Owner Phone Number: (310) 253-6000
Property Owner Mailing Address: 9770 CULVER BLVD
Property Owner Mailing City: CULVER CITY
Property Owner Mailing State: CA
Property Owner Mailing Zip Code: 90232
Property Owner Mailing Country: United States

Owner/Operator Information
Beginning Date: Not Reported
Ending Date: Not Reported
Phone Number: (310) 253-6840
Fax Number: Not Reported
Supplemental Location: Not Reported
County: Los Angeles
Dun & Bradstreet D-U-N-S Number: Not Reported
SIC Code: 9224
NAICS Code: 922160
Mailing Address: PO BOX 507
Mailing Address City: CULVER CITY
Mailing Address State Code: CA
Mailing Address Zip Code: 90232-0507
Operator Name: Culver City Fire Department Station #1
Operator Phone Number: (310) 253-6810
Owner Name: CITY OF CULVER CITY
Owner Phone: (310) 253-5930  0
Owner Mailing Address: 9770 CULVER BLVD
Owner City: CULVER CITY
Owner State: CA
Owner Zip Code: 90232
Owner Country: United States
Environmental Contact Name: Jesse Luna
Environmental Contact Phone Number: (310) 253-5930
Environmental Contact Mailing Address: 9770 CULVER BLVD
Environmental Contact Email Address: jesse.luna@culvercity.org
Environmental Contact City: CULVER CITY
Environmental Contact State: CA
Environmental Contact Zip: 90232
Environmental Contact Country: United States
Primary Emergency Contact Name: Battalion Chief
Primary Emergency Contact Title: On Duty Battalion Chief
Primary Emergency Contact Business Phone Number: (310) 253-6805
Primary Emergency Contact 24Hr Phone: (310) 253-6244
Primary Emergency Contact Pager Number: Not Reported
Secondary Emergency Contact Name: Same as Primary

Secondary Emergency Contact Title: Not Reported
Secondary Emergency Contact Business Phone: Not Reported
Secondary Emergency Contact 24Hr Phone: Not Reported
Secondary Emergency Contact Pager Number: Not Reported
Additional Local Collected Info: Not Reported
Identification Signed Date: Not Reported
Document Preparer Name: Jesse Luna
Identification Signer Name: Jesse Luna
Identification Signer Title: Fire Prevention Specialist
Billing Contact Name: Jesse Luna
Billing Contact Phone: (310) 253-5930
Billing Contact Email: Not Reported
Billing Address: 9770 CULVER BLVD
Billing City: CULVER CITY
Billing State: CA
Billing Zip: 90232
Billing Country: United States
Business Owner/Operator Regulator Key: Not Reported

Submittal Information
Submitted Date/Time: 11/11/2016 1:12:04 PM
Submittal Action: Accepted
BP Activities Last Updated Date: 11/11/2016 1:11:46 PM
BP Owner/Operator Last Updated Date: 11/11/2016 1:11:46 PM
Submittal Action Comment 1: An initial review of your submission has been accepted for completeness for required forms; however, the accuracy of your submission will be verified by your inspector at a future date.If you have any questions please contact the Data Operations Unit at 323-890-4000.
Submittal Action Comment 2: Not Reported
Facility Info Next Due Date: Not Reported
Biz Activities Regulator Key: Not Reported

Supplemental Geographic Information
Agency Provided Latitude: 34.02277
Agency Provided Longitude: -118.39522
Horizontal Accuracy: 150
Horizontal Collection Method: Address Matching
Geographic Reference Point: Facility Center/Centroid
Horizontal Reference Datum: WGS84 (World Geodetic System of 1984)

Submittal Element Regulator Information
UST Regulator Code: 1910
UST Reporting Requirement: Applicable
UST Next Due Date: Not Reported
UST Last Submitted Date: 5/19/2017 4:45:28 PM
UST Last Accepted Date: 11/21/2016 11:54:55 AM

| DATABASE | STATUS | DISTANCE | ELEVATION | MAP ID |
|---|---|---|---|---|
| County-Others-CA | Listed | 0.18 miles S | 99 ft (7 ft lower than site) | 66 |

| SITE NAME | MAPS | ID |
|---|---|---|
| CITY OF CULVER CITY FIRE STA 1 | 1,2,4 | 010282-I10164-LAC |

| ADDRESS | CITY | ZIP |
|---|---|---|
| 9600 CULVER BLVD | CULVER CITY | 90232 |

## DETAILS

Source of the list: County of Los Angeles
Responsible Agency: Los Angeles Department of Public Works Industrial Waste & Stormwater Permits
URL: http://ladpw.org/epd/OpenFileReview/Results.aspx?streetno=9600&streetdr=&streetname=CULVER&zip=90232
File URL: http://ladpw.org/epd/OpenFileReview/DMSResults.aspx?fileno=I10164
File Number: 010282-I10164
Status: PERM
Status Description: Active Permitted File
Type: I
Type Description: Industrial Waste File

| DATABASE | STATUS | DISTANCE | ELEVATION | MAP ID |
|---|---|---|---|---|
| County-UST-CA | Listed | 0.18 miles S | 99 ft (7 ft lower than site) | 66 |

| SITE NAME | MAPS | ID |
|---|---|---|
| CITY OF CULVER CITY FIRE STA 1 | 1,2,4 | 010282-010164-LAC |

| ADDRESS | CITY | ZIP |
|---|---|---|
| 9600 CULVER BLVD | CULVER CITY | 90232 |

## DETAILS

Source of the list: County of Los Angeles
Responsible Agency: Los Angeles Department of Public Works
URL: http://ladpw.org/epd/OpenFileReview/Results.aspx?streetno=9600&streetdr=&streetname=CULVER&zip=90232
File URL: http://ladpw.org/epd/OpenFileReview/DMSResults.aspx?fileno=010164

File Number: 010282-010164
Status: PERM
Status Description: Active Permitted File
Type: T
Type Description: Underground Storage Tank File

| DATABASE | STATUS | DISTANCE | ELEVATION | MAP ID |
|---|---|---|---|---|
| CRSP-CA | Listed | 0.18 miles S | 99 ft (7 ft lower than site) | 66 |

| SITE NAME | MAPS | ID |
|---|---|---|
| CITY OF CULVER CITY FIRE STA 1 | 1,2,4 | 242825 |

| ADDRESS | CITY | ZIP |
|---|---|---|
| 9600 CULVER BLVD | CULVER CITY | 90232 |

## DETAILS

Site Regulated Program Information
Site ID: 242825
Site EI ID: T10000000542
Agency Provided Latitude: 34.022281
Agency Provided Longitude: -118.394683

Program Description: Leaking Underground Storage Tank Cleanup Site

Evaluation Information
: Not Reported
:Violation Information
: Not Reported
:Enforcement Information
: Not Reported
:Chemical Information
: Not Reported
:Coordinate Information
: Not Reported
:


| DATABASE | STATUS | DISTANCE | ELEVATION | MAP ID |
|---|---|---|---|---|
| CRSP-CA | Listed | 0.18 miles S | 99 ft (7 ft lower than site) | 66 |

| SITE NAME | MAPS | ID |
|---|---|---|
| CULVER CITY FIRE STATION #1 | 1,2,4 | 22828 |
| **ADDRESS** | **CITY** | **ZIP** |
| 9600 CULVER BLVD | CULVER CITY | 90232 |

## DETAILS

Site Regulated Program Information
Site ID: 22828
Site EI ID: 10299829
Agency Provided Latitude: 34.022767
Agency Provided Longitude: -118.395225

Program Description: Chemical Storage Facilities

Program Description: Underground Storage Tank

Evaluation Information
Evaluation Date: 11/8/2017
Violations Found? (Y/N): Yes
Evaluation General Type: Compliance Evaluation Inspection
Evaluation Type: Routine done by local agency
Evaluation Note(s): VR TLS-350+ CERT 110817, SB989 012915. SUMPS W/208 SENSORS, DW SMITH PIPING, 420 ANNULAR, OVERFILL ALARM, TANK #1 FEEDS DISP & GENERATOR.
Evaluation Division: Los Angeles County Department of Public Works
Evaluation Program: UST
Evaluation Source: CERS

Evaluation Date: 7/24/2017
Violations Found? (Y/N): No
Evaluation General Type: Compliance Evaluation Inspection
Evaluation Type: Routine done by local agency
Evaluation Note(s): Inspected by: J.Luna  Consent by:  J.Luna
Evaluation Division: Culver City Fire Department
Evaluation Program: HMRRP
Evaluation Source: CERS

Evaluation Date: 11/9/2016
Violations Found? (Y/N): Yes
Evaluation General Type: Compliance Evaluation Inspection
Evaluation Type: Routine done by local agency
Evaluation Note(s): CERS CORRECTIONS:TANK INFO FOR TANK 3,MONITORING PLANS MUST INCLUDE  ATG OVERFILL PROBE MAKES/MODEL NUMBERS
Evaluation Division: Los Angeles County Department of Public Works
Evaluation Program: UST
Evaluation Source: CERS

Evaluation Date: 11/10/2015
Violations Found? (Y/N): Yes
Evaluation General Type: Compliance Evaluation Inspection
Evaluation Type: Routine done by local agency
Evaluation Note(s): VR TLS-350+ CERT 11/10/15, SB989 1/29/15. SUMPS W/208 SENSORS, DW AO SMITH, ALARM, 420 ANNULARS, DW SUCTION SYSTEM, UDC W/BEADREAU SENSOR
Evaluation Division: Los Angeles County Department of Public Works
Evaluation Program: UST
Evaluation Source: CERS

Evaluation Date: 11/12/2014
Violations Found? (Y/N): Yes
Evaluation General Type: Compliance Evaluation Inspection
Evaluation Type: Routine done by local agency
Evaluation Note(s): 2 DSL USTS/1 87 UST;VRTLS 350 MS;VR208 SNSRS ALL SUMPS; B404 UDC SNS RS;HLA-OVERFILL; NO LLDS/SUCTION SYSTEM. NOVC - NO CERS INPUT.
Evaluation Division: Los Angeles County Department of Public Works
Evaluation Program: UST
Evaluation Source: CERS

Evaluation Date: 3/28/2014
Violations Found? (Y/N): No
Evaluation General Type: Compliance Evaluation Inspection
Evaluation Type: Routine done by local agency
Evaluation Note(s): Inspectors: T.Mac Tavish
Evaluation Division: Culver City Fire Department
Evaluation Program: HMRRP
Evaluation Source: CERS

Violation Information
Violation Date: 11/8/2017
Citation: 23 CCR 16 2715(a) - California Code of Regulations, Title 23, Chapter 16, Section(s) 2715(a)
Violation Description: Failure to submit the UPA. of the designated operator (DO) identification and/or change of the DO within 30 days.

Violation Note(s): Returned to compliance on 11/14/2017.
Violation Division: Los Angeles County Department of Public Works
Violation Program: UST
Violation Source: CERS

Violation Date: 11/8/2017
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 Note(s): Returned to compliance on 11/14/2017.
Violation Division: Los Angeles County Department of Public Works
Violation Program: UST
Violation Source: CERS

Violation Date: 11/8/2017
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 Note(s): Returned to compliance on 11/14/2017.
Violation Division: Los Angeles County Department of Public Works
Violation Program: UST
Violation Source: CERS

Violation Date: 11/9/2016
Citation: 23 CCR 16 2712(i) - California Code of Regulations, Title 23, Chapter 16, Section(s) 2712(i)
Violation Description: Failure to have a UST Monitoring Plan available on site.

Violation Note(s): Returned to compliance on 11/21/2016.
Violation Division: Los Angeles County Department of Public Works
Violation Program: UST
Violation Source: CERS

Violation Date: 11/9/2016
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 Note(s): Returned to compliance on 11/21/2016.
Violation Division: Los Angeles County Department of Public Works
Violation Program: UST
Violation Source: CERS

Violation Date: 11/9/2016
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 Note(s): Returned to compliance on 11/21/2016.
Violation Division: Los Angeles County Department of Public Works
Violation Program: UST
Violation Source: CERS

Violation Date: 11/10/2015
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 Note(s): Returned to compliance on 10/13/2016.
Violation Division: Los Angeles County Department of Public Works
Violation Program: UST
Violation Source: CERS

Violation Date: 11/10/2015
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 Note(s): Returned to compliance on 10/13/2016.
Violation Division: Los Angeles County Department of Public Works
Violation Program: UST
Violation Source: CERS

Violation Date: 11/10/2015
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 Note(s): Returned to compliance on 10/13/2016.
Violation Division: Los Angeles County Department of Public Works
Violation Program: UST
Violation Source: CERS

Violation Date: 11/10/2015
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 Note(s): Returned to compliance on 10/13/2016.
Violation Division: Los Angeles County Department of Public Works
Violation Program: UST
Violation Source: CERS

Violation Date: 11/12/2014
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 Note(s): Returned to compliance on 11/25/2015.
Violation Division: Los Angeles County Department of Public Works
Violation Program: UST
Violation Source: CERS

Violation Date: 11/12/2014
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 Note(s): Returned to compliance on 11/25/2015.
Violation Division: Los Angeles County Department of Public Works
Violation Program: UST
Violation Source: CERS

Enforcement Information
: Not Reported
:Chemical Information
: Not Reported
:Coordinate Information
Program ID: 10299829
ENV INT Type Code: HMBP
Coordinate Name: Not Reported

Reference Point Type Description: Center of a facility or station.
Agency Provided Latitude: 34.022770
Agency Provided Longitude: -118.395220

| DATABASE | STATUS | DISTANCE | ELEVATION | MAP ID |
|---|---|---|---|---|
| ENF-CA | Listed | 0.18 miles S | 99 ft (7 ft lower than site) | 66 |

| SITE NAME | MAPS | ID |
|---|---|---|
| CITY OF CULVER CITY FIRE STA 1 | 1,2,4 | T10000000542 |

| ADDRESS | CITY | ZIP |
|---|---|---|
| 9600 CULVER BLVD | CULVER CITY | 90232 |

## DETAILS

Global ID: T10000000542
County: Los Angeles
Site History: Not Reported
Case Type: LUST Cleanup Site
Status: Completed - Case Closed
Lead Agency: SWRCB
Case Worker: MC
Local Agency: LOS ANGELES COUNTY
RB Case Number: Not Reported
Loc Case Number: TT010282-010164
File Location: Not Reported
Potential Contaminants of Concern: Not Reported
Potential Media Affected: Not Reported
How Discovered: Not Reported
How Discovered Description: Not Reported
Stop Method: Not Reported
Stop Method Description: Not Reported
Action Date: 2015-01-07
Action Type: ENFORCEMENT
Action: Closure/No Further Action Letter

Action Date: 2014-08-05
Action Type: ENFORCEMENT
Action: State Water Board û Closure Order

Action Date: 2014-04-29
Action Type: ENFORCEMENT

Action: Notification - Public Notice of Case Closure

Action Date: 2013-07-01
Action Type: ENFORCEMENT
Action: Referral to Other State Agency

Action Date: 2007-05-10
Action Type: ENFORCEMENT
Action: Staff Letter

| DATABASE | STATUS | DISTANCE | ELEVATION | MAP ID |
|---|---|---|---|---|
| Hist-CalFID-CA | Listed | 0.18 miles S | 99 ft (7 ft lower than site) | 66 |
| **SITE NAME** | | | **MAPS** | **ID** |
| CULVER CITY FIRE DEPT | | | 1,2,4 | 6670208 |
| **ADDRESS** | | | **CITY** | **ZIP** |
| 9600 CULVER BLVD | | | CULVER CITY | 902320000 |
| **DETAILS** | | | | |
| Reported Date: 1998 | | | | |

| DATABASE | STATUS | DISTANCE | ELEVATION | MAP ID |
|---|---|---|---|---|
| Hist-City-UST-CA | Listed | 0.18 miles S | 99 ft (7 ft lower than site) | 66 |
| **SITE NAME** | | | **MAPS** | **ID** |
| CULVER CITY FIRE STATION #1 | | | 1,2,4 | 6670208 |
| **ADDRESS** | | | **CITY** | **ZIP** |
| 9600 CULVER BLVD | | | CULVER CITY | |
| **DETAILS** | | | | |

Reported Date: 1998
List: Los Angeles County UST, Street Number Book
Agency: Los Angeles County Department of Public Works

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

| DATABASE | STATUS | DISTANCE | ELEVATION | MAP ID |
|---|---|---|---|---|
| Hist-Service Stations | Listed | 0.18 miles S | 99 ft (7 ft lower than site) | 66 |

| SITE NAME | MAPS | ID |
|---|---|---|
| CULVER CITY FIRE STATION #1 | 1,2,4 | 207377 |

| ADDRESS | CITY | ZIP |
|---|---|---|
| 9600 W CULVER BLVD | CULVER CITY | 90232 |

**DETAILS**

AS OF DATE: 1/31/2002
SITE TYPE: LOCAL
TANK TYPE: UST
COUNTY: LOS ANGELES

| DATABASE | STATUS | DISTANCE | ELEVATION | MAP ID |
|---|---|---|---|---|
| LUST-Closed-CA | Completed - Case Closed | 0.18 miles S | 99 ft (7 ft lower than site) | 66 |

| SITE NAME | MAPS | ID |
|---|---|---|
| CITY OF CULVER CITY FIRE STA 1 | 1,2,4 | T10000000542 |

| ADDRESS | CITY | ZIP |
|---|---|---|
| 9600 CULVER BLVD | CULVER CITY | 90232 |

**DETAILS**

Sites Details
URL: http://geotracker.waterboards.ca.gov/profile_report.asp?global_id=T10000000542
Global ID: T10000000542
Case Type: LUST Cleanup Site
Status: Completed - Case Closed
Status Date: Not Reported
CUF Case: NO
Lead Agency: SWRCB
Case Worker: MC
Local Agency: LOS ANGELES COUNTY
RB Case Number: Not Reported
Loc Case Number: TT010282-010164
File Location: Not Reported

Potential Contaminants of Concern: Not Reported
Potential Media Affected: Not Reported
Site History: Not Reported
Begin Date: 2007-02-20 00:00:00
How Discovered: Not Reported
How Discovered Description: Not Reported
Stop Method: Not Reported
Stop Method Description: Not Reported
Agency Provided Latitude: 34.0222814323313
Agency Provided Longitude: -118.394683590924

Regulatory Activities Details
Action Date: 7/9/2004
Action Type: RESPONSE
Action: Tank Removal Report / UST Sampling Report

Action Date: 5/10/2007
Action Type: ENFORCEMENT
Action: Staff Letter

Action Date: 7/1/2013
Action Type: ENFORCEMENT
Action: Referral to Other State Agency

Action Date: 4/29/2014
Action Type: ENFORCEMENT
Action: Notification - Public Notice of Case Closure

Action Date: 8/5/2014
Action Type: ENFORCEMENT
Action: State Water Board ? Closure Order

Action Date: 1/7/2015
Action Type: ENFORCEMENT
Action: Closure/No Further Action Letter

Status History Details
Status Date: 1/7/2015
Status: Completed - Case Closed

Status Date: 8/5/2014
Status: Open - Eligible for Closure

Status Date: 11/15/2013
Status: Open - Eligible for Closure

Status Date: 2/20/2007
Status: Open - Case Begin Date

Status Date: 2/20/2007
Status: Open - Site Assessment

Contact Details
Contact Type: Local Agency Caseworker
Contact Name: JOHN AWUJO
Organization Name: LOS ANGELES COUNTY
Contact Address: 900 S FREMONT AVE
Contact City: ALHAMBRA
Contact Email: jawujo@dpw.lacounty.gov
Contact Phone Number: 6264583507

Contact Type: Regional Board Caseworker
Contact Name: MATTHEW COHEN
Organization Name: SWRCB
Contact Address: 1001 I Street
Contact City: SACRAMENTO
Contact Email: matthew.cohen@waterboards.ca.gov
Contact Phone Number: 9163415751

Contact Type: Regional Board Caseworker
Contact Name: YUE RONG
Organization Name: LOS ANGELES RWQCB (REGION 4)
Contact Address: 320 W. 4TH ST., SUITE 200
Contact City: Los Angeles
Contact Email: yrong@waterboards.ca.gov
Contact Phone Number: Not Reported

MTBE/Region Details
: Not Reported

| DATABASE | STATUS | DISTANCE | ELEVATION | MAP ID |
|---|---|---|---|---|
| UST-CA | Listed | 0.18 miles S | 99 ft (7 ft lower than site) | 66 |
| **SITE NAME** | | | **MAPS** | **ID** |
| CULVER CITY FIRE STATION #1 | | | 1,2,4 | 222762 |
| **ADDRESS** | | | **CITY** | **ZIP** |
| 9600 CULVER BLVD | | | CULVER CITY | 90232 |
| **DETAILS** | | | | |

More Information on Site? Go to Following Link: http://geotracker.waterboards.ca.gov/search.asp
CERSID: 10299829
Global ID: LACoFA0008504
COUNTY: Los Angeles
Permitting Agency: Los Angeles County Fire Department
Agency Provided Latitude: 34.02277
Agency Provided Longitude: -118.39522
PROJECT TYPE: Not Reported
RB Case Number: Not Reported
LOC Case Number: Not Reported
Case Worker: Not Reported
MTBE DATE: Not Reported
GW CONC (PPB): Not Reported
MATRIX: Not Reported

| DATABASE | STATUS | DISTANCE | ELEVATION | MAP ID |
|---|---|---|---|---|
| UST-Closed-CA | Closed | 0.18 miles S | 99 ft (7 ft lower than site) | 66 |

| SITE NAME | MAPS | ID |
|---|---|---|
| City of Culver City Fire Station 1 | 1,2,4 | 2400 |

| ADDRESS | CITY | ZIP |
|---|---|---|
| 9600 Culver Boulevard | Culver City | 90232 |

## DETAILS

NOTE: This is an ERS assigned ID
Case-Claim No: Case No.TT010282-010164
Deadline to Receive Comments: 7/11/2014
Site Name: City of Culver City Fire Station 1
Site Address: 9600 Culver Boulevard
City: Culver City
County: Not Reported
State: CA
Zip: 90232
Documents: Not Reported
Written Comments Received: Not Reported
Closure Denials and Approved Orders:
https://www.waterboards.ca.gov/board_decisions/adopted_orders/water_quality/2014/wqo2014_0124_ust.pdf#
Uniform: https://www.waterboards.ca.gov/water_issues/programs/ustcf/docs/prop_closure_cases/tt010282_010164_ucl.pdf#

| DATABASE | STATUS | DISTANCE | ELEVATION | MAP ID |
|---|---|---|---|---|
| UST-CRSP-CA | Listed | 0.18 miles S | 99 ft (7 ft lower than site) | 66 |

| SITE NAME | MAPS | ID |
|---|---|---|
| CULVER CITY FIRE STATION #1 | 1,2,4 | 22828 |

| ADDRESS | CITY | ZIP |
|---|---|---|
| 9600 CULVER BLVD | CULVER CITY | 90232 |

## DETAILS

Site Regulated Program Information
Site ID: 22828
Site EI ID: 10299829
Agency Provided Latitude: 34.022767
Agency Provided Longitude: -118.395225

Program Description: Underground Storage Tank

Evaluation Information
Evaluation Date: 8/24/2020
Violations Found? (Y/N): No
Evaluation General Type: Compliance Evaluation Inspection
Evaluation Type: Routine done by local agency
Evaluation Note(s): Inspection by A.Domanski, city facility.
Evaluation Division: Culver City Fire Department
Evaluation Program: HMRRP
Evaluation Source: CERS

Evaluation Date: 11/8/2019
Violations Found? (Y/N): Yes
Evaluation General Type: Compliance Evaluation Inspection
Evaluation Type: Routine done by local agency
Evaluation Note(s): OVFL/CTES 11/7/18 & REPORT SUBMTD 12/12/18;OVFL LATE & SUBMTL >30DYS .FRCT/CFO EXPIRED.EGT MONTHLY VISUAL INSPS MISSING.CERS UPDATES REQD
Evaluation Division: Los Angeles County Department of Public Works
Evaluation Program: UST
Evaluation Source: CERS

Evaluation Date: 11/7/2018
Violations Found? (Y/N): No
Evaluation General Type: Compliance Evaluation Inspection
Evaluation Type: Routine done by local agency
Evaluation Note(s): CERS CORRECTIONS MADE&ACCEPTED.MONITOR CERT,SPILL BUCKET&OVERFILL TEST

CONDUCTED 110718;BALL FLOAT MOVEMENT VERIFIED.
Evaluation Division: Los Angeles County Department of Public Works
Evaluation Program: UST
Evaluation Source: CERS

Evaluation Date: 11/8/2017
Violations Found? (Y/N): Yes
Evaluation General Type: Compliance Evaluation Inspection
Evaluation Type: Routine done by local agency
Evaluation Note(s): VR TLS-350+ CERT 110817, SB989 012915. SUMPS W/208 SENSORS, DW SMITH PIPING, 420 ANNULAR, OVERFILL ALARM, TANK #1 FEEDS DISP & GENERATOR.
Evaluation Division: Los Angeles County Department of Public Works
Evaluation Program: UST
Evaluation Source: CERS

Evaluation Date: 7/24/2017
Violations Found? (Y/N): No
Evaluation General Type: Compliance Evaluation Inspection
Evaluation Type: Routine done by local agency
Evaluation Note(s): Inspected by: J.Luna Consent by: J.Luna
Evaluation Division: Culver City Fire Department
Evaluation Program: HMRRP
Evaluation Source: CERS

Evaluation Date: 11/9/2016
Violations Found? (Y/N): Yes
Evaluation General Type: Compliance Evaluation Inspection
Evaluation Type: Routine done by local agency
Evaluation Note(s): CERS CORRECTIONS:TANK INFO FOR TANK 3,MONITORING PLANS MUST INCLUDE ATG OVERFILL PROBE MAKES/MODEL NUMBERS
Evaluation Division: Los Angeles County Department of Public Works
Evaluation Program: UST
Evaluation Source: CERS

Evaluation Date: 11/10/2015
Violations Found? (Y/N): Yes
Evaluation General Type: Compliance Evaluation Inspection
Evaluation Type: Routine done by local agency
Evaluation Note(s): VR TLS-350+ CERT 11/10/15, SB989 1/29/15. SUMPS W/208 SENSORS, DW AO SMITH, ALARM, 420 ANNULARS, DW SUCTION SYSTEM, UDC W/BEADREAU SENSOR
Evaluation Division: Los Angeles County Department of Public Works
Evaluation Program: UST
Evaluation Source: CERS

Evaluation Date: 11/12/2014
Violations Found? (Y/N): Yes
Evaluation General Type: Compliance Evaluation Inspection
Evaluation Type: Routine done by local agency
Evaluation Note(s): 2 DSL USTS/1 87 UST;VRTLS 350 MS;VR208 SNSRS ALL SUMPS; B404 UDC SNS RS;HLA-OVERFILL; NO LLDS/SUCTION SYSTEM. NOVC - NO CERS INPUT.

Evaluation Division: Los Angeles County Department of Public Works
Evaluation Program: UST
Evaluation Source: CERS

Evaluation Date: 3/28/2014
Violations Found? (Y/N): No
Evaluation General Type: Compliance Evaluation Inspection
Evaluation Type: Routine done by local agency
Evaluation Note(s): Inspectors: T.Mac Tavish
Evaluation Division: Culver City Fire Department
Evaluation Program: HMRRP
Evaluation Source: CERS

Violation Information
Violation Date: 11/8/2019
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,Â 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 OctoberÂ 1,Â 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 Note(s): Not Reported
Violation Division: Los Angeles County Department of Public Works
Violation Program: UST
Violation Source: CERS

Violation Date: 11/8/2019
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 â€œSpill Container Testing Report Formâ€ to the UPA within 30 days after the test.

Violation Note(s): Not Reported
Violation Division: Los Angeles County Department of Public Works
Violation Program: UST
Violation Source: CERS

Violation Date: 11/8/2019
Citation: 23 CCR 16 2638(d) - California Code of Regulations, Title 23, Chapter 16, Section(s) 2638(d)
Violation Description: Failure to submit the â€œMonitoring System Certification Formâ€ to the UPA within 30 days of completion of the test.

Violation Note(s): Not Reported
Violation Division: Los Angeles County Department of Public Works
Violation Program: UST
Violation Source: CERS

Violation Date: 11/8/2019
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 Note(s): Not Reported
Violation Division: Los Angeles County Department of Public Works
Violation Program: UST
Violation Source: CERS

Violation Date: 11/8/2017
Citation: 23 CCR 16 2715(a) - California Code of Regulations, Title 23, Chapter 16, Section(s) 2715(a)
Violation Description: Failure to submit the UPA. of the designated operator (DO) identification and/or change of the DO within 30 days.

Violation Note(s): Returned to compliance on 11/14/2017.
Violation Division: Los Angeles County Department of Public Works
Violation Program: UST
Violation Source: CERS

Violation Date: 11/8/2017
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 Note(s): Returned to compliance on 11/14/2017.
Violation Division: Los Angeles County Department of Public Works
Violation Program: UST
Violation Source: CERS

Violation Date: 11/8/2017
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 Note(s): Returned to compliance on 11/14/2017.
Violation Division: Los Angeles County Department of Public Works
Violation Program: UST
Violation Source: CERS

Violation Date: 11/9/2016
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 Note(s): Returned to compliance on 11/21/2016.
Violation Division: Los Angeles County Department of Public Works
Violation Program: UST
Violation Source: CERS

Violation Date: 11/9/2016
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 Note(s): Returned to compliance on 11/21/2016.
Violation Division: Los Angeles County Department of Public Works
Violation Program: UST
Violation Source: CERS

Violation Date: 11/9/2016
Citation: 23 CCR 16 2712(i) - California Code of Regulations, Title 23, Chapter 16, Section(s) 2712(i)
Violation Description: Failure to have a UST Monitoring Plan available on site.

Violation Note(s): Returned to compliance on 11/21/2016.
Violation Division: Los Angeles County Department of Public Works
Violation Program: UST
Violation Source: CERS

Violation Date: 11/10/2015
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 Note(s): Returned to compliance on 10/13/2016.
Violation Division: Los Angeles County Department of Public Works
Violation Program: UST
Violation Source: CERS

Violation Date: 11/10/2015
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 Note(s): Returned to compliance on 10/13/2016.
Violation Division: Los Angeles County Department of Public Works
Violation Program: UST
Violation Source: CERS

Violation Date: 11/10/2015
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 Note(s): Returned to compliance on 10/13/2016.
Violation Division: Los Angeles County Department of Public Works
Violation Program: UST
Violation Source: CERS

Violation Date: 11/12/2014
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 Note(s): Returned to compliance on 11/25/2015.
Violation Division: Los Angeles County Department of Public Works
Violation Program: UST
Violation Source: CERS

Violation Date: 11/12/2014
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 Note(s): Returned to compliance on 11/25/2015.
Violation Division: Los Angeles County Department of Public Works
Violation Program: UST
Violation Source: CERS

Enforcement Information
: Not Reported
:Coordinate Information
Program ID: 10299829
ENV INT Type Code: HMBP
Coordinate Name: Not Reported
Reference Point Type Description: Center of a facility or station.
Agency Provided Latitude: 34.02277
Agency Provided Longitude: -118.39522

| DATABASE | STATUS | DISTANCE | ELEVATION | MAP ID |
|---|---|---|---|---|
| CRSP-CA | Listed | 0.19 miles SE | 100 ft (6 ft lower than site) | 67 |
| SITE NAME | | | MAPS | ID |

| PACIFIC'S CULVER STADIUM 12 | 1,2,4 | 427142 |
|---|---|---|
| **ADDRESS** | **CITY** | **ZIP** |
| 9500 CULVER BLVD | CULVER CITY | 90232 |

## DETAILS

Site Regulated Program Information
Site ID: 427142
Site EI ID: 10301128
Agency Provided Latitude: 34.023121
Agency Provided Longitude: -118.394104

Program Description: Chemical Storage Facilities

Evaluation Information
Evaluation Date: 9/26/2017
Violations Found? (Y/N): Yes
Evaluation General Type: Compliance Evaluation Inspection
Evaluation Type: Routine done by local agency
Evaluation Note(s): Inspected by: J.Luna  Consent by: Kevin Chung
Evaluation Division: Culver City Fire Department
Evaluation Program: HMRRP
Evaluation Source: CERS

Evaluation Date: 8/31/2015
Violations Found? (Y/N): No
Evaluation General Type: Compliance Evaluation Inspection
Evaluation Type: Routine done by local agency
Evaluation Note(s): Inspectors: T. Mac Tavish/ J. Luna  Consent: Trey Kimberling
Evaluation Division: Culver City Fire Department
Evaluation Program: HMRRP
Evaluation Source: CERS

Violation Information
Violation Date: 9/26/2017
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 Note(s): Returned to compliance on 10/30/2017.
Violation Division: Culver City Fire Department
Violation Program: HMRRP
Violation Source: CERS

Enforcement Information

: Not Reported
:Chemical Information
: Not Reported
:Coordinate Information
: Not Reported
:

| DATABASE | STATUS | DISTANCE | ELEVATION | MAP ID |
|---|---|---|---|---|
| County-Others-CA | Listed | 0.19 miles E | 107 ft (1 ft higher than site) | 68 |

| SITE NAME | MAPS | ID |
|---|---|---|
| B J CUSTOM CHROME PLATING | 1,2,4 | 006920-007153-LAC |

| ADDRESS | CITY | ZIP |
|---|---|---|
| 9040 CULVER BLVD | CULVER CITY | 90230 |

**DETAILS**

Source of the list: County of Los Angeles
Responsible Agency: Los Angeles Department of Public Works Industrial Waste & Stormwater Permits
URL: http://ladpw.org/epd/OpenFileReview/Results.aspx?streetno=9040&streetdr=&streetname=CULVER&zip=90230
File URL: Not Reported
File Number: 006920-007153
Status: OPEN
Status Description: Open File for record purposes.
Type: Not Reported
Type Description: Not Reported

| DATABASE | STATUS | DISTANCE | ELEVATION | MAP ID |
|---|---|---|---|---|
| County-Others-CA | Listed | 0.19 miles E | 107 ft (1 ft higher than site) | 68 |

| SITE NAME | MAPS | ID |
|---|---|---|
| B J CUSTOM CHROME | 1,2,4 | 006920-I07153-LAC |

| ADDRESS | CITY | ZIP |
|---|---|---|
| 9040 CULVER BLVD | CULVER CITY | 90230 |

**DETAILS**

Source of the list: County of Los Angeles
Responsible Agency: Los Angeles Department of Public Works Industrial Waste & Stormwater Permits
URL: http://ladpw.org/epd/OpenFileReview/Results.aspx?streetno=9040&streetdr=&streetname=CULVER&zip=90230
File URL: http://ladpw.org/epd/OpenFileReview/DMSResults.aspx?fileno=I07153
File Number: 006920-I07153
Status: CLOS
Status Description: Closed File. File no longer has an active permit.
Type: I
Type Description: Industrial Waste File

| DATABASE | STATUS | DISTANCE | ELEVATION | MAP ID |
|---|---|---|---|---|
| Hist-CalFID-CA | Listed | 0.19 miles E | 107 ft (1 ft higher than site) | 68 |

| SITE NAME | MAPS | ID |
|---|---|---|
| 1X B J CUSTOM CHROME | 1,2,4 | 7763651 |

| ADDRESS | CITY | ZIP |
|---|---|---|
| 9040 CULVER BLVD | CULVER CITY | 902320000 |

**DETAILS**

Reported Date: 1998

| DATABASE | STATUS | DISTANCE | ELEVATION | MAP ID |
|---|---|---|---|---|
| Hist-CalFID-CA | Listed | 0.19 miles E | 107 ft (1 ft higher than site) | 68 |

| SITE NAME | MAPS | ID |
|---|---|---|
| 1X ROBERT E ANDERSON (PROPERTY) | 1,2,4 | 7763653 |

| ADDRESS | CITY | ZIP |
|---|---|---|
| 9040 CULVER BLVD | CULVER CITY | 902320000 |

**DETAILS**

Reported Date: 1998

| DATABASE | STATUS | DISTANCE | ELEVATION | MAP ID |
|---|---|---|---|---|
| | | | | |

| Hist-CalFID-CA | Listed | 0.19 miles E | 107 ft (1 ft higher than site) | 68 |
|---|---|---|---|---|
| **SITE NAME** | | | **MAPS** | **ID** |
| 1X D & J CUSTOM CHROME PLATING | | | 1,2,4 | 7763652 |
| **ADDRESS** | | | **CITY** | **ZIP** |
| 9040 CULVER BLVD | | | CULVER CITY | 902320000 |
| **DETAILS** | | | | |
| Reported Date: 1998 | | | | |

| DATABASE | STATUS | DISTANCE | ELEVATION | MAP ID |
|---|---|---|---|---|
| County-Others-CA | Listed | 0.19 miles E | 107 ft (1 ft higher than site) | 69 |
| **SITE NAME** | | | **MAPS** | **ID** |
| JACKS WHOLESALE DIV | | | 1,2,4 | 006838-I07070-LAC |
| **ADDRESS** | | | **CITY** | **ZIP** |
| 9036 CULVER BLVD | | | CULVER CITY | 90230 |
| **DETAILS** | | | | |

Source of the list: County of Los Angeles
Responsible Agency: Los Angeles Department of Public Works Industrial Waste & Stormwater Permits
URL: http://ladpw.org/epd/OpenFileReview/Results.aspx?streetno=9036&streetdr=&streetname=CULVER&zip=90230
File URL: Not Reported
File Number: 006838-I07070
Status: CLOS
Status Description: Closed File. File no longer has an active permit.
Type: I
Type Description: Industrial Waste File

| DATABASE | STATUS | DISTANCE | ELEVATION | MAP ID |
|---|---|---|---|---|
| County-Others-CA | Listed | 0.19 miles SE | 101 ft (5 ft lower than site) | 70 |
| **SITE NAME** | | | **MAPS** | **ID** |
| | | | | |

| EATALIAN CAFE DBA ENJOEAT | 1,2,4 | 033841-057974-LAC |
|---|---|---|
| **ADDRESS** | **CITY** | **ZIP** |
| 3912 VAN BUREN PL | CULVER CITY | 90232 |

**DETAILS**

Source of the list: County of Los Angeles
Responsible Agency: Los Angeles Department of Public Works Industrial Waste & Stormwater Permits
URL: http://ladpw.org/epd/OpenFileReview/Results.aspx?streetno=3912&streetdr=&streetname=VAN%20BUREN&zip=90232
File URL: http://ladpw.org/epd/OpenFileReview/DMSResults.aspx?fileno=057974
File Number: 033841-057974
Status: PERM
Status Description: Active Permitted File
Type: I
Type Description: Industrial Waste File

| DATABASE | STATUS | DISTANCE | ELEVATION | MAP ID |
|---|---|---|---|---|
| Hist-CalFID-CA | Listed | 0.19 miles SW | 101 ft (5 ft lower than site) | **71** |
| **SITE NAME** | | | **MAPS** | **ID** |
| WILLIAM I ROFAEL | | | 1,2,4 | 7748166 |
| **ADDRESS** | | | **CITY** | **ZIP** |
| 9829 VENICE BLVD | | | LOS ANGELES | 900340000 |

**DETAILS**

Reported Date: 1998

| DATABASE | STATUS | DISTANCE | ELEVATION | MAP ID |
|---|---|---|---|---|
| Hist-CalFID-CA | Listed | 0.19 miles SW | 101 ft (5 ft lower than site) | **71** |
| **SITE NAME** | | | **MAPS** | **ID** |
| 1X ADLY'S CHEVRON | | | 1,2,4 | 7748165 |
| **ADDRESS** | | | **CITY** | **ZIP** |
| 9829 VENICE BLVD | | | LOS ANGELES | 900340000 |

| DETAILS |
|---|
| Reported Date: 1998 |

| DATABASE | STATUS | DISTANCE | ELEVATION | MAP ID |
|---|---|---|---|---|
| Hist-USTReg-CA | Listed | 0.19 miles SW | 101 ft (5 ft lower than site) | 71 |
| **SITE NAME** | | | **MAPS** | **ID** |
| WILLIAM I ROFAEL | | | 1,2,4 | 4045411 |
| **ADDRESS** | | | **CITY** | **ZIP** |
| 9829 VENICE | | | LOS ANGELES | 90034 |
| **DETAILS** | | | | |
| Reported Date: 1998 | | | | |

| DATABASE | STATUS | DISTANCE | ELEVATION | MAP ID |
|---|---|---|---|---|
| Hist-CalFID-CA | Listed | 0.2 miles NE | 114 ft (8 ft higher than site) | 72 |
| **SITE NAME** | | | **MAPS** | **ID** |
| G L X ENVIRONMENTAL SERVICES | | | 1,2,4 | 7753255 |
| **ADDRESS** | | | **CITY** | **ZIP** |
| 9143 EXPOSITION DR | | | LOS ANGELES | |
| **DETAILS** | | | | |
| Reported Date: 1998 | | | | |

| DATABASE | STATUS | DISTANCE | ELEVATION | MAP ID |
|---|---|---|---|---|
| Hist-CalFID-CA | Listed | 0.2 miles NE | 114 ft (8 ft higher than site) | 72 |
| **SITE NAME** | | | **MAPS** | **ID** |
| 1X EXPOSITION ONE | | | 1,2,4 | 7753254 |
| **ADDRESS** | | | **CITY** | **ZIP** |
| | | | | |

| 9143 EXPOSITION DR | LOS ANGELES | |
|---|---|---|

## DETAILS

Reported Date: 1998

| DATABASE | STATUS | DISTANCE | ELEVATION | MAP ID |
|---|---|---|---|---|
| Hist-Regional-Other-CA | Listed | 0.2 miles NE | 114 ft (8 ft higher than site) | 72 |

| SITE NAME | MAPS | ID |
|---|---|---|
| DORFMAN CONSTRUCTION CO. | 1,2,4 | 4287165 |

| ADDRESS | CITY | ZIP |
|---|---|---|
| 09143 EXPOSITION DR | | 90034 |

## DETAILS

Reported Date: 1998
List: LA County-Site Mitigation Complaint Control Log
Agency: Department of Health Services, LA County Public Health Investigations

| DATABASE | STATUS | DISTANCE | ELEVATION | MAP ID |
|---|---|---|---|---|
| Hist-Regional-Other-CA | Listed | 0.2 miles NE | 114 ft (8 ft higher than site) | 72 |

| SITE NAME | MAPS | ID |
|---|---|---|
| DORFMAN CONSTRUCTION | 1,2,4 | 3492954 |

| ADDRESS | CITY | ZIP |
|---|---|---|
| 09143 EXPOSITION DR | | 90034 |

## DETAILS

Reported Date: 1998
List: LA County-Site Mitigation Complaint Control Log
Agency: Department of Health Services, LA County Public Health Investigations

| DATABASE | STATUS | DISTANCE | ELEVATION | MAP ID |
|---|---|---|---|---|
| SML-CA | Listed | 0.2 miles NE | 114 ft (8 ft higher than site) | 72 |

| SITE NAME | MAPS | ID |
|---|---|---|
| DORFMAN CONSTRUCTION CO. | 1,2,4 | SD0010416 |
| **ADDRESS** | **CITY** | **ZIP** |
| 9143 EXPOSITION DR | LOS ANGELES | 90034 |

## DETAILS

Site ID: SD0010416
Case ID: RO0000399
Status: Not Reported
FMD ID: Not Reported
Abated: Y
Abated Date: 1/9/1997
File: Not Reported
Assigned To: Don Thompson

| DATABASE | STATUS | DISTANCE | ELEVATION | MAP ID |
|---|---|---|---|---|
| AIR-DIST-CA | Listed | 0.2 miles E | 103 ft (3 ft lower than site) | **73** |
| **SITE NAME** | | | **MAPS** | **ID** |
| TONY'S FOOD | | | 1,2,4 | 180749-SC |
| **ADDRESS** | | | **CITY** | **ZIP** |
| 9336 WASHINGTON BLVD | | | CULVER CITY | 90232 |

## DETAILS

District: South Coast AQMD
Compliance URL: http://www3.aqmd.gov/webappl/fim/prog/novnc.aspx?fac_id=180749
Note: For additional Facility, Equipment, Emissions, Hearing Board or Transporation Plan Information click on different tabs.
Facility Id: 180749
County Code: LA
County: Los Angeles
Facility Status Code: A
Facility Status: ACTIVE
Number of Employees: 0
Location Zip Code Extension: 2600
Facility Representative First Name: IVAN
Facility Representative Last Name: KERVM
Location Area Code: 818
Location Phone Number: 7009377

Location Phone Extension: Not Reported
Mailing Address: 9161 GAZETTE AVE
Mailing City: CHATSWORTH
Mailing State: CA
Mailing Zip Code: 91311
Mailing Zip Code Extension: 5918
Mailing Area Code: 818
Mailing Phone Number: 7009377
Mailing Phone Extension: Not Reported
Mailing Representative First Name: IVAN
Mailing Representative Last Name: KERVM

| DATABASE | STATUS | DISTANCE | ELEVATION | MAP ID |
|---|---|---|---|---|
| AIR-DIST-CA | Listed | 0.2 miles E | 103 ft (3 ft lower than site) | 73 |

| SITE NAME | MAPS | ID |
|---|---|---|
| THE CULVER STUDIOS | 1,2,4 | 141872-SC |

| ADDRESS | CITY | ZIP |
|---|---|---|
| 9336 W WASHINGTON BLVD | CULVER CITY | 90230 |

## DETAILS

District: South Coast AQMD
Compliance URL: http://www3.aqmd.gov/webappl/fim/prog/novnc.aspx?fac_id=141872
Note: For additional Facility, Equipment, Emissions, Hearing Board or Transporation Plan Information click on different tabs.
Facility Id: 141872
County Code: LA
County: Los Angeles
Facility Status Code: S
Facility Status: SOLD
Number of Employees: 50
Location Zip Code Extension: Not Reported
Facility Representative First Name: JULIAN
Facility Representative Last Name: BETANCOURT
Location Area Code: 310
Location Phone Number: 2023273
Location Phone Extension: Not Reported
Mailing Address: 9336 W WASHINGTON BLVD
Mailing City: CULVER CITY
Mailing State: CA
Mailing Zip Code: 90232
Mailing Zip Code Extension: 3195
Mailing Area Code: 310

Mailing Phone Number: 2023273
Mailing Phone Extension: Not Reported
Mailing Representative First Name: JULIAN
Mailing Representative Last Name: BETANCOURT

| DATABASE | STATUS | DISTANCE | ELEVATION | MAP ID |
|---|---|---|---|---|
| AIR-DIST-CA | Listed | 0.2 miles E | 103 ft (3 ft lower than site) | 73 |

| SITE NAME | MAPS | ID |
|---|---|---|
| THE CULVER STUDIOS | 1,2,4 | 75182-SC |

| ADDRESS | CITY | ZIP |
|---|---|---|
| 9336 W WASHINGTON BLVD | CULVER CITY | 90230 |

## DETAILS

District: South Coast AQMD
Compliance URL: http://www3.aqmd.gov/webappl/fim/prog/novnc.aspx?fac_id=75182
Note: For additional Facility, Equipment, Emissions, Hearing Board or Transporation Plan Information click on different tabs.
Facility Id: 75182
County Code: LA
County: Los Angeles
Facility Status Code: S
Facility Status: SOLD
Number of Employees: 100
Location Zip Code Extension: Not Reported
Facility Representative First Name: JON
Facility Representative Last Name: CORCORAN
Location Area Code: 310
Location Phone Number: 2444510
Location Phone Extension: Not Reported
Mailing Address: 10202 W WASHINGTON BLVD ATTN:ROSANNE FEILD
Mailing City: CULVER CITY
Mailing State: CA
Mailing Zip Code: 90232
Mailing Zip Code Extension: 3195
Mailing Area Code: 310
Mailing Phone Number: 2444510
Mailing Phone Extension: Not Reported
Mailing Representative First Name: JON
Mailing Representative Last Name: CORCORAN

| DATABASE | STATUS | DISTANCE | ELEVATION | MAP ID |
|---|---|---|---|---|
| AIR-DIST-CA | Listed | 0.2 miles E | 103 ft (3 ft lower than site) | 73 |

| SITE NAME | MAPS | ID |
|---|---|---|
| GTG ENTERTAINMENT | 1,2,4 | 87219-SC |

| ADDRESS | CITY | ZIP |
|---|---|---|
| 9336 W WASHINGTON BLVD | CULVER CITY | 90232 |

## DETAILS

District: South Coast AQMD
Compliance URL: http://www3.aqmd.gov/webappl/fim/prog/novnc.aspx?fac_id=87219
Note: For additional Facility, Equipment, Emissions, Hearing Board or Transporation Plan Information click on different tabs.
Facility Id: 87219
County Code: LA
County: Los Angeles
Facility Status Code: A
Facility Status: ACTIVE
Number of Employees: 0
Location Zip Code Extension: Not Reported
Facility Representative First Name: GRANT
Facility Representative Last Name: TINKER
Location Area Code: 213
Location Phone Number: 8365537
Location Phone Extension: Not Reported
Mailing Address: 9336 W WASHINGTON BLVD
Mailing City: CULVER CITY
Mailing State: CA
Mailing Zip Code: 90232
Mailing Zip Code Extension: Not Reported
Mailing Area Code: 213
Mailing Phone Number: 8365537
Mailing Phone Extension: Not Reported
Mailing Representative First Name: GRANT
Mailing Representative Last Name: TINKER


| DATABASE | STATUS | DISTANCE | ELEVATION | MAP ID |
|---|---|---|---|---|
| AIR-DIST-CA | Listed | 0.2 miles E | 103 ft (3 ft lower than site) | 73 |

| SITE NAME | MAPS | ID |
|---|---|---|
| THE CULVER STUDIOS OWNER, LLC | 1,2,4 | 178125-SC |
| **ADDRESS** | **CITY** | **ZIP** |
| 9336 W WASHINGTON BLVD | CULVER CITY | 90232 |

## DETAILS

District: South Coast AQMD
Compliance URL: http://www3.aqmd.gov/webappl/fim/prog/novnc.aspx?fac_id=178125
Note: For additional Facility, Equipment, Emissions, Hearing Board or Transporation Plan Information click on different tabs.
Facility Id: 178125
County Code: LA
County: Los Angeles
Facility Status Code: A
Facility Status: ACTIVE
Number of Employees: 50
Location Zip Code Extension: Not Reported
Facility Representative First Name: JAMES
Facility Representative Last Name: NALE
Location Area Code: 310
Location Phone Number: 2023281
Location Phone Extension: Not Reported
Mailing Address: 9336 W WASHINGTON BLVD
Mailing City: CULVER CITY
Mailing State: CA
Mailing Zip Code: 90232
Mailing Zip Code Extension: 3195
Mailing Area Code: 310
Mailing Phone Number: 2023281
Mailing Phone Extension: Not Reported
Mailing Representative First Name: JAMES
Mailing Representative Last Name: NALE

| DATABASE | STATUS | DISTANCE | ELEVATION | MAP ID |
|---|---|---|---|---|
| County-Others-CA | Listed | 0.2 miles E | 103 ft (3 ft lower than site) | **73** |
| **SITE NAME** | | | **MAPS** | **ID** |
| THE CULVER STUDIOS | | | 1,2,4 | 006971-020393-LAC |
| **ADDRESS** | | | **CITY** | **ZIP** |
| 9336 WASHINGTON BLVD | | | CULVER CITY | 90232 |

## DETAILS

Source of the list: County of Los Angeles
Responsible Agency: Los Angeles Department of Public Works Industrial Waste & Stormwater Permits
URL: http://ladpw.org/epd/OpenFileReview/Results.aspx?streetno=9336&streetdr=&streetname=WASHINGTON&zip=90232
File URL: Not Reported
File Number: 006971-020393
Status: CLOS
Status Description: Closed File. File no longer has an active permit.
Type: I
Type Description: Industrial Waste File

| DATABASE | STATUS | DISTANCE | ELEVATION | MAP ID |
|---|---|---|---|---|
| County-Others-CA | Listed | 0.2 miles E | 103 ft (3 ft lower than site) | 73 |

| SITE NAME | MAPS | ID |
|---|---|---|
| LAIRD INTL STUDIOS | 1,2,4 | 006971-I07209-LAC |

| ADDRESS | CITY | ZIP |
|---|---|---|
| 9336 WASHINGTON BLVD | CULVER CITY | 90232 |

## DETAILS

Source of the list: County of Los Angeles
Responsible Agency: Los Angeles Department of Public Works Industrial Waste & Stormwater Permits
URL: http://ladpw.org/epd/OpenFileReview/Results.aspx?streetno=9336&streetdr=&streetname=WASHINGTON&zip=90232
File URL: Not Reported
File Number: 006971-I07209
Status: CLOS
Status Description: Closed File. File no longer has an active permit.
Type: I
Type Description: Industrial Waste File

| DATABASE | STATUS | DISTANCE | ELEVATION | MAP ID |
|---|---|---|---|---|
| County-Others-CA | Listed | 0.2 miles E | 103 ft (3 ft lower than site) | 73 |

| SITE NAME | MAPS | ID |
|---|---|---|
| THE CULVER STUDIOS | 1,2,4 | 006971-041440-LAC |

| ADDRESS | CITY | ZIP |
|---|---|---|
| 9336 WASHINGTON BLVD | CULVER CITY | 90232 |

## DETAILS

Source of the list: County of Los Angeles
Responsible Agency: Los Angeles Department of Public Works Industrial Waste & Stormwater Permits
URL: http://ladpw.org/epd/OpenFileReview/Results.aspx?streetno=9336&streetdr=&streetname=WASHINGTON&zip=90232
File URL: http://ladpw.org/epd/OpenFileReview/DMSResults.aspx?fileno=041440
File Number: 006971-041440
Status: PERM
Status Description: Active Permitted File
Type: I
Type Description: Industrial Waste File

| DATABASE | STATUS | DISTANCE | ELEVATION | MAP ID |
|---|---|---|---|---|
| County-Others-CA | Listed | 0.2 miles E | 103 ft (3 ft lower than site) | 73 |

| SITE NAME | MAPS | ID |
|---|---|---|
| LAIRD INTL STUDIOS | 1,2,4 | 006971-007209-LAC |

| ADDRESS | CITY | ZIP |
|---|---|---|
| 9336 WASHINGTON BLVD | CULVER CITY | 90232 |

## DETAILS

Source of the list: County of Los Angeles
Responsible Agency: Los Angeles Department of Public Works Industrial Waste & Stormwater Permits
URL: http://ladpw.org/epd/OpenFileReview/Results.aspx?streetno=9336&streetdr=&streetname=WASHINGTON&zip=90232
File URL: Not Reported
File Number: 006971-007209
Status: REM
Status Description: Removed File. File does not have an active permit.
Type: Not Reported
Type Description: Not Reported

| DATABASE | STATUS | DISTANCE | ELEVATION | MAP ID |
|---|---|---|---|---|
| CRSP-CA | Listed | 0.2 miles E | 103 ft (3 ft lower than site) | 73 |

| SITE NAME | MAPS | ID |
|---|---|---|
| Sony Pictures Ent.-Culver City | 1,2,4 | 353324 |
| **ADDRESS** | **CITY** | **ZIP** |
| 9336 WASHINGTON | CULVER CITY | 90232 |

## DETAILS

Site Regulated Program Information
Site ID: 353324
Site EI ID: 261566
Agency Provided Latitude: 34.024143
Agency Provided Longitude: -118.39339

Program Description: Unregulated

Evaluation Information
: Not Reported
:Violation Information
Violation Date: 9/24/2002
Citation: California Water Code
Violation Description: Not Reported
Violation Note(s): Unpermitted discharge of approximately 12,719,300 gallons of untreated groundwater containing VOCs to the storm drain without a permit.
Violation Division: Water Boards
Violation Program: UNREGS
Violation Source: CIWQS

Enforcement Information
Enforcement Action Date: 11/20/2003
Enforcement Action Type: Administrative Enforcement with Penality
Enforcement Action Description: Administrative Enforcement with Civil Liability (Penality)
Enforcement Action Note(s): Not Reported
Enforcement Action Division: Water Boards
Enforcement Action Program: UNSPEC
Enforcement Action Source: CIWQS

Enforcement Action Date: 10/8/2003
Enforcement Action Type: Administrative Enforcement with Penality
Enforcement Action Description: Administrative Enforcement with Civil Liability (Penality)
Enforcement Action Note(s): Not Reported
Enforcement Action Division: Water Boards
Enforcement Action Program: UNSPEC
Enforcement Action Source: CIWQS

Enforcement Action Date: 1/21/2003

Enforcement Action Type: Enforcement Letter (Formal)
Enforcement Action Description: Enforcement Letter Citing Violations and with Required Actions (Formal)
Enforcement Action Note(s): Not Reported
Enforcement Action Division: Water Boards
Enforcement Action Program: UNSPEC
Enforcement Action Source: CIWQS

Chemical Information
: Not Reported
:Coordinate Information
: Not Reported
:

| DATABASE | STATUS | DISTANCE | ELEVATION | MAP ID |
|---|---|---|---|---|
| CRSP-CA | Listed | 0.2 miles E | 103 ft (3 ft lower than site) | 73 |

| SITE NAME | MAPS | ID |
|---|---|---|
| The Culver Studios | 1,2,4 | 512341 |

| ADDRESS | CITY | ZIP |
|---|---|---|
| 9336 WEST WASHINGTON BLVD | CULVER CITY | 90232 |

## DETAILS

Site Regulated Program Information
Site ID: 512341
Site EI ID: 865747
Agency Provided Latitude: 34.02275
Agency Provided Longitude: -118.39057

Program Description: Construction Storm Water

Evaluation Information
: Not Reported
:Violation Information
: Not Reported
:Enforcement Information
: Not Reported
:Chemical Information
: Not Reported
:Coordinate Information
: Not Reported
:

| DATABASE | STATUS | DISTANCE | ELEVATION | MAP ID |
|---|---|---|---|---|
| CRSP-CA | Listed | 0.2 miles E | 103 ft (3 ft lower than site) | 73 |

| SITE NAME | MAPS | ID |
|---|---|---|
| THE CULVER STUDIOS | 1,2,4 | 403712 |

| ADDRESS | CITY | ZIP |
|---|---|---|
| 9336 W WASHINGTON BLVD | CULVER CITY | 90232 |

## DETAILS

Site Regulated Program Information
Site ID: 403712
Site EI ID: 10299718
Agency Provided Latitude: 34.02272
Agency Provided Longitude: -118.39056

Program Description: Chemical Storage Facilities

Program Description: Hazardous Waste Generator

Evaluation Information
Evaluation Date: 7/9/2018
Violations Found? (Y/N): No
Evaluation General Type: Compliance Evaluation Inspection
Evaluation Type: Routine done by local agency
Evaluation Note(s): Inspected by: J.Luna  Consent by: Griffin Fils
Evaluation Division: Culver City Fire Department
Evaluation Program: HMRRP
Evaluation Source: CERS

Evaluation Date: 4/17/2018
Violations Found? (Y/N): No
Evaluation General Type: Compliance Evaluation Inspection
Evaluation Type: Routine done by local agency
Evaluation Note(s): Griffin Fils, Griffin Fils
Evaluation Division: Los Angeles County Fire Department
Evaluation Program: HW
Evaluation Source: CERS

Evaluation Date: 8/2/2017
Violations Found? (Y/N): No
Evaluation General Type: Compliance Evaluation Inspection

Evaluation Type: Routine done by local agency
Evaluation Note(s): Inspected by: J.Luna  Consent by:  Mike Harris
Evaluation Division: Culver City Fire Department
Evaluation Program: HMRRP
Evaluation Source: CERS

Evaluation Date: 4/14/2015
Violations Found? (Y/N): No
Evaluation General Type: Compliance Evaluation Inspection
Evaluation Type: Routine done by local agency
Evaluation Note(s): Inspectors: J. Luna/ T. Mac Tavish  Consent: Mike Harris
Evaluation Division: Culver City Fire Department
Evaluation Program: HMRRP
Evaluation Source: CERS

Evaluation Date: 1/21/2014
Violations Found? (Y/N): No
Evaluation General Type: Compliance Evaluation Inspection
Evaluation Type: Routine done by local agency
Evaluation Note(s): Not Reported
Evaluation Division: Los Angeles County Fire Department
Evaluation Program: HW
Evaluation Source: CERS

Evaluation Date: 1/21/2014
Violations Found? (Y/N): No
Evaluation General Type: Compliance Evaluation Inspection
Evaluation Type: Routine done by local agency
Evaluation Note(s): Inspected by Magdalena Ordonez.
Evaluation Division: Los Angeles County Fire Department
Evaluation Program: HW
Evaluation Source: CERS

Violation Information
: Not Reported
:Enforcement Information
: Not Reported
:Chemical Information
: Not Reported
:Coordinate Information
: Not Reported
:

| DATABASE | STATUS | DISTANCE | ELEVATION | MAP ID |
|---|---|---|---|---|
| Hist-CalFID-CA | Listed | 0.2 miles E | 103 ft (3 ft lower than site) | 73 |

| SITE NAME | MAPS | ID |
|---|---|---|
| LAIRD INTERNATIONAL STUDIOS | 1,2,4 | 4047524 |
| **ADDRESS** | **CITY** | **ZIP** |
| 9336 W. WASHINGTON BLVD | CULVER CITY | 902300000 |
| **DETAILS** | | |
| Reported Date: 1998 | | |

| DATABASE | STATUS | DISTANCE | ELEVATION | MAP ID |
|---|---|---|---|---|
| Hist-CalFID-CA | Listed | 0.2 miles E | 103 ft (3 ft lower than site) | **73** |
| **SITE NAME** | | | **MAPS** | **ID** |
| CULVER STUDIOS THE | | | 1,2,4 | 108818 |
| **ADDRESS** | | | **CITY** | **ZIP** |
| 9336 W. WASHINGTON BLVD | | | CULVER CITY | 902300000 |
| **DETAILS** | | | | |
| Reported Date: 1998 | | | | |

| DATABASE | STATUS | DISTANCE | ELEVATION | MAP ID |
|---|---|---|---|---|
| Hist-USTReg-CA | Listed | 0.2 miles E | 103 ft (3 ft lower than site) | **73** |
| **SITE NAME** | | | **MAPS** | **ID** |
| LAIRD INTL STUDIOS | | | 1,2,4 | 4047524 |
| **ADDRESS** | | | **CITY** | **ZIP** |
| 9336 W WASHINGTON | | | CULVER CITY | |
| **DETAILS** | | | | |
| Reported Date: 1998 | | | | |

| DATABASE | STATUS | DISTANCE | ELEVATION | MAP ID |
|---|---|---|---|---|
| | | | | |

| RCRA-LQG-US | Listed | 0.2 miles E | 103 ft (3 ft lower than site) | **73** |
|---|---|---|---|---|

| SITE NAME | MAPS | ID |
|---|---|---|
| THE CULVER STUDIOS | 1,2,4 | CAD039063565 |

| ADDRESS | CITY | ZIP |
|---|---|---|
| 9336 WEST WASHINGTON BOULEVARD | CULVER CITY | 90232 |

## DETAILS

Additional details may be found online using the following link:
https://enviro.epa.gov/enviro/rcrainfoquery_3.facility_information?pgm_sys_id=CAD039063565
Source Type: Annual/Biennial Report
Generator Status Universe: LQG
Generator Status: Large Quantity Generator
NAICS1: MOTION PICTURE AND VIDEO PRODUCTION
Active Site Indicator: H----
Owner Name: SONY PICTURES ENTERTAINMENT
Operator Name: SONY PICTUES ENTERTAINMENT
In Handler Universes: Y
In a Universe: Y
Short Term Generator: N
Importer Activity: N
Mixed Waste Generator: N
Transporter Activity: N
Transfer Facility: N
Recycler Activity: N
Onsite Burner Exemption: N
Furnace Exemption: N
Underground Injection Activity: N
Receives Waste From Off-site: N
Universal Waste: Y
Universal Waste Destination Facility: N
Used Oil Universe: NNNNNNN
Federal Universal Waste: Y
Active Site Federally Regulated TSDF: ------
Active Site Converter TSDF: ------
Active Site State Regulated TSDF: ------
Federal Indicator: ---
Hazardous Secondary Material Indicator: N
Operating Under 40 CFR Part 262 Subpart K: ----
Commercial TSD: -
TSD Type: -----
GPRA Permit Baseline: N
GPRA Renewals Baseline: N
Permit Renewal Workload: ------
Permit Workload Universe: ------

Permit Progress Universe: ------
Post-Closure Workload Universe: ------
Closure Workload Universe: ------
GPRA Corrective Action Baseline: N
Corrective Action Workload Universe: N
Subject to Corrective Action Universe: N
Non TSDFs Where CA Has Been Imposed: N
TSDFs Potentially Subject to Corrective Action Under 3004: N
TSDFs Only Subject to Corrective Action Under Discretionary: N
NCAPS Ranking: N
Environmental Control Indicator: N
Institutional Control Indicator: N
Human Exposure Indicator: N
Groundwater Controls Indicator: N
Operating TSDF Universe: ------
Full Enforcement Universe: ------
SNC Universe: N
Unaddressed SNC: N
Addressed SNC: N
SNC With Compliance Schedule: N
Financial Assurance Required: -----

Receive Date: 19830601
Acknowledge Flag Date: 19980304
Contact Country: US
Short Term Generator: N
Importer Activity: N
Mixed Waste Generator: N
Transporter Activity: N
Transfer Facility: N
TSD Activity: N
Recycler Activity: N
Onsite Burner Exemption: N
Furnace Exemption: N
Underground Injection Activity: N
Receives Waste From Off-site: N
Universal Waste Destination Facility: N
Used Oil Transporter: N
Used Oil Transfer Facility: N
Used Oil Processor: N
Used Oil Refiner: N
Used Oil Fuel Burner: N
Used Oil Fuel Marketer to Burner: N
Used Oil Specification Marketer: N

Receive Date: 19920128
Contact First Name: FRANK H
Contact Last Name: SIMPSON
Contact Country: US
Contact Phone: 310-202-1234

Contact Phone Extension: 3441
Short Term Generator: N
Importer Activity: N
Mixed Waste Generator: N
Transporter Activity: N
Transfer Facility: N
TSD Activity: N
Recycler Activity: N
Onsite Burner Exemption: N
Furnace Exemption: N
Underground Injection Activity: N
Receives Waste From Off-site: N
Universal Waste Destination Facility: N
Used Oil Transporter: N
Used Oil Transfer Facility: N
Used Oil Processor: N
Used Oil Refiner: N
Used Oil Fuel Burner: N
Used Oil Fuel Marketer to Burner: N
Used Oil Specification Marketer: N

Receive Date: 19940316
Contact First Name: FRANK H
Contact Last Name: SIMPSON III
Contact Country: US
Contact Phone: 310-202-1234
Contact Phone Extension: 3441
Short Term Generator: N
Importer Activity: N
Mixed Waste Generator: N
Transporter Activity: N
Transfer Facility: N
TSD Activity: N
Recycler Activity: N
Onsite Burner Exemption: N
Furnace Exemption: N
Underground Injection Activity: N
Receives Waste From Off-site: N
Universal Waste Destination Facility: N
Used Oil Transporter: N
Used Oil Transfer Facility: N
Used Oil Processor: N
Used Oil Refiner: N
Used Oil Fuel Burner: N
Used Oil Fuel Marketer to Burner: N
Used Oil Specification Marketer: N

Receive Date: 19960306
Contact First Name: ROSANNE
Contact Last Name: FEILD

Contact Country: US
Contact Phone: 310-280-4510
Short Term Generator: N
Importer Activity: N
Mixed Waste Generator: N
Transporter Activity: N
Transfer Facility: N
TSD Activity: N
Recycler Activity: N
Onsite Burner Exemption: N
Furnace Exemption: N
Underground Injection Activity: N
Receives Waste From Off-site: N
Universal Waste Destination Facility: N
Used Oil Transporter: N
Used Oil Transfer Facility: N
Used Oil Processor: N
Used Oil Refiner: N
Used Oil Fuel Burner: N
Used Oil Fuel Marketer to Burner: N
Used Oil Specification Marketer: N

Receive Date: 19960901
Acknowledge Flag Date: 19980304
Contact First Name: ENVIRONMENTAL
Contact Last Name: MANAGER
Contact Street 1: 10202 W WASHINGTON BLVD
Contact City: CULVER CITY
Contact State: CA
Contact Zip: 90232
Contact Country: US
Short Term Generator: N
Importer Activity: N
Mixed Waste Generator: N
Transporter Activity: N
Transfer Facility: N
TSD Activity: N
Recycler Activity: N
Onsite Burner Exemption: N
Furnace Exemption: N
Underground Injection Activity: N
Receives Waste From Off-site: N
Universal Waste Destination Facility: N
Used Oil Transporter: N
Used Oil Transfer Facility: N
Used Oil Processor: N
Used Oil Refiner: N
Used Oil Fuel Burner: N
Used Oil Fuel Marketer to Burner: N
Used Oil Specification Marketer: N

Receive Date: 19971202
Acknowledge Flag Date: 19980304
Contact Country: US
Short Term Generator: N
Importer Activity: N
Mixed Waste Generator: N
Transporter Activity: N
Transfer Facility: N
TSD Activity: N
Recycler Activity: N
Onsite Burner Exemption: N
Furnace Exemption: N
Underground Injection Activity: N
Receives Waste From Off-site: N
Universal Waste Destination Facility: N
Used Oil Transporter: N
Used Oil Transfer Facility: N
Used Oil Processor: N
Used Oil Refiner: N
Used Oil Fuel Burner: N
Used Oil Fuel Marketer to Burner: N
Used Oil Specification Marketer: N

Receive Date: 19971202
Acknowledge Flag Date: 19980304
Contact First Name: ROSANNE
Contact Last Name: FEILD
Contact Street 1: 10202 W WASHINGTON BLVD
Contact City: CULVER CITY
Contact State: CA
Contact Zip: 90232
Contact Country: US
Contact Phone: 310-244-4510
Short Term Generator: N
Importer Activity: N
Mixed Waste Generator: N
Transporter Activity: N
Transfer Facility: N
TSD Activity: N
Recycler Activity: N
Onsite Burner Exemption: N
Furnace Exemption: N
Underground Injection Activity: N
Receives Waste From Off-site: N
Universal Waste Destination Facility: N
Used Oil Transporter: N
Used Oil Transfer Facility: N
Used Oil Processor: N
Used Oil Refiner: N

Used Oil Fuel Burner: N
Used Oil Fuel Marketer to Burner: N
Used Oil Specification Marketer: N

Receive Date: 19990304
Contact First Name: ROSANNE
Contact Last Name: FEILD
Contact Country: US
Contact Phone: 310-244-4510
Short Term Generator: N
Importer Activity: N
Mixed Waste Generator: N
Transporter Activity: N
Transfer Facility: N
TSD Activity: N
Recycler Activity: N
Onsite Burner Exemption: N
Furnace Exemption: N
Underground Injection Activity: N
Receives Waste From Off-site: N
Universal Waste Destination Facility: N
Used Oil Transporter: N
Used Oil Transfer Facility: N
Used Oil Processor: N
Used Oil Refiner: N
Used Oil Fuel Burner: N
Used Oil Fuel Marketer to Burner: N
Used Oil Specification Marketer: N

Receive Date: 20001012
Contact First Name: ROSANNE
Contact Last Name: FEILD
Contact Country: US
Contact Phone: 310-244-4510
Short Term Generator: N
Importer Activity: N
Mixed Waste Generator: N
Transporter Activity: N
Transfer Facility: N
TSD Activity: N
Recycler Activity: N
Onsite Burner Exemption: N
Furnace Exemption: N
Underground Injection Activity: N
Receives Waste From Off-site: N
Universal Waste Destination Facility: N
Used Oil Transporter: N
Used Oil Transfer Facility: N
Used Oil Processor: N
Used Oil Refiner: N

Used Oil Fuel Burner: N
Used Oil Fuel Marketer to Burner: N
Used Oil Specification Marketer: N

Receive Date: 20020228
Contact First Name: JON
Contact Middle Initial: A
Contact Last Name: CORCORAN
Contact Country: US
Contact Phone: 310-244-4510
Contact E-mail Address: JON_CORCORAN@SPE.SONY.COM
Short Term Generator: N
Importer Activity: N
Mixed Waste Generator: N
Transporter Activity: N
Transfer Facility: N
TSD Activity: N
Recycler Activity: N
Onsite Burner Exemption: N
Furnace Exemption: N
Underground Injection Activity: N
Receives Waste From Off-site: N
Universal Waste Destination Facility: N
Used Oil Transporter: N
Used Oil Transfer Facility: N
Used Oil Processor: N
Used Oil Refiner: N
Used Oil Fuel Burner: N
Used Oil Fuel Marketer to Burner: N
Used Oil Specification Marketer: N

Receive Date: 20040226
Contact First Name: JON
Contact Last Name: CORCORAN
Contact Country: US
Contact Phone: 310-244-4510
Contact E-mail Address: JON_CORCORAN@SPE.SONY.COM
Short Term Generator: N
Importer Activity: N
Mixed Waste Generator: N
Transporter Activity: N
Transfer Facility: N
TSD Activity: N
Recycler Activity: N
Onsite Burner Exemption: N
Furnace Exemption: N
Underground Injection Activity: N
Receives Waste From Off-site: N
Universal Waste Destination Facility: N
Used Oil Transporter: N

Used Oil Transfer Facility: N
Used Oil Processor: N
Used Oil Refiner: N
Used Oil Fuel Burner: N
Used Oil Fuel Marketer to Burner: N
Used Oil Specification Marketer: N

Receive Date: 20040408
Contact First Name: JON
Contact Middle Initial: A
Contact Last Name: CORCORAN
Contact Street 1: 10202 W WASHINGTON BLVD
Contact City: CULVER CITY
Contact State: CA
Contact Zip: 90232
Contact Country: US
Contact Phone: 310-244-4510
Short Term Generator: N
Importer Activity: N
Mixed Waste Generator: N
Transporter Activity: N
Transfer Facility: N
TSD Activity: N
Recycler Activity: N
Onsite Burner Exemption: N
Furnace Exemption: N
Underground Injection Activity: N
Receives Waste From Off-site: N
Universal Waste Destination Facility: N
Used Oil Transporter: N
Used Oil Transfer Facility: N
Used Oil Processor: N
Used Oil Refiner: N
Used Oil Fuel Burner: N
Used Oil Fuel Marketer to Burner: N
Used Oil Specification Marketer: N

Waste Code: 133 |
Waste Code: 133 |
Waste Code: 181 |
Waste Code: 181 |
Waste Code: 214 |
Waste Code: 214 |
Waste Code: 331 |
Waste Code: 331 |
Waste Code: 352 |
Waste Code: 352 |
Waste Code: 551 |
Waste Code: 551 |
Evaluation Type Description*: COMPLIANCE EVALUATION INSPECTION ON-SITE

Evaluation Start Date: 20060922
Found Violation Flag: N
Citizen Complaint Flag: N
Multimedia Inspection Flag: N
Sampling Flag: N
Not Subtitle C Flag: N

Universal Waste Description: Batteries | Universal Waste Active Status: Y | Accumulated: Y | Generated: Y |
Universal Waste Description: Lamps | Universal Waste Active Status: Y | Accumulated: Y | Generated: Y |
Universal Waste Description: Mercury containing equipment | Universal Waste Active Status: Y | Accumulated: Y |
Generated: Y |

| DATABASE | STATUS | DISTANCE | ELEVATION | MAP ID |
|---|---|---|---|---|
| RCRA-NON-US | Listed | 0.2 miles E | 103 ft (3 ft lower than site) | **73** |

| SITE NAME | MAPS | ID |
|---|---|---|
| THE CULVER STUDIOS OWNER LLC | 1,2,4 | CAL000399006 |

| ADDRESS | CITY | ZIP |
|---|---|---|
| 9336 WASHINGTON BLVD | CULVER CITY | 90232 |

## DETAILS

Additional details may be found online using the following link:
https://enviro.epa.gov/enviro/rcrainfoquery_3.facility_information?pgm_sys_id=CAL000399006
Source Type: Implementer
Generator Status Universe: N
Generator Status: Non-Generator
NAICS1: INDEPENDENT ARTISTS, WRITERS, AND PERFORMERS
Active Site Indicator: H----
Owner Name: THE CULVER STUDIOS OWNER LLC
Operator Name: MARY CAMPBELL
In Handler Universes: Y
In a Universe: Y
Short Term Generator: N
Importer Activity: N
Mixed Waste Generator: N
Transporter Activity: N
Transfer Facility: N
Recycler Activity: N
Onsite Burner Exemption: N
Furnace Exemption: N
Underground Injection Activity: N
Receives Waste From Off-site: N
Universal Waste: Y

Universal Waste Destination Facility: Y
Used Oil Universe: NNNNNNN
Federal Universal Waste: N
Active Site Federally Regulated TSDF: ------
Active Site Converter TSDF: ------
Active Site State Regulated TSDF: ------
Federal Indicator: ---
Hazardous Secondary Material Indicator: N
Operating Under 40 CFR Part 262 Subpart K: ----
Commercial TSD: -
TSD Type: -----
GPRA Permit Baseline: N
GPRA Renewals Baseline: N
Permit Renewal Workload: ------
Permit Workload Universe: ------
Permit Progress Universe: ------
Post-Closure Workload Universe: ------
Closure Workload Universe: ------
GPRA Corrective Action Baseline: N
Corrective Action Workload Universe: N
Subject to Corrective Action Universe: N
Non TSDFs Where CA Has Been Imposed: N
TSDFs Potentially Subject to Corrective Action Under 3004: N
TSDFs Only Subject to Corrective Action Under Discretionary: N
NCAPS Ranking: N
Environmental Control Indicator: N
Institutional Control Indicator: N
Human Exposure Indicator: N
Groundwater Controls Indicator: N
Operating TSDF Universe: ------
Full Enforcement Universe: ------
SNC Universe: N
Unaddressed SNC: N
Addressed SNC: N
SNC With Compliance Schedule: N
Financial Assurance Required: -----

Receive Date: 20140721
Acknowledge Flag Date: 20140721
Contact First Name: MARY
Contact Last Name: CAMPBELL
Contact Street 1: 9336 WASHINGTON BLVD
Contact City: CULVER CITY
Contact State: CA
Contact Zip: 90232
Contact Phone: 310-202-3440
Contact FAX: 310-202-3314
Contact E-mail Address: MARY_CAMPBELL@THECULVERSTUDIOS.COM
Short Term Generator: N
Importer Activity: N

Mixed Waste Generator: N
Transporter Activity: N
Transfer Facility: N
TSD Activity: N
Recycler Activity: N
Onsite Burner Exemption: N
Furnace Exemption: N
Underground Injection Activity: N
Receives Waste From Off-site: N
Universal Waste Destination Facility: Y
Used Oil Transporter: N
Used Oil Transfer Facility: N
Used Oil Processor: N
Used Oil Refiner: N
Used Oil Fuel Burner: N
Used Oil Fuel Marketer to Burner: N
Used Oil Specification Marketer: N

| DATABASE | STATUS | DISTANCE | ELEVATION | MAP ID |
|---|---|---|---|---|
| RCRA-NON-US | Listed | 0.2 miles S | 98 ft (8 ft lower than site) | 74 |

| SITE NAME | MAPS | ID |
|---|---|---|
| CAROL CAMP | 1,2,4 | CAC003050376 |

| ADDRESS | CITY | ZIP |
|---|---|---|
| 9735 WASHINGTON BLVD | CULVER CITY | 90232 |

## DETAILS

Additional details may be found online using the following link:
https://enviro.epa.gov/enviro/rcrainfoquery_3.facility_information?pgm_sys_id=CAC003050376
Source Type: Implementer
Generator Status Universe: N
Generator Status: Non-Generator
NAICS1: ALL OTHER WASTE MANAGEMENT SERVICES
Active Site Indicator: -----
Owner Name: CAROL CAMP
Operator Name: CAROL CAMP
In Handler Universes: N
In a Universe: N
Short Term Generator: N
Importer Activity: N
Mixed Waste Generator: N
Transporter Activity: N

Transfer Facility: N
Recycler Activity: N
Onsite Burner Exemption: N
Furnace Exemption: N
Underground Injection Activity: N
Receives Waste From Off-site: N
Universal Waste: N
Universal Waste Destination Facility: N
Used Oil Universe: NNNNNNN
Federal Universal Waste: N
Active Site Federally Regulated TSDF: ------
Active Site Converter TSDF: ------
Active Site State Regulated TSDF: ------
Federal Indicator: ---
Hazardous Secondary Material Indicator: N
Operating Under 40 CFR Part 262 Subpart K: ----
Commercial TSD: -
TSD Type: -----
GPRA Permit Baseline: N
GPRA Renewals Baseline: N
Permit Renewal Workload: ------
Permit Workload Universe: ------
Permit Progress Universe: ------
Post-Closure Workload Universe: ------
Closure Workload Universe: ------
GPRA Corrective Action Baseline: N
Corrective Action Workload Universe: N
Subject to Corrective Action Universe: N
Non TSDFs Where CA Has Been Imposed: N
TSDFs Potentially Subject to Corrective Action Under 3004: N
TSDFs Only Subject to Corrective Action Under Discretionary: N
NCAPS Ranking: N
Environmental Control Indicator: N
Institutional Control Indicator: N
Human Exposure Indicator: N
Groundwater Controls Indicator: N
Operating TSDF Universe: ------
Full Enforcement Universe: ------
SNC Universe: N
Unaddressed SNC: N
Addressed SNC: N
SNC With Compliance Schedule: N
Financial Assurance Required: -----

Receive Date: 20200110
Acknowledge Flag Date: 20200110
Contact First Name: CAROL
Contact Last Name: CAMP
Contact Street 1: 9735 WASHINGTON BLVD
Contact City: CULVER CITY

Contact State: CA
Contact Zip: 90232
Contact Phone: 310-807-8405
Contact E-mail Address: KYLE@FORTEENVIRONMENTAL.COM
Short Term Generator: N
Importer Activity: N
Transporter Activity: N
Transfer Facility: N
TSD Activity: N
Recycler Activity: N
Onsite Burner Exemption: N
Furnace Exemption: N
Underground Injection Activity: N
Receives Waste From Off-site: N
Universal Waste Destination Facility: N
Used Oil Transporter: N
Used Oil Transfer Facility: N
Used Oil Processor: N
Used Oil Refiner: N
Used Oil Fuel Burner: N
Used Oil Fuel Marketer to Burner: N
Used Oil Specification Marketer: N

| DATABASE | STATUS | DISTANCE | ELEVATION | MAP ID |
|---|---|---|---|---|
| RCRA-NON-US | Listed | 0.2 miles S | 98 ft (8 ft lower than site) | 74 |

| SITE NAME | MAPS | ID |
|---|---|---|
| LOT 9735, LLC C/O CLARETT WEST | 1,2,4 | CAC003054184 |

| ADDRESS | CITY | ZIP |
|---|---|---|
| 9735 WASHINGTON BOULEVARD | CULVER CITY | 90232 |

## DETAILS

Additional details may be found online using the following link:
https://enviro.epa.gov/enviro/rcrainfoquery_3.facility_information?pgm_sys_id=CAC003054184
Source Type: Implementer
Generator Status Universe: N
Generator Status: Non-Generator
NAICS1: LAND SUBDIVISION
Active Site Indicator: -----
Owner Name: LOT 9735, LLC C/O CLARETT WEST
Operator Name: CAROL CAMP
In Handler Universes: N

In a Universe: N
Short Term Generator: N
Importer Activity: N
Mixed Waste Generator: N
Transporter Activity: N
Transfer Facility: N
Recycler Activity: N
Onsite Burner Exemption: N
Furnace Exemption: N
Underground Injection Activity: N
Receives Waste From Off-site: N
Universal Waste: N
Universal Waste Destination Facility: N
Used Oil Universe: NNNNNNN
Federal Universal Waste: N
Active Site Federally Regulated TSDF: ------
Active Site Converter TSDF: ------
Active Site State Regulated TSDF: ------
Federal Indicator: ---
Hazardous Secondary Material Indicator: N
Operating Under 40 CFR Part 262 Subpart K: ----
Commercial TSD: -
TSD Type: -----
GPRA Permit Baseline: N
GPRA Renewals Baseline: N
Permit Renewal Workload: ------
Permit Workload Universe: ------
Permit Progress Universe: ------
Post-Closure Workload Universe: ------
Closure Workload Universe: ------
GPRA Corrective Action Baseline: N
Corrective Action Workload Universe: N
Subject to Corrective Action Universe: N
Non TSDFs Where CA Has Been Imposed: N
TSDFs Potentially Subject to Corrective Action Under 3004: N
TSDFs Only Subject to Corrective Action Under Discretionary: N
NCAPS Ranking: N
Environmental Control Indicator: N
Institutional Control Indicator: N
Human Exposure Indicator: N
Groundwater Controls Indicator: N
Operating TSDF Universe: ------
Full Enforcement Universe: ------
SNC Universe: N
Unaddressed SNC: N
Addressed SNC: N
SNC With Compliance Schedule: N
Financial Assurance Required: -----

Receive Date: 20200204

Acknowledge Flag Date: 20200204
Contact First Name: CAROL
Contact Last Name: CAMP
Contact Street 1: 1901 AVENUE OF THE STARS
Contact Street 2: SUITE 1465
Contact City: LOS ANGELES
Contact State: CA
Contact Zip: 90067
Contact Phone: 310-807-8405
Contact FAX: 310-557-9865
Contact E-mail Address: JFARMER@AMERICANINTEGRATED.COM
Short Term Generator: N
Importer Activity: N
Transporter Activity: N
Transfer Facility: N
TSD Activity: N
Recycler Activity: N
Onsite Burner Exemption: N
Furnace Exemption: N
Underground Injection Activity: N
Receives Waste From Off-site: N
Universal Waste Destination Facility: N
Used Oil Transporter: N
Used Oil Transfer Facility: N
Used Oil Processor: N
Used Oil Refiner: N
Used Oil Fuel Burner: N
Used Oil Fuel Marketer to Burner: N
Used Oil Specification Marketer: N

| DATABASE | STATUS | DISTANCE | ELEVATION | MAP ID |
|---|---|---|---|---|
| AIR-DIST-CA | Listed | 0.21 miles E | 104 ft (2 ft lower than site) | 75 |

| SITE NAME | MAPS | ID |
|---|---|---|
| CITY OF CULVER CITY, PUBLIC WORKS DEPT | 1,2,4 | 135367-SC |

| ADDRESS | CITY | ZIP |
|---|---|---|
| 9099 WASHINGTON BLVD | CULVER CITY | 90232 |

## DETAILS

District: South Coast AQMD
Compliance URL: http://www3.aqmd.gov/webappl/fim/prog/novnc.aspx?fac_id=135367
Note: For additional Facility, Equipment, Emissions, Hearing Board or Transporation Plan Information click on different tabs.

Facility Id: 135367
County Code: LA
County: Los Angeles
Facility Status Code: A
Facility Status: ACTIVE
Number of Employees: 0
Location Zip Code Extension: 2501
Facility Representative First Name: DAVE
Facility Representative Last Name: HOPKINS
Location Area Code: 310
Location Phone Number: 2536444
Location Phone Extension: Not Reported
Mailing Address: 9770 CULVER BLVD ATTN; JOHN FISANOTTI
Mailing City: CULVER CITY
Mailing State: CA
Mailing Zip Code: 90232
Mailing Zip Code Extension: 0507
Mailing Area Code: 310
Mailing Phone Number: 2536444
Mailing Phone Extension: Not Reported
Mailing Representative First Name: DAVE
Mailing Representative Last Name: HOPKINS

| DATABASE | STATUS | DISTANCE | ELEVATION | MAP ID |
|---|---|---|---|---|
| County-Others-CA | Listed | 0.21 miles E | 104 ft (2 ft lower than site) | 75 |

| SITE NAME | MAPS | ID |
|---|---|---|
| MURPHY BUICK INC | 1,2,4 | 006834-I07066-LAC |

| ADDRESS | CITY | ZIP |
|---|---|---|
| 9099 WASHINGTON BLVD | CULVER CITY | 90232 |

## DETAILS

Source of the list: County of Los Angeles
Responsible Agency: Los Angeles Department of Public Works Industrial Waste & Stormwater Permits
URL: http://ladpw.org/epd/OpenFileReview/Results.aspx?streetno=9099&streetdr=&streetname=WASHINGTON&zip=90232
File URL: Not Reported
File Number: 006834-I07066
Status: CLOS
Status Description: Closed File. File no longer has an active permit.
Type: I
Type Description: Industrial Waste File

| DATABASE | STATUS | DISTANCE | ELEVATION | MAP ID |
|---|---|---|---|---|
| County-Others-CA | Listed | 0.21 miles E | 104 ft (2 ft lower than site) | 75 |
| **SITE NAME** | | | **MAPS** | **ID** |
| ********** | | | 1,2,4 | 006834-041082-LAC |
| **ADDRESS** | | | **CITY** | **ZIP** |
| 9099 WASHINGTON BLVD | | | CULVER CITY | 90232 |

**DETAILS**

Source of the list: County of Los Angeles
Responsible Agency: Los Angeles Department of Public Works Industrial Waste & Stormwater Permits
URL: http://ladpw.org/epd/OpenFileReview/Results.aspx?streetno=9099&streetdr=&streetname=WASHINGTON&zip=90232
File URL: Not Reported
File Number: 006834-041082
Status: OPEN
Status Description: Open File for record purposes.
Type: Not Reported
Type Description: Not Reported

| DATABASE | STATUS | DISTANCE | ELEVATION | MAP ID |
|---|---|---|---|---|
| County-UST-CA | Listed | 0.21 miles E | 104 ft (2 ft lower than site) | 75 |
| **SITE NAME** | | | **MAPS** | **ID** |
| BILL MURPHY BUICK | | | 1,2,4 | 006834-007066-LAC |
| **ADDRESS** | | | **CITY** | **ZIP** |
| 9099 WASHINGTON BLVD | | | CULVER CITY | 90232 |

**DETAILS**

Source of the list: County of Los Angeles
Responsible Agency: Los Angeles Department of Public Works
URL: http://ladpw.org/epd/OpenFileReview/Results.aspx?streetno=9099&streetdr=&streetname=WASHINGTON&zip=90232
File URL: Not Reported
File Number: 006834-007066

Status: REM
Status Description: Removed File. File does not have an active permit.
Type: T
Type Description: Underground Storage Tank File

| DATABASE | STATUS | DISTANCE | ELEVATION | MAP ID |
|---|---|---|---|---|
| CRSP-CA | Listed | 0.21 miles E | 104 ft (2 ft lower than site) | 75 |

| SITE NAME | MAPS | ID |
|---|---|---|
| SPRINT CELL SITE LA60XC441 | 1,2,4 | 156013 |

| ADDRESS | CITY | ZIP |
|---|---|---|
| 9099 WASHINGTON BLVD | CULVER CITY | 90232 |

## DETAILS

Site Regulated Program Information
Site ID: 156013
Site EI ID: 10309939
Agency Provided Latitude: 34.024735
Agency Provided Longitude: -118.392406

Program Description: Chemical Storage Facilities

Evaluation Information
Evaluation Date: 6/21/2016
Violations Found? (Y/N): No
Evaluation General Type: Compliance Evaluation Inspection
Evaluation Type: Routine done by local agency
Evaluation Note(s): Inspected by: J.Luna/T.Mac  Consent by: Jose Villalta
Evaluation Division: Culver City Fire Department
Evaluation Program: HMRRP
Evaluation Source: CERS

Evaluation Date: 9/23/2013
Violations Found? (Y/N): No
Evaluation General Type: Compliance Evaluation Inspection
Evaluation Type: Routine done by local agency
Evaluation Note(s): Inspectors: T. Mac Tavish/ J. Luna  Consent: Jose Villalta
Evaluation Division: Culver City Fire Department
Evaluation Program: HMRRP
Evaluation Source: CERS

Violation Information
: Not Reported
:Enforcement Information
: Not Reported
:Chemical Information
: Not Reported
:Coordinate Information
Program ID: 10309939
ENV INT Type Code: HMBP
Coordinate Name: Not Reported
Reference Point Type Description: Center of a facility or station.
Agency Provided Latitude: 34.024740
Agency Provided Longitude: -118.392410

| DATABASE | STATUS | DISTANCE | ELEVATION | MAP ID |
|---|---|---|---|---|
| Hist-CalFID-CA | Listed | 0.21 miles E | 104 ft (2 ft lower than site) | 75 |
| **SITE NAME** | | | **MAPS** | **ID** |
| BILL MURPHY BRICK, INC. | | | 1,2,4 | 7759102 |
| **ADDRESS** | | | **CITY** | **ZIP** |
| 9099 W. WASHINGTON BLVD | | | CULVER CITY | 902300000 |
| **DETAILS** | | | | |
| Reported Date: 1998 | | | | |

| DATABASE | STATUS | DISTANCE | ELEVATION | MAP ID |
|---|---|---|---|---|
| Hist-CalFID-CA | Listed | 0.21 miles E | 104 ft (2 ft lower than site) | 75 |
| **SITE NAME** | | | **MAPS** | **ID** |
| BILL MURPHY BUICK, INC | | | 1,2,4 | 48111 |
| **ADDRESS** | | | **CITY** | **ZIP** |
| 9099 W. WASHINGTON BLVD | | | CULVER CITY | 902300000 |

## DETAILS

Reported Date: 1998

| DATABASE | STATUS | DISTANCE | ELEVATION | MAP ID |
|---|---|---|---|---|
| RCRA-SQG-US | Listed | 0.21 miles E | 104 ft (2 ft lower than site) | 75 |

| SITE NAME | MAPS | ID |
|---|---|---|
| FOX HILLS BUICK GMC PONTIAC | 1,2,4 | CAD981388176 |

| ADDRESS | CITY | ZIP |
|---|---|---|
| 9099 W WASHINGTON BLVD | CULVER CITY | 90230 |

## DETAILS

Additional details may be found online using the following link:
https://enviro.epa.gov/enviro/rcrainfoquery_3.facility_information?pgm_sys_id=CAD981388176
Source Type: Notification
Generator Status Universe: SQG
Generator Status: Small Quantity Generator
NAICS1: NEW CAR DEALERS
Active Site Indicator: H----
Owner Name: BOB BODELLA
In Handler Universes: Y
In a Universe: Y
Short Term Generator: N
Importer Activity: N
Mixed Waste Generator: N
Transporter Activity: N
Transfer Facility: N
Recycler Activity: N
Onsite Burner Exemption: N
Furnace Exemption: N
Underground Injection Activity: N
Receives Waste From Off-site: N
Universal Waste: N
Universal Waste Destination Facility: N
Used Oil Universe: NNNNNNN
Federal Universal Waste: N
Active Site Federally Regulated TSDF: ------
Active Site Converter TSDF: ------
Active Site State Regulated TSDF: ------
Federal Indicator: ---
Hazardous Secondary Material Indicator: N
Operating Under 40 CFR Part 262 Subpart K: ----
Commercial TSD: -

TSD Type: -----
GPRA Permit Baseline: N
GPRA Renewals Baseline: N
Permit Renewal Workload: ------
Permit Workload Universe: ------
Permit Progress Universe: ------
Post-Closure Workload Universe: ------
Closure Workload Universe: ------
GPRA Corrective Action Baseline: N
Corrective Action Workload Universe: N
Subject to Corrective Action Universe: N
Non TSDFs Where CA Has Been Imposed: N
TSDFs Potentially Subject to Corrective Action Under 3004: N
TSDFs Only Subject to Corrective Action Under Discretionary: N
NCAPS Ranking: N
Environmental Control Indicator: N
Institutional Control Indicator: N
Human Exposure Indicator: N
Groundwater Controls Indicator: N
Operating TSDF Universe: ------
Full Enforcement Universe: ------
SNC Universe: N
Unaddressed SNC: N
Addressed SNC: N
SNC With Compliance Schedule: N
Financial Assurance Required: -----

Receive Date: 19950112
Acknowledge Flag Date: 19950118
Contact First Name: LARRY
Contact Last Name: NEAL
Contact Street 1: 9099 W WASHINGTON BLVD
Contact City: CULVER CITY
Contact State: CA
Contact Zip: 90230
Contact Country: US
Contact Phone: 310-837-1211
Short Term Generator: N
Importer Activity: N
Mixed Waste Generator: N
Transporter Activity: N
Transfer Facility: N
TSD Activity: N
Recycler Activity: N
Onsite Burner Exemption: N
Furnace Exemption: N
Underground Injection Activity: N
Receives Waste From Off-site: N
Universal Waste Destination Facility: N
Used Oil Transporter: N

Used Oil Transfer Facility: N
Used Oil Processor: N
Used Oil Refiner: N
Used Oil Fuel Burner: N
Used Oil Fuel Marketer to Burner: N
Used Oil Specification Marketer: N

| DATABASE | STATUS | DISTANCE | ELEVATION | MAP ID |
|---|---|---|---|---|
| Hist-CalFID-CA | Listed | 0.21 miles N | 117 ft (11 ft higher than site) | 76 |

| SITE NAME | MAPS | ID |
|---|---|---|
| RESEARCH DEVELOPMENT | 1,2,4 | 362602 |

| ADDRESS | CITY | ZIP |
|---|---|---|
| 9200 EXPOSITION BLVD | LOS ANGELES | 900340000 |

**DETAILS**

Reported Date: 1998

| DATABASE | STATUS | DISTANCE | ELEVATION | MAP ID |
|---|---|---|---|---|
| RCRA-NON-US | Listed | 0.21 miles N | 117 ft (11 ft higher than site) | 76 |

| SITE NAME | MAPS | ID |
|---|---|---|
| LUIS WATKINS CUSTOM WROUGHT IRON LLC | 1,2,4 | CAL000358579 |

| ADDRESS | CITY | ZIP |
|---|---|---|
| 9200 EXPOSITION BLVD | LOS ANGELES | 90034 |

**DETAILS**

Additional details may be found online using the following link:
https://enviro.epa.gov/enviro/rcrainfoquery_3.facility_information?pgm_sys_id=CAL000358579
Source Type: Implementer
Generator Status Universe: N
Generator Status: Non-Generator
NAICS1: SHOWCASE, PARTITION, SHELVING, AND LOCKER MANUFACTURING
Active Site Indicator: H----
Owner Name: JULIAN WATKINS

Operator Name: JULIAN WATKINS
In Handler Universes: Y
In a Universe: Y
Short Term Generator: N
Importer Activity: N
Mixed Waste Generator: N
Transporter Activity: N
Transfer Facility: N
Recycler Activity: N
Onsite Burner Exemption: N
Furnace Exemption: N
Underground Injection Activity: N
Receives Waste From Off-site: N
Universal Waste: Y
Universal Waste Destination Facility: Y
Used Oil Universe: NNNNNNN
Federal Universal Waste: N
Active Site Federally Regulated TSDF: ------
Active Site Converter TSDF: ------
Active Site State Regulated TSDF: ------
Federal Indicator: ---
Hazardous Secondary Material Indicator: N
Operating Under 40 CFR Part 262 Subpart K: ----
Commercial TSD: -
TSD Type: -----
GPRA Permit Baseline: N
GPRA Renewals Baseline: N
Permit Renewal Workload: ------
Permit Workload Universe: ------
Permit Progress Universe: ------
Post-Closure Workload Universe: ------
Closure Workload Universe: ------
GPRA Corrective Action Baseline: N
Corrective Action Workload Universe: N
Subject to Corrective Action Universe: N
Non TSDFs Where CA Has Been Imposed: N
TSDFs Potentially Subject to Corrective Action Under 3004: N
TSDFs Only Subject to Corrective Action Under Discretionary: N
NCAPS Ranking: N
Environmental Control Indicator: N
Institutional Control Indicator: N
Human Exposure Indicator: N
Groundwater Controls Indicator: N
Operating TSDF Universe: ------
Full Enforcement Universe: ------
SNC Universe: N
Unaddressed SNC: N
Addressed SNC: N
SNC With Compliance Schedule: N
Financial Assurance Required: -----

Receive Date: 20101108
Acknowledge Flag Date: 20101108
Contact First Name: JULIAN
Contact Last Name: WATKINS
Contact Street 1: 3737 S DURANGO AVE
Contact City: LOS ANGELES
Contact State: CA
Contact Zip: 90034
Contact Phone: 310-702-5655
Contact FAX: 310-836-3052
Contact E-mail Address: IMJW@LUISWATKINS.COM
Short Term Generator: N
Importer Activity: N
Mixed Waste Generator: N
Transporter Activity: N
Transfer Facility: N
TSD Activity: N
Recycler Activity: N
Onsite Burner Exemption: N
Furnace Exemption: N
Underground Injection Activity: N
Receives Waste From Off-site: N
Universal Waste Destination Facility: Y
Used Oil Transporter: N
Used Oil Transfer Facility: N
Used Oil Processor: N
Used Oil Refiner: N
Used Oil Fuel Burner: N
Used Oil Fuel Marketer to Burner: N
Used Oil Specification Marketer: N

| DATABASE | STATUS | DISTANCE | ELEVATION | MAP ID |
|---|---|---|---|---|
| RCRA-SQG-US | Listed | 0.21 miles N | 117 ft (11 ft higher than site) | 76 |

| SITE NAME | MAPS | ID |
|---|---|---|
| RESEARCH DEVELOPMENT | 1,2,4 | CAD008373573 |

| ADDRESS | CITY | ZIP |
|---|---|---|
| 9200 EXPOSITION BLVD | LOS ANGELES | 90034 |

## DETAILS

Additional details may be found online using the following link:

https://enviro.epa.gov/enviro/rcrainfoquery_3.facility_information?pgm_sys_id=CAD008373573
Source Type: Implementer
Generator Status Universe: SQG
Generator Status: Small Quantity Generator
NAICS1: OTHER COMMERCIAL AND SERVICE INDUSTRY MACHINERY MANUFACTURING
Active Site Indicator: H----
Operator Name: NOT REQUIRED
In Handler Universes: Y
In a Universe: Y
Short Term Generator: N
Importer Activity: N
Mixed Waste Generator: N
Transporter Activity: N
Transfer Facility: N
Recycler Activity: N
Onsite Burner Exemption: N
Furnace Exemption: N
Underground Injection Activity: N
Receives Waste From Off-site: N
Universal Waste: N
Universal Waste Destination Facility: N
Used Oil Universe: NNNNNNN
Federal Universal Waste: N
Active Site Federally Regulated TSDF: ------
Active Site Converter TSDF: ------
Active Site State Regulated TSDF: ------
Federal Indicator: ---
Hazardous Secondary Material Indicator: N
Operating Under 40 CFR Part 262 Subpart K: ----
Commercial TSD: -
TSD Type: -----
GPRA Permit Baseline: N
GPRA Renewals Baseline: N
Permit Renewal Workload: ------
Permit Workload Universe: ------
Permit Progress Universe: ------
Post-Closure Workload Universe: ------
Closure Workload Universe: ------
GPRA Corrective Action Baseline: N
Corrective Action Workload Universe: N
Subject to Corrective Action Universe: N
Non TSDFs Where CA Has Been Imposed: N
TSDFs Potentially Subject to Corrective Action Under 3004: N
TSDFs Only Subject to Corrective Action Under Discretionary: N
NCAPS Ranking: N
Environmental Control Indicator: N
Institutional Control Indicator: N
Human Exposure Indicator: N
Groundwater Controls Indicator: N
Operating TSDF Universe: ------

Full Enforcement Universe: ------
SNC Universe: N
Unaddressed SNC: N
Addressed SNC: N
SNC With Compliance Schedule: N
Financial Assurance Required: -----

Receive Date: 19800703
Acknowledge Flag Date: 19910331
Contact First Name: ENVIRONMENTAL
Contact Last Name: MANAGER
Contact Street 1: 9200 EXPOSITION BLVD
Contact City: LOS ANGELES
Contact State: CA
Contact Zip: 90034
Contact Country: US
Contact Phone: 213-870-8531
Short Term Generator: N
Importer Activity: N
Mixed Waste Generator: N
Transporter Activity: N
Transfer Facility: N
TSD Activity: N
Recycler Activity: N
Onsite Burner Exemption: N
Furnace Exemption: N
Underground Injection Activity: N
Receives Waste From Off-site: N
Universal Waste Destination Facility: N
Used Oil Transporter: N
Used Oil Transfer Facility: N
Used Oil Processor: N
Used Oil Refiner: N
Used Oil Fuel Burner: N
Used Oil Fuel Marketer to Burner: N
Used Oil Specification Marketer: N

Receive Date: 19960901
Acknowledge Flag Date: 19910331
Contact Country: US
Short Term Generator: N
Importer Activity: N
Mixed Waste Generator: N
Transporter Activity: N
Transfer Facility: N
TSD Activity: N
Recycler Activity: N
Onsite Burner Exemption: N
Furnace Exemption: N
Underground Injection Activity: N

Receives Waste From Off-site: N
Universal Waste Destination Facility: N
Used Oil Transporter: N
Used Oil Transfer Facility: N
Used Oil Processor: N
Used Oil Refiner: N
Used Oil Fuel Burner: N
Used Oil Fuel Marketer to Burner: N
Used Oil Specification Marketer: N

| DATABASE | STATUS | DISTANCE | ELEVATION | MAP ID |
|---|---|---|---|---|
| AIR-DIST-CA | Listed | 0.22 miles SE | 100 ft (6 ft lower than site) | 77 |

| SITE NAME | MAPS | ID |
|---|---|---|
| LA SICILIANA INC. | 1,2,4 | 101739-SC |

| ADDRESS | CITY | ZIP |
|---|---|---|
| 3928 VAN BUREN PL | CULVER CITY | 90230 |

## DETAILS

District: South Coast AQMD
Compliance URL: http://www3.aqmd.gov/webappl/fim/prog/novnc.aspx?fac_id=101739
Note: For additional Facility, Equipment, Emissions, Hearing Board or Transporation Plan Information click on different tabs.
Facility Id: 101739
County Code: LA
County: Los Angeles
Facility Status Code: A
Facility Status: ACTIVE
Number of Employees: 0
Location Zip Code Extension: 0000
Facility Representative First Name: Not Reported
Facility Representative Last Name: Not Reported
Location Area Code: Not Reported
Location Phone Number: Not Reported
Location Phone Extension: Not Reported
Mailing Address: 3928 VAN BUREN PL
Mailing City: LOS ANGELES
Mailing State: CA
Mailing Zip Code: 90230
Mailing Zip Code Extension: 0000
Mailing Area Code: Not Reported
Mailing Phone Number: Not Reported
Mailing Phone Extension: Not Reported

Mailing Representative First Name: Not Reported
Mailing Representative Last Name: Not Reported

| DATABASE | STATUS | DISTANCE | ELEVATION | MAP ID |
|---|---|---|---|---|
| FTTS-ENF-US | Listed | 0.22 miles SE | 99 ft (7 ft lower than site) | 78 |

| SITE NAME | MAPS | ID |
|---|---|---|
| CULVER CITY UNIFIED SCHOOL ADMINISTRATIVE/DISTRICE OFFICE | 1,2,4 | 110056120736 |

| ADDRESS | CITY | ZIP |
|---|---|---|
| Not Reported by Agency | | 90232 |

## DETAILS

Enforcement Action Identifier: 09-2013-7008
Enforcement Action Name: TSCA 203 - CULVER CITY UNIFIED SCHOOL DISTRICT
Achieved Date: Not Reported
Complaint/Proposed Order Actual Dat: 9/27/2013
EFA Region: 09
Enforcement Action Status: Closed
Enforcement Agency Type: Not Reported
Final Order Type: Administrative Penalty Order With or Without Injunctive Relief
Final Ordr Iss/Final Ordr Enter Dte: 9/27/2013
Forum: Administrative - Formal
Primary Law: Toxic Substances Control Act

| DATABASE | STATUS | DISTANCE | ELEVATION | MAP ID |
|---|---|---|---|---|
| Hist-HWS-CA | Listed | 0.22 miles E | 104 ft (2 ft lower than site) | 79 |

| SITE NAME | MAPS | ID |
|---|---|---|
| CHEVRON | 1,2,4 | 931522 |

| ADDRESS | CITY | ZIP |
|---|---|---|
| 9094 WASHINGTON | CULVER CITY | 90230 |

## DETAILS

Reported Date: 1998

| DATABASE | STATUS | DISTANCE | ELEVATION | MAP ID |
|---|---|---|---|---|
| Hist-LUSTIS-CA | Listed | 0.22 miles E | 104 ft (2 ft lower than site) | 79 |
| **SITE NAME** | | | **MAPS** | **ID** |
| CHEVRON | | | 1,2,4 | 931522 |
| **ADDRESS** | | | **CITY** | **ZIP** |
| 9094 WASHINGTON BLVD W | | | CULVER CITY | 90230 |
| **DETAILS** | | | | |
| Reported Date: 1998 | | | | |

| DATABASE | STATUS | DISTANCE | ELEVATION | MAP ID |
|---|---|---|---|---|
| Hist-UST-CA | Listed | 0.22 miles E | 104 ft (2 ft lower than site) | 79 |
| **SITE NAME** | | | **MAPS** | **ID** |
| 90449 | | | 1,2,4 | 209988 |
| **ADDRESS** | | | **CITY** | **ZIP** |
| 9094 W WASHINGTON BLVD | | | CULVER CITY | 90230 |
| **DETAILS** | | | | |
| Note: ID has been assigned by ERS<br>Tank Details: http://geotracker.waterboards.ca.gov/ustpdfs/pdf/00026BCA.pdf<br>County: Los Angeles | | | | |

| DATABASE | STATUS | DISTANCE | ELEVATION | MAP ID |
|---|---|---|---|---|
| LUST-Closed-CA | Completed - Case Closed | 0.22 miles E | 104 ft (2 ft lower than site) | 79 |
| **SITE NAME** | | | **MAPS** | **ID** |
| CHEVRON #9-0449 (FORMER) | | | 1,2,4 | T0603700068 |
| | | | | |

| ADDRESS | CITY | ZIP |
|---|---|---|
| 9094 WASHINGTON BLVD | CULVER CITY | 90232 |

## DETAILS

Sites Details
URL: http://geotracker.waterboards.ca.gov/profile_report.asp?global_id=T0603700068
Global ID: T0603700068
Case Type: LUST Cleanup Site
Status: Completed - Case Closed
Status Date: Not Reported
CUF Case: NO
Lead Agency: LOS ANGELES RWQCB (REGION 4)
Case Worker: Not Reported
Local Agency: LOS ANGELES COUNTY
RB Case Number: 033189-02
Loc Case Number: Not Reported
File Location: Not Reported
Potential Contaminants of Concern: Waste Oil / Motor / Hydraulic / Lubricating
Potential Media Affected: Soil
Site History: Not Reported
Begin Date: 1985-12-09 00:00:00
How Discovered: Tank Closure
How Discovered Description: Not Reported
Stop Method: Not Reported
Stop Method Description: Not Reported
Agency Provided Latitude: 34.024894
Agency Provided Longitude: -118.39105

Regulatory Activities Details
Action Date: 12/9/1985
Action Type: Other
Action: Leak Discovery

Action Date: 12/9/1985
Action Type: Other
Action: Leak Stopped

Action Date: 12/10/1985
Action Type: Other
Action: Leak Reported

Status History Details
Status Date: 2/9/1995
Status: Completed - Case Closed

Status Date: 12/9/1985

Status: Open - Case Begin Date

Contact Details
Contact Type: Local Agency Caseworker
Contact Name: JOHN AWUJO
Organization Name: LOS ANGELES COUNTY
Contact Address: 900 S FREMONT AVE
Contact City: ALHAMBRA
Contact Email: jawujo@dpw.lacounty.gov
Contact Phone Number: 6264583507

MTBE/Region Details
: Not Reported

| DATABASE | STATUS | DISTANCE | ELEVATION | MAP ID |
|---|---|---|---|---|
| RCRA-SQG-US | Listed | 0.22 miles E | 104 ft (2 ft lower than site) | 79 |

| SITE NAME | MAPS | ID |
|---|---|---|
| CHEVRON STATION 9 0449 | 1,2,4 | CAD983661802 |

| ADDRESS | CITY | ZIP |
|---|---|---|
| 9094 W WASHINGTON BLVD | CULVER CITY | 90230 |

## DETAILS

Additional details may be found online using the following link:
https://enviro.epa.gov/enviro/rcrainfoquery_3.facility_information?pgm_sys_id=CAD983661802
Source Type: Notification
Generator Status Universe: SQG
Generator Status: Small Quantity Generator
Active Site Indicator: H----
Owner Name: CHEVRON U S A PRODUCTS CO
In Handler Universes: Y
In a Universe: Y
Short Term Generator: N
Importer Activity: N
Mixed Waste Generator: N
Transporter Activity: N
Transfer Facility: N
Recycler Activity: N
Onsite Burner Exemption: N
Furnace Exemption: N

Underground Injection Activity: N
Receives Waste From Off-site: N
Universal Waste: N
Universal Waste Destination Facility: N
Used Oil Universe: NNNNNNN
Federal Universal Waste: N
Active Site Federally Regulated TSDF: ------
Active Site Converter TSDF: ------
Active Site State Regulated TSDF: ------
Federal Indicator: ---
Hazardous Secondary Material Indicator: N
Operating Under 40 CFR Part 262 Subpart K: ----
Commercial TSD: -
TSD Type: -----
GPRA Permit Baseline: N
GPRA Renewals Baseline: N
Permit Renewal Workload: ------
Permit Workload Universe: ------
Permit Progress Universe: ------
Post-Closure Workload Universe: ------
Closure Workload Universe: ------
GPRA Corrective Action Baseline: N
Corrective Action Workload Universe: N
Subject to Corrective Action Universe: N
Non TSDFs Where CA Has Been Imposed: N
TSDFs Potentially Subject to Corrective Action Under 3004: N
TSDFs Only Subject to Corrective Action Under Discretionary: N
NCAPS Ranking: N
Environmental Control Indicator: N
Institutional Control Indicator: N
Human Exposure Indicator: N
Groundwater Controls Indicator: N
Operating TSDF Universe: ------
Full Enforcement Universe: ------
SNC Universe: N
Unaddressed SNC: N
Addressed SNC: N
SNC With Compliance Schedule: N
Financial Assurance Required: -----

Receive Date: 19930315
Acknowledge Flag Date: 19930408
Contact First Name: DONALD
Contact Last Name: WHEATON
Contact Street 1: 9094 W WASHINGTON BLVD
Contact City: CULVER CITY
Contact State: CA
Contact Zip: 90230
Contact Country: US
Contact Phone: 310-838-3756

Short Term Generator: N
Importer Activity: N
Mixed Waste Generator: N
Transporter Activity: N
Transfer Facility: N
TSD Activity: N
Recycler Activity: N
Onsite Burner Exemption: N
Furnace Exemption: N
Underground Injection Activity: N
Receives Waste From Off-site: N
Universal Waste Destination Facility: N
Used Oil Transporter: N
Used Oil Transfer Facility: N
Used Oil Processor: N
Used Oil Refiner: N
Used Oil Fuel Burner: N
Used Oil Fuel Marketer to Burner: N
Used Oil Specification Marketer: N

| DATABASE | STATUS | DISTANCE | ELEVATION | MAP ID |
|---|---|---|---|---|
| Hist-CalFID-CA | Listed | 0.22 miles E | 104 ft (2 ft lower than site) | 79 |
| **SITE NAME** | | | **MAPS** | **ID** |
| CHEVRON STATION 9 0449 | | | 1,2,4 | 931522 |
| **ADDRESS** | | | **CITY** | **ZIP** |
| 9094 W. WASHINGTON BLVD | | | CULVER CITY | 90230 |
| **DETAILS** | | | | |
| Reported Date: 1998 | | | | |

| DATABASE | STATUS | DISTANCE | ELEVATION | MAP ID |
|---|---|---|---|---|
| AIR-DIST-CA | Listed | 0.22 miles SE | 99 ft (7 ft lower than site) | 80 |
| **SITE NAME** | | | **MAPS** | **ID** |
| WEST END HOTEL LLC | | | 1,2,4 | 183443-SC |
| **ADDRESS** | | | **CITY** | **ZIP** |

| 3927 VAN BUREN PL | CULVER CITY | 90232 |
|---|---|---|

## DETAILS

District: South Coast AQMD
Compliance URL: http://www3.aqmd.gov/webappl/fim/prog/novnc.aspx?fac_id=183443
Note: For additional Facility, Equipment, Emissions, Hearing Board or Transporation Plan Information click on different tabs.
Facility Id: 183443
County Code: LA
County: Los Angeles
Facility Status Code: A
Facility Status: ACTIVE
Number of Employees: 0
Location Zip Code Extension: Not Reported
Facility Representative First Name: KAMLESH
Facility Representative Last Name: MAKWANA
Location Area Code: 310
Location Phone Number: 3843380
Location Phone Extension: Not Reported
Mailing Address: 3927 VAN BUREN PL
Mailing City: CULVER CITY
Mailing State: CA
Mailing Zip Code: 90232
Mailing Zip Code Extension: Not Reported
Mailing Area Code: 310
Mailing Phone Number: 3843380
Mailing Phone Extension: Not Reported
Mailing Representative First Name: KAMLESH
Mailing Representative Last Name: MAKWANA

| DATABASE | STATUS | DISTANCE | ELEVATION | MAP ID |
|---|---|---|---|---|
| County-Others-CA | Listed | 0.22 miles SE | 99 ft (7 ft lower than site) | **80** |

| SITE NAME | MAPS | ID |
|---|---|---|
| PALIHOTEL CULVER CITY | 1,2,4 | 035211-063349-LAC |

| ADDRESS | CITY | ZIP |
|---|---|---|
| 3927 VAN BUREN PL BLVD | CULVER CITY | 90232 |

## DETAILS

Source of the list: County of Los Angeles
Responsible Agency: Los Angeles Department of Public Works Industrial Waste & Stormwater Permits
URL:

http://ladpw.org/epd/OpenFileReview/Results.aspx?streetno=3927&streetdr=&streetname=VAN%20BUREN%20PL&zip=90232
File URL: http://ladpw.org/epd/OpenFileReview/DMSResults.aspx?fileno=063349
File Number: 035211-063349
Status: OPEN
Status Description: Open File for record purposes.
Type: I
Type Description: Industrial Waste File

Source of the list: County of Los Angeles
Responsible Agency: Los Angeles Department of Public Works Industrial Waste & Stormwater Permits
URL:
http://ladpw.org/epd/OpenFileReview/Results.aspx?streetno=3927&streetdr=&streetname=VAN%20BUREN%20PL&zip=90232
File URL: Not Reported
File Number: 035211-063349
Status: OPEN
Status Description: Open File for record purposes.
Type: Not Reported
Type Description: Not Reported

| DATABASE | STATUS | DISTANCE | ELEVATION | MAP ID |
|---|---|---|---|---|
| Hist-CalFID-CA | Listed | 0.22 miles NW | 114 ft (8 ft higher than site) | **81** |
| **SITE NAME** | | | **MAPS** | **ID** |
| 1X CARDIFF COURT GEN. PART. | | | 1,2,4 | 7760820 |
| **ADDRESS** | | | **CITY** | **ZIP** |
| 3645 CARDIFF AVE | | | LOS ANGELES | 900340000 |
| **DETAILS** | | | | |
| Reported Date: 1998 | | | | |

| DATABASE | STATUS | DISTANCE | ELEVATION | MAP ID |
|---|---|---|---|---|
| AIR-DIST-CA | Listed | 0.22 miles SE | 98 ft (8 ft lower than site) | **82** |
| **SITE NAME** | | | **MAPS** | **ID** |
| CULVER CITY UNI SCH DIST | | | 1,2,4 | 2168-SC |
| | | | | |

| ADDRESS | CITY | ZIP |
|---|---|---|
| 4034 IRVING PL | CULVER CITY | 90230 |

## DETAILS

District: South Coast AQMD
Compliance URL: http://www3.aqmd.gov/webappl/fim/prog/novnc.aspx?fac_id=2168
Note: For additional Facility, Equipment, Emissions, Hearing Board or Transporation Plan Information click on different tabs.
Facility Id: 2168
County Code: LA
County: Los Angeles
Facility Status Code: A
Facility Status: ACTIVE
Number of Employees: 0
Location Zip Code Extension: Not Reported
Facility Representative First Name: Not Reported
Facility Representative Last Name: Not Reported
Location Area Code: Not Reported
Location Phone Number: Not Reported
Location Phone Extension: Not Reported
Mailing Address: 4034 IRVING PL
Mailing City: CULVER CITY
Mailing State: CA
Mailing Zip Code: 90230
Mailing Zip Code Extension: Not Reported
Mailing Area Code: Not Reported
Mailing Phone Number: Not Reported
Mailing Phone Extension: Not Reported
Mailing Representative First Name: Not Reported
Mailing Representative Last Name: Not Reported

| DATABASE | STATUS | DISTANCE | ELEVATION | MAP ID |
|---|---|---|---|---|
| AIR-DIST-CA | Listed | 0.22 miles SE | 98 ft (8 ft lower than site) | **82** |

| SITE NAME | MAPS | ID |
|---|---|---|
| CULVER CITY UNIFIED SCHOOL DIST | 1,2,4 | 81592-SC |

| ADDRESS | CITY | ZIP |
|---|---|---|
| 4034 IRVING PL. | CULVER CITY | 90232 |

## DETAILS

District: South Coast AQMD

Compliance URL: http://www3.aqmd.gov/webappl/fim/prog/novnc.aspx?fac_id=81592
Note: For additional Facility, Equipment, Emissions, Hearing Board or Transporation Plan Information click on different tabs.
Facility Id: 81592
County Code: LA
County: Los Angeles
Facility Status Code: A
Facility Status: ACTIVE
Number of Employees: 329
Location Zip Code Extension: 2848
Facility Representative First Name: REG
Facility Representative Last Name: VII
Location Area Code: 213
Location Phone Number: 8394361
Location Phone Extension: Not Reported
Mailing Address: 4034 IRVING PL.
Mailing City: CULVER CITY
Mailing State: CA
Mailing Zip Code: 90232
Mailing Zip Code Extension: 2848
Mailing Area Code: 213
Mailing Phone Number: 8394361
Mailing Phone Extension: Not Reported
Mailing Representative First Name: REG
Mailing Representative Last Name: VII

| DATABASE | STATUS | DISTANCE | ELEVATION | MAP ID |
|---|---|---|---|---|
| Hist-CalFID-CA | Listed | 0.23 miles NW | 116 ft (10 ft higher than site) | **83** |
| **SITE NAME** | | | **MAPS** | **ID** |
| 1X CARDIFF COURT GEN. PART. | | | 1,2,4 | 7760819 |
| **ADDRESS** | | | **CITY** | **ZIP** |
| 3641 CARDIFF AVE | | | LOS ANGELES | 900340000 |
| **DETAILS** | | | | |
| Reported Date: 1998 | | | | |

| DATABASE | STATUS | DISTANCE | ELEVATION | MAP ID |
|---|---|---|---|---|
| Cleaners-CA | Listed | 0.23 miles SW | 99 ft (7 ft lower than site) | **84** |
| | | | | |

| SITE NAME | MAPS | ID |
|---|---|---|
| Golden Glow Cleaners | 1,2,4 | 13666 |
| **ADDRESS** | **CITY** | **ZIP** |
| 9909 Venice Blvd | Los Angeles | 90034 |

## DETAILS

Facility and Program Information
County: Los Angeles
Executive First Name: Angelo
Executive Last Name: Suh
Professional Title: Not Reported
Executive Title: Owner
Executive Gender: Male
ZIP Four: 5111
Carrier Route: C033
Delivery Point Barcode: 97
Metro Area: LA-Long Bch, CA
Neighborhood: Palms
Phone Number Combined: (310) 839-1480
Fax Number Combined: 0
Toll Free Number Combined: 0
Website: Not Reported
Company Description: Not Reported
Primary SIC Code: 721201
Primary SIC Description: Cleaners
Primary SIC Ad Size: Bold
Primary SIC Year Appeared: 1986
SIC Code 1: 721201
SIC Code 1 Description: Cleaners
SIC Code 1 Ad Size: Not Reported
SIC Code 1 Year Appeared: Not Reported
SIC Code 2: Not Reported
SIC Code 2 Description: Not Reported
SIC Code 2 Ad Size: Not Reported
SIC Code 2 Year Appeared: Not Reported
SIC Code 3: Not Reported
SIC Code 3 Description: Not Reported
SIC Code 3 Ad Size: Not Reported
SIC Code 3 Year Appeared: Not Reported
SIC Code 4: Not Reported
SIC Code 4 Description: Not Reported
SIC Code 4 Ad Size: Not Reported
SIC Code 4 Year Appeared: Not Reported
SIC Code 5: Not Reported
SIC Code 5 Description: Not Reported
SIC Code 5 Ad Size: Not Reported

SIC Code 5 Year Appeared: Not Reported
SIC Code 6: Not Reported
SIC Code 6 Description: Not Reported
SIC Code 6 Ad Size: Not Reported
SIC Code 6 Year Appeared: Not Reported
SIC Code 7: Not Reported
SIC Code 7 Description: Not Reported
SIC Code 7 Ad Size: Not Reported
SIC Code 7 Year Appeared: Not Reported
SIC Code 8: Not Reported
SIC Code 8 Description: Not Reported
SIC Code 8 Ad Size: Not Reported
SIC Code 8 Year Appeared: Not Reported
SIC Code 9: Not Reported
SIC Code 9 Description: Not Reported
SIC Code 9 Ad Size: Not Reported
SIC Code 9 Year Appeared: Not Reported
SIC Code 10: Not Reported
SIC Code 10 Description: Not Reported
SIC Code 10 Ad Size: Not Reported
SIC Code 10 Year Appeared: Not Reported
Primary NAICS: 812320
Primary NAICS Description: Drycleaning & Laundry Svcs (Except Coin-Operated)
NAICS 1: 812320
NAICS 1 Description: Drycleaning & Laundry Svcs (Except Coin-Operated)
NAICS 2: Not Reported
NAICS 2 Description: Not Reported
NAICS 3: Not Reported
NAICS 3 Description: Not Reported
NAICS 4: Not Reported
NAICS 4 Description: Not Reported
NAICS 5: Not Reported
NAICS 5 Description: Not Reported
NAICS 6: Not Reported
NAICS 6 Description: Not Reported
NAICS 7: Not Reported
NAICS 7 Description: Not Reported
NAICS 8: Not Reported
NAICS 8 Description: Not Reported
NAICS 9: Not Reported
NAICS 9 Description: Not Reported
NAICS 10: Not Reported
NAICS 10 Description: Not Reported
Franchise Description 1: Not Reported
Franchise Description 2: Not Reported
Franchise Description 3: Not Reported
Franchise Description 4: Not Reported
Franchise Description 5: Not Reported
Cuisine Code: Not Reported
Cuisine Code Description: Not Reported

Location Employee Size Range: 1 to 4
Location Employee Size Actual: 1
Location Sales Volume Range: Less Than $500,000
Location Sales Volume Actual: 75000
Corporate Employee Size Range: Not Reported
Corporate Employee Size Actual: 0
Corporate Sales Volume Range: Not Reported
Corporate Sales Volume Actual: 0
Type of Business: Private
Location Type: Single Loc
Filing Type Code: Not Reported
Worksite Type: Not Reported
IUSA Number: 80-960-3228
Parent IUSA Number: 0
Subsidiary IUSA Number: 0
Foreign Parent Flag: Not Reported
EIN 1: Not Reported
EIN 2: Not Reported
EIN 3: Not Reported
Fortune 1000 Ranking: 0
Credit Cards Accepted: Not Reported
Last Updated On: 201708
Years In Database: 32
Year Established: Not Reported
Square Footage: 1 - 1,499
Home Business: No
Credit Score Alpha: B
Government Office: 0
Import Export Flag: Not Reported
Own or Lease: Not Reported
Firm or Individual: 2
Monday Open: Not Reported
Monday Close: Not Reported
Tuesday Open: Not Reported
Tuesday Close: Not Reported
Wednesday Open: Not Reported
Wednesday Close: Not Reported
Thursday Open: Not Reported
Thursday Close: Not Reported
Friday Open: Not Reported
Friday Close: Not Reported
Saturday Open: Not Reported
Saturday Close: Not Reported
Sunday Open: Not Reported
Sunday Close: Not Reported
Executive First Name 1: Angelo
Executive Last Name 1: Suh
Executive Title 1: Owner
Executive Gender 1: Male
Executive First Name 2: Not Reported

Executive Last Name 2: Not Reported
Executive Title 2: Not Reported
Executive Gender 2: Not Reported
Ticker Symbol: Not Reported
Stock Exchange: Not Reported
Accounting Expenses: Less than $500
Advertising  Expenses: Less than $5,000
Computer Expenses: Less than $500
Contract Labor Expenses: Less than $1,000
Insurance Expenses: Less than $2,500
Legal Expenses: Less than $500
Office Supplies Expense: $5,000 to $10,000
Management/Administration Expenses: Less than $2,500
Package Container Expense: Less than $500
Payroll and Benefits Expenses: Less than $100,000
Purchase Print Expenses: Less than $500
Rent Expenses: Less than $10,000
Telecom Expenses: Less than $2,000
Utilities Expenses: Less than $2,000
Mailing Address: Not Reported
Mailing City: Not Reported
Mailing State: Not Reported
Mailing Zip Code: Not Reported
Mailing Zip Four: Not Reported
Mailing Carrier Route: Not Reported
Mailing Delivery Point Bar Code: Not Reported
Affiliated Records: 0
Affiliated Locations: 0
Census Block Group: 1
Record Type: Verified

Historic Information
Latitude: 34.023309
Longitude: -118.399086

Version Year: 2016
Primary SIC Code: 721201
Primary SIC Description: Cleaners
SIC Code 1: 721201
SIC Code 1 Description: Cleaners
SIC Code 1 Ad Size: Not Reported
SIC Code 1 Year Appeared: Not Reported
SIC Code 2: Not Reported
SIC Code 2 Description: Not Reported
SIC Code 3: Not Reported
SIC Code 3 Description: Not Reported
SIC Code 4: Not Reported
SIC Code 4 Description: Not Reported
SIC Code 5: Not Reported

SIC Code 5 Description: Not Reported
SIC Code 6: Not Reported
SIC Code 6 Description: Not Reported
SIC Code 7: Not Reported
SIC Code 7 Description: Not Reported
SIC Code 8: Not Reported
SIC Code 8 Description: Not Reported
SIC Code 9: Not Reported
SIC Code 9 Description: Not Reported
SIC Code 10: Not Reported
SIC Code 10 Description: Not Reported
Primary NAICS: 812320
Primary NAICS Description: Drycleaning & Laundry Svcs (Except Coin-Operated)
NAICS 1: Not Reported
NAICS 1 Description: Drycleaning & Laundry Svcs (Except Coin-Operated)
NAICS 2: Not Reported
NAICS 2 Description: Not Reported
NAICS 3: Not Reported
NAICS 3 Description: Not Reported
NAICS 4: Not Reported
NAICS 4 Description: Not Reported
NAICS 5: Not Reported
NAICS 5 Description: Not Reported
NAICS 6: Not Reported
NAICS 6 Description: Not Reported
NAICS 7: Not Reported
NAICS 7 Description: Not Reported
NAICS 8: Not Reported
NAICS 8 Description: Not Reported
NAICS 9: Not Reported
NAICS 9 Description: Not Reported
NAICS 10: Not Reported
NAICS 10 Description: Not Reported
Location Employee Size Range: 1 to 4
Location Employee Size Actual: 1
Location Sales Volume Range: Less Than $500,000
Location Sales Volume Actual: 62000
Type of Business: Private
Location Type: Single Loc

Version Year: 2015
Primary SIC Code: 721201
Primary SIC Description: Cleaners
SIC Code 1: 721201
SIC Code 1 Description: Cleaners
SIC Code 1 Ad Size: Not Reported
SIC Code 1 Year Appeared: Not Reported
SIC Code 2: Not Reported
SIC Code 2 Description: Not Reported
SIC Code 3: Not Reported

SIC Code 3 Description: Not Reported
SIC Code 4: Not Reported
SIC Code 4 Description: Not Reported
SIC Code 5: Not Reported
SIC Code 5 Description: Not Reported
SIC Code 6: Not Reported
SIC Code 6 Description: Not Reported
SIC Code 7: Not Reported
SIC Code 7 Description: Not Reported
SIC Code 8: Not Reported
SIC Code 8 Description: Not Reported
SIC Code 9: Not Reported
SIC Code 9 Description: Not Reported
SIC Code 10: Not Reported
SIC Code 10 Description: Not Reported
Primary NAICS: 812320
Primary NAICS Description: Drycleaning & Laundry Svcs (Except Coin-Operated)
NAICS 1: Not Reported
NAICS 1 Description: Drycleaning & Laundry Svcs (Except Coin-Operated)
NAICS 2: Not Reported
NAICS 2 Description: Not Reported
NAICS 3: Not Reported
NAICS 3 Description: Not Reported
NAICS 4: Not Reported
NAICS 4 Description: Not Reported
NAICS 5: Not Reported
NAICS 5 Description: Not Reported
NAICS 6: Not Reported
NAICS 6 Description: Not Reported
NAICS 7: Not Reported
NAICS 7 Description: Not Reported
NAICS 8: Not Reported
NAICS 8 Description: Not Reported
NAICS 9: Not Reported
NAICS 9 Description: Not Reported
NAICS 10: Not Reported
NAICS 10 Description: Not Reported
Location Employee Size Range: 1 to 4
Location Employee Size Actual: 1
Location Sales Volume Range: Less Than $500,000
Location Sales Volume Actual: 62000
Type of Business: Private
Location Type: Single Loc

Version Year: 2014
Primary SIC Code: 721201
Primary SIC Description: Cleaners
SIC Code 1: 721201
SIC Code 1 Description: Cleaners
SIC Code 1 Ad Size: Not Reported

SIC Code 1 Year Appeared: Not Reported
SIC Code 2: Not Reported
SIC Code 2 Description: Not Reported
SIC Code 3: Not Reported
SIC Code 3 Description: Not Reported
SIC Code 4: Not Reported
SIC Code 4 Description: Not Reported
SIC Code 5: Not Reported
SIC Code 5 Description: Not Reported
SIC Code 6: Not Reported
SIC Code 6 Description: Not Reported
SIC Code 7: Not Reported
SIC Code 7 Description: Not Reported
SIC Code 8: Not Reported
SIC Code 8 Description: Not Reported
SIC Code 9: Not Reported
SIC Code 9 Description: Not Reported
SIC Code 10: Not Reported
SIC Code 10 Description: Not Reported
Primary NAICS: 812320
Primary NAICS Description: Drycleaning & Laundry Svcs (Except Coin-Operated)
NAICS 1: Not Reported
NAICS 1 Description: Drycleaning & Laundry Svcs (Except Coin-Operated)
NAICS 2: Not Reported
NAICS 2 Description: Not Reported
NAICS 3: Not Reported
NAICS 3 Description: Not Reported
NAICS 4: Not Reported
NAICS 4 Description: Not Reported
NAICS 5: Not Reported
NAICS 5 Description: Not Reported
NAICS 6: Not Reported
NAICS 6 Description: Not Reported
NAICS 7: Not Reported
NAICS 7 Description: Not Reported
NAICS 8: Not Reported
NAICS 8 Description: Not Reported
NAICS 9: Not Reported
NAICS 9 Description: Not Reported
NAICS 10: Not Reported
NAICS 10 Description: Not Reported
Location Employee Size Range: 1 to 4
Location Employee Size Actual: 1
Location Sales Volume Range: Less Than $500,000
Location Sales Volume Actual: 62000
Type of Business: Private
Location Type: Single Loc

Version Year: 2013
Primary SIC Code: 721201

Primary SIC Description: Cleaners
SIC Code 1: 721201
SIC Code 1 Description: Cleaners
SIC Code 1 Ad Size: Not Reported
SIC Code 1 Year Appeared: Not Reported
SIC Code 2: Not Reported
SIC Code 2 Description: Not Reported
SIC Code 3: Not Reported
SIC Code 3 Description: Not Reported
SIC Code 4: Not Reported
SIC Code 4 Description: Not Reported
SIC Code 5: Not Reported
SIC Code 5 Description: Not Reported
SIC Code 6: Not Reported
SIC Code 6 Description: Not Reported
SIC Code 7: Not Reported
SIC Code 7 Description: Not Reported
SIC Code 8: Not Reported
SIC Code 8 Description: Not Reported
SIC Code 9: Not Reported
SIC Code 9 Description: Not Reported
SIC Code 10: Not Reported
SIC Code 10 Description: Not Reported
Primary NAICS: 812320
Primary NAICS Description: Drycleaning & Laundry Svcs (Except Coin-Operated)
NAICS 1: Not Reported
NAICS 1 Description: Drycleaning & Laundry Svcs (Except Coin-Operated)
NAICS 2: Not Reported
NAICS 2 Description: Not Reported
NAICS 3: Not Reported
NAICS 3 Description: Not Reported
NAICS 4: Not Reported
NAICS 4 Description: Not Reported
NAICS 5: Not Reported
NAICS 5 Description: Not Reported
NAICS 6: Not Reported
NAICS 6 Description: Not Reported
NAICS 7: Not Reported
NAICS 7 Description: Not Reported
NAICS 8: Not Reported
NAICS 8 Description: Not Reported
NAICS 9: Not Reported
NAICS 9 Description: Not Reported
NAICS 10: Not Reported
NAICS 10 Description: Not Reported
Location Employee Size Range: 1 to 4
Location Employee Size Actual: 1
Location Sales Volume Range: Less Than $500,000
Location Sales Volume Actual: 62000
Type of Business: Private

Location Type: Single Loc

Version Year: 2012
Primary SIC Code: 721201
Primary SIC Description: Cleaners
SIC Code 1: 721201
SIC Code 1 Description: Cleaners
SIC Code 1 Ad Size: Not Reported
SIC Code 1 Year Appeared: Not Reported
SIC Code 2: Not Reported
SIC Code 2 Description: Not Reported
SIC Code 3: Not Reported
SIC Code 3 Description: Not Reported
SIC Code 4: Not Reported
SIC Code 4 Description: Not Reported
SIC Code 5: Not Reported
SIC Code 5 Description: Not Reported
SIC Code 6: Not Reported
SIC Code 6 Description: Not Reported
SIC Code 7: Not Reported
SIC Code 7 Description: Not Reported
SIC Code 8: Not Reported
SIC Code 8 Description: Not Reported
SIC Code 9: Not Reported
SIC Code 9 Description: Not Reported
SIC Code 10: Not Reported
SIC Code 10 Description: Not Reported
Primary NAICS: 812320
Primary NAICS Description: Drycleaning & Laundry Svcs (Except Coin-Operated)
NAICS 1: Not Reported
NAICS 1 Description: Drycleaning & Laundry Svcs (Except Coin-Operated)
NAICS 2: Not Reported
NAICS 2 Description: Not Reported
NAICS 3: Not Reported
NAICS 3 Description: Not Reported
NAICS 4: Not Reported
NAICS 4 Description: Not Reported
NAICS 5: Not Reported
NAICS 5 Description: Not Reported
NAICS 6: Not Reported
NAICS 6 Description: Not Reported
NAICS 7: Not Reported
NAICS 7 Description: Not Reported
NAICS 8: Not Reported
NAICS 8 Description: Not Reported
NAICS 9: Not Reported
NAICS 9 Description: Not Reported
NAICS 10: Not Reported
NAICS 10 Description: Not Reported
Location Employee Size Range: 1 to 4

Location Employee Size Actual: 1
Location Sales Volume Range: Less Than $500,000
Location Sales Volume Actual: 60000
Type of Business: Private
Location Type: Single Loc

Version Year: 2011
Primary SIC Code: 721201
Primary SIC Description: Cleaners
SIC Code 1: 721201
SIC Code 1 Description: Cleaners
SIC Code 1 Ad Size: Not Reported
SIC Code 1 Year Appeared: Not Reported
SIC Code 2: Not Reported
SIC Code 2 Description: Not Reported
SIC Code 3: Not Reported
SIC Code 3 Description: Not Reported
SIC Code 4: Not Reported
SIC Code 4 Description: Not Reported
SIC Code 5: Not Reported
SIC Code 5 Description: Not Reported
SIC Code 6: Not Reported
SIC Code 6 Description: Not Reported
SIC Code 7: Not Reported
SIC Code 7 Description: Not Reported
SIC Code 8: Not Reported
SIC Code 8 Description: Not Reported
SIC Code 9: Not Reported
SIC Code 9 Description: Not Reported
SIC Code 10: Not Reported
SIC Code 10 Description: Not Reported
Primary NAICS: 812320
Primary NAICS Description: Drycleaning & Laundry Svcs (Except Coin-Operated)
NAICS 1: Not Reported
NAICS 1 Description: Drycleaning & Laundry Svcs (Except Coin-Operated)
NAICS 2: Not Reported
NAICS 2 Description: Not Reported
NAICS 3: Not Reported
NAICS 3 Description: Not Reported
NAICS 4: Not Reported
NAICS 4 Description: Not Reported
NAICS 5: Not Reported
NAICS 5 Description: Not Reported
NAICS 6: Not Reported
NAICS 6 Description: Not Reported
NAICS 7: Not Reported
NAICS 7 Description: Not Reported
NAICS 8: Not Reported
NAICS 8 Description: Not Reported
NAICS 9: Not Reported

NAICS 9 Description: Not Reported
NAICS 10: Not Reported
NAICS 10 Description: Not Reported
Location Employee Size Range: 1 to 4
Location Employee Size Actual: 1
Location Sales Volume Range: Less Than $500,000
Location Sales Volume Actual: 60000
Type of Business: Private
Location Type: Single Loc

Version Year: 2010
Primary SIC Code: 721201
Primary SIC Description: Cleaners
SIC Code 1: 721201
SIC Code 1 Description: Cleaners
SIC Code 1 Ad Size: Not Reported
SIC Code 1 Year Appeared: Not Reported
SIC Code 2: Not Reported
SIC Code 2 Description: Not Reported
SIC Code 3: Not Reported
SIC Code 3 Description: Not Reported
SIC Code 4: Not Reported
SIC Code 4 Description: Not Reported
SIC Code 5: Not Reported
SIC Code 5 Description: Not Reported
SIC Code 6: Not Reported
SIC Code 6 Description: Not Reported
SIC Code 7: Not Reported
SIC Code 7 Description: Not Reported
SIC Code 8: Not Reported
SIC Code 8 Description: Not Reported
SIC Code 9: Not Reported
SIC Code 9 Description: Not Reported
SIC Code 10: Not Reported
SIC Code 10 Description: Not Reported
Primary NAICS: 812320
Primary NAICS Description: Drycleaning & Laundry Svcs (Except Coin-Operated)
NAICS 1: Not Reported
NAICS 1 Description: Drycleaning & Laundry Svcs (Except Coin-Operated)
NAICS 2: Not Reported
NAICS 2 Description: Not Reported
NAICS 3: Not Reported
NAICS 3 Description: Not Reported
NAICS 4: Not Reported
NAICS 4 Description: Not Reported
NAICS 5: Not Reported
NAICS 5 Description: Not Reported
NAICS 6: Not Reported
NAICS 6 Description: Not Reported
NAICS 7: Not Reported

NAICS 7 Description: Not Reported
NAICS 8: Not Reported
NAICS 8 Description: Not Reported
NAICS 9: Not Reported
NAICS 9 Description: Not Reported
NAICS 10: Not Reported
NAICS 10 Description: Not Reported
Location Employee Size Range: 1 to 4
Location Employee Size Actual: 1
Location Sales Volume Range: Less Than $500,000
Location Sales Volume Actual: 60000
Type of Business: Private
Location Type: Single Loc

Version Year: 2009
Primary SIC Code: 721201
Primary SIC Description: Cleaners
SIC Code 1: 721201
SIC Code 1 Description: Cleaners
SIC Code 1 Ad Size: Not Reported
SIC Code 1 Year Appeared: Not Reported
SIC Code 2: Not Reported
SIC Code 2 Description: Not Reported
SIC Code 3: Not Reported
SIC Code 3 Description: Not Reported
SIC Code 4: Not Reported
SIC Code 4 Description: Not Reported
SIC Code 5: Not Reported
SIC Code 5 Description: Not Reported
SIC Code 6: Not Reported
SIC Code 6 Description: Not Reported
SIC Code 7: Not Reported
SIC Code 7 Description: Not Reported
SIC Code 8: Not Reported
SIC Code 8 Description: Not Reported
SIC Code 9: Not Reported
SIC Code 9 Description: Not Reported
SIC Code 10: Not Reported
SIC Code 10 Description: Not Reported
Primary NAICS: 812320
Primary NAICS Description: Drycleaning & Laundry Svcs (Except Coin-Operated)
NAICS 1: Not Reported
NAICS 1 Description: Drycleaning & Laundry Svcs (Except Coin-Operated)
NAICS 2: Not Reported
NAICS 2 Description: Not Reported
NAICS 3: Not Reported
NAICS 3 Description: Not Reported
NAICS 4: Not Reported
NAICS 4 Description: Not Reported
NAICS 5: Not Reported

NAICS 5 Description: Not Reported
NAICS 6: Not Reported
NAICS 6 Description: Not Reported
NAICS 7: Not Reported
NAICS 7 Description: Not Reported
NAICS 8: Not Reported
NAICS 8 Description: Not Reported
NAICS 9: Not Reported
NAICS 9 Description: Not Reported
NAICS 10: Not Reported
NAICS 10 Description: Not Reported
Location Employee Size Range: 1 to 4
Location Employee Size Actual: 1
Location Sales Volume Range: Less Than $500,000
Location Sales Volume Actual: 60000
Type of Business: Private
Location Type: Single Loc

Version Year: 2008
Primary SIC Code: 721201
Primary SIC Description: Cleaners
SIC Code 1: 721201
SIC Code 1 Description: Cleaners
SIC Code 1 Ad Size: Not Reported
SIC Code 1 Year Appeared: Not Reported
SIC Code 2: Not Reported
SIC Code 2 Description: Not Reported
SIC Code 3: Not Reported
SIC Code 3 Description: Not Reported
SIC Code 4: Not Reported
SIC Code 4 Description: Not Reported
SIC Code 5: Not Reported
SIC Code 5 Description: Not Reported
SIC Code 6: Not Reported
SIC Code 6 Description: Not Reported
SIC Code 7: Not Reported
SIC Code 7 Description: Not Reported
SIC Code 8: Not Reported
SIC Code 8 Description: Not Reported
SIC Code 9: Not Reported
SIC Code 9 Description: Not Reported
SIC Code 10: Not Reported
SIC Code 10 Description: Not Reported
Primary NAICS: 812320
Primary NAICS Description: Drycleaning & Laundry Svcs (Except Coin-Operated)
NAICS 1: Not Reported
NAICS 1 Description: Drycleaning & Laundry Svcs (Except Coin-Operated)
NAICS 2: Not Reported
NAICS 2 Description: Not Reported
NAICS 3: Not Reported

NAICS 3 Description: Not Reported
NAICS 4: Not Reported
NAICS 4 Description: Not Reported
NAICS 5: Not Reported
NAICS 5 Description: Not Reported
NAICS 6: Not Reported
NAICS 6 Description: Not Reported
NAICS 7: Not Reported
NAICS 7 Description: Not Reported
NAICS 8: Not Reported
NAICS 8 Description: Not Reported
NAICS 9: Not Reported
NAICS 9 Description: Not Reported
NAICS 10: Not Reported
NAICS 10 Description: Not Reported
Location Employee Size Range: 1 to 4
Location Employee Size Actual: 1
Location Sales Volume Range: Less Than $500,000
Location Sales Volume Actual: 60000
Type of Business: Private
Location Type: Single Loc

Version Year: 2007
Primary SIC Code: 721201
Primary SIC Description: Cleaners
SIC Code 1: 721201
SIC Code 1 Description: Cleaners
SIC Code 1 Ad Size: Not Reported
SIC Code 1 Year Appeared: Not Reported
SIC Code 2: Not Reported
SIC Code 2 Description: Not Reported
SIC Code 3: Not Reported
SIC Code 3 Description: Not Reported
SIC Code 4: Not Reported
SIC Code 4 Description: Not Reported
SIC Code 5: Not Reported
SIC Code 5 Description: Not Reported
SIC Code 6: Not Reported
SIC Code 6 Description: Not Reported
SIC Code 7: Not Reported
SIC Code 7 Description: Not Reported
SIC Code 8: Not Reported
SIC Code 8 Description: Not Reported
SIC Code 9: Not Reported
SIC Code 9 Description: Not Reported
SIC Code 10: Not Reported
SIC Code 10 Description: Not Reported
Primary NAICS: 812320
Primary NAICS Description: Drycleaning & Laundry Svcs (Except Coin-Operated)
NAICS 1: Not Reported

NAICS 1 Description: Drycleaning & Laundry Svcs (Except Coin-Operated)
NAICS 2: Not Reported
NAICS 2 Description: Not Reported
NAICS 3: Not Reported
NAICS 3 Description: Not Reported
NAICS 4: Not Reported
NAICS 4 Description: Not Reported
NAICS 5: Not Reported
NAICS 5 Description: Not Reported
NAICS 6: Not Reported
NAICS 6 Description: Not Reported
NAICS 7: Not Reported
NAICS 7 Description: Not Reported
NAICS 8: Not Reported
NAICS 8 Description: Not Reported
NAICS 9: Not Reported
NAICS 9 Description: Not Reported
NAICS 10: Not Reported
NAICS 10 Description: Not Reported
Location Employee Size Range: 1 to 4
Location Employee Size Actual: 1
Location Sales Volume Range: Less Than $500,000
Location Sales Volume Actual: 60000
Type of Business: Private
Location Type: Single Loc

Version Year: 2006
Primary SIC Code: 721201
Primary SIC Description: Cleaners
SIC Code 1: 721201
SIC Code 1 Description: Cleaners
SIC Code 1 Ad Size: Not Reported
SIC Code 1 Year Appeared: Not Reported
SIC Code 2: Not Reported
SIC Code 2 Description: Not Reported
SIC Code 3: Not Reported
SIC Code 3 Description: Not Reported
SIC Code 4: Not Reported
SIC Code 4 Description: Not Reported
SIC Code 5: Not Reported
SIC Code 5 Description: Not Reported
SIC Code 6: Not Reported
SIC Code 6 Description: Not Reported
SIC Code 7: Not Reported
SIC Code 7 Description: Not Reported
SIC Code 8: Not Reported
SIC Code 8 Description: Not Reported
SIC Code 9: Not Reported
SIC Code 9 Description: Not Reported
SIC Code 10: Not Reported

SIC Code 10 Description: Not Reported
Primary NAICS: 812320
Primary NAICS Description: Drycleaning & Laundry Svcs (Except Coin-Operated)
NAICS 1: Not Reported
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NAICS 2: Not Reported
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NAICS 3: Not Reported
NAICS 3 Description: Not Reported
NAICS 4: Not Reported
NAICS 4 Description: Not Reported
NAICS 5: Not Reported
NAICS 5 Description: Not Reported
NAICS 6: Not Reported
NAICS 6 Description: Not Reported
NAICS 7: Not Reported
NAICS 7 Description: Not Reported
NAICS 8: Not Reported
NAICS 8 Description: Not Reported
NAICS 9: Not Reported
NAICS 9 Description: Not Reported
NAICS 10: Not Reported
NAICS 10 Description: Not Reported
Location Employee Size Range: 1 to 4
Location Employee Size Actual: 1
Location Sales Volume Range: Less Than $500,000
Location Sales Volume Actual: 60000
Type of Business: Private
Location Type: Single Loc

Version Year: 2005
Primary SIC Code: 721201
Primary SIC Description: Cleaners
SIC Code 1: 721201
SIC Code 1 Description: Cleaners
SIC Code 1 Ad Size: Not Reported
SIC Code 1 Year Appeared: Not Reported
SIC Code 2: Not Reported
SIC Code 2 Description: Not Reported
SIC Code 3: Not Reported
SIC Code 3 Description: Not Reported
SIC Code 4: Not Reported
SIC Code 4 Description: Not Reported
SIC Code 5: Not Reported
SIC Code 5 Description: Not Reported
SIC Code 6: Not Reported
SIC Code 6 Description: Not Reported
SIC Code 7: Not Reported
SIC Code 7 Description: Not Reported
SIC Code 8: Not Reported

SIC Code 8 Description: Not Reported
SIC Code 9: Not Reported
SIC Code 9 Description: Not Reported
SIC Code 10: Not Reported
SIC Code 10 Description: Not Reported
Primary NAICS: 812320
Primary NAICS Description: Drycleaning & Laundry Svcs (Except Coin-Operated)
NAICS 1: Not Reported
NAICS 1 Description: Drycleaning & Laundry Svcs (Except Coin-Operated)
NAICS 2: Not Reported
NAICS 2 Description: Not Reported
NAICS 3: Not Reported
NAICS 3 Description: Not Reported
NAICS 4: Not Reported
NAICS 4 Description: Not Reported
NAICS 5: Not Reported
NAICS 5 Description: Not Reported
NAICS 6: Not Reported
NAICS 6 Description: Not Reported
NAICS 7: Not Reported
NAICS 7 Description: Not Reported
NAICS 8: Not Reported
NAICS 8 Description: Not Reported
NAICS 9: Not Reported
NAICS 9 Description: Not Reported
NAICS 10: Not Reported
NAICS 10 Description: Not Reported
Location Employee Size Range: 1 to 4
Location Employee Size Actual: 1
Location Sales Volume Range: Less Than $500,000
Location Sales Volume Actual: 60000
Type of Business: Private
Location Type: Single Loc

Version Year: 2004
Primary SIC Code: 721201
Primary SIC Description: Cleaners
SIC Code 1: 721201
SIC Code 1 Description: Cleaners
SIC Code 1 Ad Size: Not Reported
SIC Code 1 Year Appeared: Not Reported
SIC Code 2: Not Reported
SIC Code 2 Description: Not Reported
SIC Code 3: Not Reported
SIC Code 3 Description: Not Reported
SIC Code 4: Not Reported
SIC Code 4 Description: Not Reported
SIC Code 5: Not Reported
SIC Code 5 Description: Not Reported
SIC Code 6: Not Reported

SIC Code 6 Description: Not Reported
SIC Code 7: Not Reported
SIC Code 7 Description: Not Reported
SIC Code 8: Not Reported
SIC Code 8 Description: Not Reported
SIC Code 9: Not Reported
SIC Code 9 Description: Not Reported
SIC Code 10: Not Reported
SIC Code 10 Description: Not Reported
Primary NAICS: 812320
Primary NAICS Description: Drycleaning & Laundry Svcs (Except Coin-Operated)
NAICS 1: Not Reported
NAICS 1 Description: Drycleaning & Laundry Svcs (Except Coin-Operated)
NAICS 2: Not Reported
NAICS 2 Description: Not Reported
NAICS 3: Not Reported
NAICS 3 Description: Not Reported
NAICS 4: Not Reported
NAICS 4 Description: Not Reported
NAICS 5: Not Reported
NAICS 5 Description: Not Reported
NAICS 6: Not Reported
NAICS 6 Description: Not Reported
NAICS 7: Not Reported
NAICS 7 Description: Not Reported
NAICS 8: Not Reported
NAICS 8 Description: Not Reported
NAICS 9: Not Reported
NAICS 9 Description: Not Reported
NAICS 10: Not Reported
NAICS 10 Description: Not Reported
Location Employee Size Range: 1 to 4
Location Employee Size Actual: 1
Location Sales Volume Range: Less Than $500,000
Location Sales Volume Actual: 60000
Type of Business: Private
Location Type: Single Loc

Version Year: 2003
Primary SIC Code: 721201
Primary SIC Description: Cleaners
SIC Code 1: 721201
SIC Code 1 Description: Cleaners
SIC Code 1 Ad Size: Not Reported
SIC Code 1 Year Appeared: Not Reported
SIC Code 2: Not Reported
SIC Code 2 Description: Not Reported
SIC Code 3: Not Reported
SIC Code 3 Description: Not Reported
SIC Code 4: Not Reported

SIC Code 4 Description: Not Reported
SIC Code 5: Not Reported
SIC Code 5 Description: Not Reported
SIC Code 6: Not Reported
SIC Code 6 Description: Not Reported
SIC Code 7: Not Reported
SIC Code 7 Description: Not Reported
SIC Code 8: Not Reported
SIC Code 8 Description: Not Reported
SIC Code 9: Not Reported
SIC Code 9 Description: Not Reported
SIC Code 10: Not Reported
SIC Code 10 Description: Not Reported
Primary NAICS: 812320
Primary NAICS Description: Drycleaning & Laundry Svcs (Except Coin-Operated)
NAICS 1: Not Reported
NAICS 1 Description: Drycleaning & Laundry Svcs (Except Coin-Operated)
NAICS 2: Not Reported
NAICS 2 Description: Not Reported
NAICS 3: Not Reported
NAICS 3 Description: Not Reported
NAICS 4: Not Reported
NAICS 4 Description: Not Reported
NAICS 5: Not Reported
NAICS 5 Description: Not Reported
NAICS 6: Not Reported
NAICS 6 Description: Not Reported
NAICS 7: Not Reported
NAICS 7 Description: Not Reported
NAICS 8: Not Reported
NAICS 8 Description: Not Reported
NAICS 9: Not Reported
NAICS 9 Description: Not Reported
NAICS 10: Not Reported
NAICS 10 Description: Not Reported
Location Employee Size Range: 1 to 4
Location Employee Size Actual: 1
Location Sales Volume Range: Less Than $500,000
Location Sales Volume Actual: 60000
Type of Business: Private
Location Type: Single Loc

| DATABASE | STATUS | DISTANCE | ELEVATION | MAP ID |
|---|---|---|---|---|
| Hist-Cleaners | Listed | 0.23 miles SW | 99 ft (7 ft lower than | 84 |

| | | | | |
|---|---|---|---|---|
| | | | site) | |

| SITE NAME | MAPS | ID |
|---|---|---|
| Golden Glow Cleaners | 1,2,4 | 78580 |
| **ADDRESS** | **CITY** | **ZIP** |
| 9909 Venice Blvd | Los Angeles | |

**DETAILS**

Site Added: 1/1/2013

| DATABASE | STATUS | DISTANCE | ELEVATION | MAP ID |
|---|---|---|---|---|
| Hist-Cleaners | Listed | 0.23 miles SW | 99 ft (7 ft lower than site) | **84** |

| SITE NAME | MAPS | ID |
|---|---|---|
| GOLDEN GLOW CLEANERS | 1,2,4 | 303708-PD |
| **ADDRESS** | **CITY** | **ZIP** |
| 9909 VENICE BLVD | LOS ANGELES | 90034-5111 |

**DETAILS**

Listing Year: 1997
SIC Category: CLEANERS
SIC Code: 721201

| DATABASE | STATUS | DISTANCE | ELEVATION | MAP ID |
|---|---|---|---|---|
| County-Others-CA | Listed | 0.23 miles SW | 98 ft (8 ft lower than site) | **85** |

| SITE NAME | MAPS | ID |
|---|---|---|
| MEMORIAL HOSPITAL SO CALIF | 1,2,4 | 006914-I07147-LAC |
| **ADDRESS** | **CITY** | **ZIP** |
| 3828 HUGHES AVE | CULVER CITY | 90230 |

**DETAILS**

Source of the list: County of Los Angeles
Responsible Agency: Los Angeles Department of Public Works Industrial Waste & Stormwater Permits
URL: http://ladpw.org/epd/OpenFileReview/Results.aspx?streetno=3828&streetdr=&streetname=HUGHES&zip=90230
File URL: http://ladpw.org/epd/OpenFileReview/DMSResults.aspx?fileno=I07147
File Number: 006914-I07147
Status: CLOS
Status Description: Closed File. File no longer has an active permit.
Type: I
Type Description: Industrial Waste File

| DATABASE | STATUS | DISTANCE | ELEVATION | MAP ID |
|---|---|---|---|---|
| Hist-CalFID-CA | Listed | 0.23 miles NW | 117 ft (11 ft higher than site) | **86** |

| SITE NAME | MAPS | ID |
|---|---|---|
| 1X CARDIFF COURT GEN. PART. | 1,2,4 | 7760818 |

| ADDRESS | CITY | ZIP |
|---|---|---|
| 3631 CARDIFF AVE | LOS ANGELES | 900340000 |

**DETAILS**

Reported Date: 1998

| DATABASE | STATUS | DISTANCE | ELEVATION | MAP ID |
|---|---|---|---|---|
| RCRA-NON-US | Listed | 0.23 miles SW | 98 ft (8 ft lower than site) | **87** |

| SITE NAME | MAPS | ID |
|---|---|---|
| K-GENEVA @ VENICE DEVELOPMENT, LLC | 1,2,4 | CAC003066125 |

| ADDRESS | CITY | ZIP |
|---|---|---|
| 9900 VENICE BLVD | LOS ANGELES | 90232 |

**DETAILS**

Additional details may be found online using the following link:
https://enviro.epa.gov/enviro/rcrainfoquery_3.facility_information?pgm_sys_id=CAC003066125
Source Type: Implementer
Generator Status Universe: N
Generator Status: Non-Generator

NAICS1: ALL OTHER WASTE MANAGEMENT SERVICES
Active Site Indicator: -----
Owner Name: K-GENEVA @ VENICE DEVELOPMENT, LLC
Operator Name: K-GENEVA @ VENICE DEVELOPMENT, LLC
In Handler Universes: N
In a Universe: N
Short Term Generator: N
Importer Activity: N
Mixed Waste Generator: N
Transporter Activity: N
Transfer Facility: N
Recycler Activity: N
Onsite Burner Exemption: N
Furnace Exemption: N
Underground Injection Activity: N
Receives Waste From Off-site: N
Universal Waste: N
Universal Waste Destination Facility: N
Used Oil Universe: NNNNNNN
Federal Universal Waste: N
Active Site Federally Regulated TSDF: ------
Active Site Converter TSDF: ------
Active Site State Regulated TSDF: ------
Federal Indicator: ---
Hazardous Secondary Material Indicator: N
Operating Under 40 CFR Part 262 Subpart K: ----
Commercial TSD: -
TSD Type: -----
GPRA Permit Baseline: N
GPRA Renewals Baseline: N
Permit Renewal Workload: ------
Permit Workload Universe: ------
Permit Progress Universe: ------
Post-Closure Workload Universe: ------
Closure Workload Universe: ------
GPRA Corrective Action Baseline: N
Corrective Action Workload Universe: N
Subject to Corrective Action Universe: N
Non TSDFs Where CA Has Been Imposed: N
TSDFs Potentially Subject to Corrective Action Under 3004: N
TSDFs Only Subject to Corrective Action Under Discretionary: N
NCAPS Ranking: N
Environmental Control Indicator: N
Institutional Control Indicator: N
Human Exposure Indicator: N
Groundwater Controls Indicator: N
Operating TSDF Universe: ------
Full Enforcement Universe: ------
SNC Universe: N
Unaddressed SNC: N

Addressed SNC: N
SNC With Compliance Schedule: N
Financial Assurance Required: -----

Receive Date: 20200508
Acknowledge Flag Date: 20200508
Contact First Name: K-GENEVA
Contact Last Name: @ VENICE DEVELO
Contact Street 1: 1800 CENTURY PARK, SUITE 600
Contact City: LOS ANGELES
Contact State: CA
Contact Zip: 90067
Contact Phone: 310-990-1199
Contact E-mail Address: KEVIN.JJENVIRONMENTAL@GMAIL.COM
Short Term Generator: N
Importer Activity: N
Transporter Activity: N
Transfer Facility: N
TSD Activity: N
Recycler Activity: N
Onsite Burner Exemption: N
Furnace Exemption: N
Underground Injection Activity: N
Receives Waste From Off-site: N
Universal Waste Destination Facility: N
Used Oil Transporter: N
Used Oil Transfer Facility: N
Used Oil Processor: N
Used Oil Refiner: N
Used Oil Fuel Burner: N
Used Oil Fuel Marketer to Burner: N
Used Oil Specification Marketer: N

| DATABASE | STATUS | DISTANCE | ELEVATION | MAP ID |
|---|---|---|---|---|
| CRSP-CA | Listed | 0.24 miles SW | 98 ft (8 ft lower than site) | 88 |

| SITE NAME | MAPS | ID |
|---|---|---|
| AT&T Mobility - VENICE / HUGHES OVLY (USID11931) | 1,2,4 | 95497 |

| ADDRESS | CITY | ZIP |
|---|---|---|
| 3831 HUGHES AVE | LOS ANGELES | 90034 |

**DETAILS**

Site Regulated Program Information
Site ID: 95497
Site EI ID: 10198249
Agency Provided Latitude: 34.022312
Agency Provided Longitude: -118.398345

Program Description: Chemical Storage Facilities

Evaluation Information
Evaluation Date: 7/26/2016
Violations Found? (Y/N): No
Evaluation General Type: Compliance Evaluation Inspection
Evaluation Type: Routine done by local agency
Evaluation Note(s): On site for routine hazardous materials and business emergency plan inspection. Consent to enter and inspect was given by Twanda Beo, Environmental Site Manager, email:tb2317@att.com. Permit posted Observed the facility and inspected hazardous materials storage. Sulfuric Acid -65.3 gallons 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.
Evaluation Division: Los Angeles City Fire Department
Evaluation Program: HMRRP
Evaluation Source: CERS

Violation Information
: Not Reported
:Enforcement Information
: Not Reported
:Chemical Information
: Not Reported
:Coordinate Information
: Not Reported
:

| DATABASE | STATUS | DISTANCE | ELEVATION | MAP ID |
|---|---|---|---|---|
| County-Others-CA | Listed | 0.24 miles S | 97 ft (9 ft lower than site) | 89 |
| **SITE NAME** | | | **MAPS** | **ID** |
| RSH KAIZUKA INC | | | 1,2,4 | 030567-045600-LAC |
| **ADDRESS** | | | **CITY** | **ZIP** |
| 9729 CULVER BLVD | | | CULVER CITY | 90232 |

## DETAILS

Source of the list: County of Los Angeles
Responsible Agency: Los Angeles Department of Public Works Industrial Waste & Stormwater Permits
URL: http://ladpw.org/epd/OpenFileReview/Results.aspx?streetno=9729&streetdr=&streetname=CULVER&zip=90232
File URL: http://ladpw.org/epd/OpenFileReview/DMSResults.aspx?fileno=045600
File Number: 030567-045600
Status: CLOS
Status Description: Closed File. File no longer has an active permit.
Type: I
Type Description: Industrial Waste File

| DATABASE | STATUS | DISTANCE | ELEVATION | MAP ID |
|---|---|---|---|---|
| County-Others-CA | Listed | 0.24 miles S | 97 ft (9 ft lower than site) | **89** |

| SITE NAME | MAPS | ID |
|---|---|---|
| SAKI HOUSE BY HIKARI | 1,2,4 | 030567-056139-LAC |

| ADDRESS | CITY | ZIP |
|---|---|---|
| 9729 CULVER BLVD | CULVER CITY | 90232 |

## DETAILS

Source of the list: County of Los Angeles
Responsible Agency: Los Angeles Department of Public Works Industrial Waste & Stormwater Permits
URL: http://ladpw.org/epd/OpenFileReview/Results.aspx?streetno=9729&streetdr=&streetname=CULVER&zip=90232
File URL: http://ladpw.org/epd/OpenFileReview/DMSResults.aspx?fileno=056139
File Number: 030567-056139
Status: PERM
Status Description: Active Permitted File
Type: I
Type Description: Industrial Waste File

| DATABASE | STATUS | DISTANCE | ELEVATION | MAP ID |
|---|---|---|---|---|
| RCRA-NON-US | Listed | 0.24 miles E | 106 ft (0 ft higher than site) | **90** |

| SITE NAME | MAPS | ID |
|---|---|---|
| DYNAMIC AUTO IMAGES/CULVER CITY TOYOTA | 1,2,4 | CAL000421691 |

| ADDRESS | CITY | ZIP |
|---|---|---|
| 9077 WASHINGTON BLVD | CULVER CITY | 90232 |

## DETAILS

Additional details may be found online using the following link:
https://enviro.epa.gov/enviro/rcrainfoquery_3.facility_information?pgm_sys_id=CAL000421691
Source Type: Implementer
Generator Status Universe: N
Generator Status: Non-Generator
NAICS1: CAR WASHES
Active Site Indicator: H----
Owner Name: TOM MILLER
Operator Name: ELISA REYES
In Handler Universes: Y
In a Universe: Y
Short Term Generator: N
Importer Activity: N
Mixed Waste Generator: N
Transporter Activity: N
Transfer Facility: N
Recycler Activity: N
Onsite Burner Exemption: N
Furnace Exemption: N
Underground Injection Activity: N
Receives Waste From Off-site: N
Universal Waste: Y
Universal Waste Destination Facility: Y
Used Oil Universe: NNNNNNN
Federal Universal Waste: N
Active Site Federally Regulated TSDF: ------
Active Site Converter TSDF: ------
Active Site State Regulated TSDF: ------
Federal Indicator: ---
Hazardous Secondary Material Indicator: N
Operating Under 40 CFR Part 262 Subpart K: ----
Commercial TSD: -
TSD Type: -----
GPRA Permit Baseline: N
GPRA Renewals Baseline: N
Permit Renewal Workload: ------
Permit Workload Universe: ------
Permit Progress Universe: ------
Post-Closure Workload Universe: ------
Closure Workload Universe: ------
GPRA Corrective Action Baseline: N
Corrective Action Workload Universe: N
Subject to Corrective Action Universe: N
Non TSDFs Where CA Has Been Imposed: N

TSDFs Potentially Subject to Corrective Action Under 3004: N
TSDFs Only Subject to Corrective Action Under Discretionary: N
NCAPS Ranking: N
Environmental Control Indicator: N
Institutional Control Indicator: N
Human Exposure Indicator: N
Groundwater Controls Indicator: N
Operating TSDF Universe: ------
Full Enforcement Universe: ------
SNC Universe: N
Unaddressed SNC: N
Addressed SNC: N
SNC With Compliance Schedule: N
Financial Assurance Required: -----

Receive Date: 20161107
Acknowledge Flag Date: 20161107
Contact First Name: ELISA
Contact Last Name: REYES
Contact Street 1: 1407 N. BATAVIA ST.
Contact Street 2: STE. 102
Contact City: ORANGE
Contact State: CA
Contact Zip: 92867
Contact Phone: 714-771-3400
Contact FAX: 714-464-5458
Contact E-mail Address: ELISA@DYNAMICAUTOIMAGES.COM
Short Term Generator: N
Importer Activity: N
Mixed Waste Generator: N
Transporter Activity: N
Transfer Facility: N
TSD Activity: N
Recycler Activity: N
Onsite Burner Exemption: N
Furnace Exemption: N
Underground Injection Activity: N
Receives Waste From Off-site: N
Universal Waste Destination Facility: Y
Used Oil Transporter: N
Used Oil Transfer Facility: N
Used Oil Processor: N
Used Oil Refiner: N
Used Oil Fuel Burner: N
Used Oil Fuel Marketer to Burner: N
Used Oil Specification Marketer: N

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

| DATABASE | STATUS | DISTANCE | ELEVATION | MAP ID |
|---|---|---|---|---|
| AIR-DIST-CA | Listed | 0.24 miles NE | 112 ft (6 ft higher than site) | 91 |

| SITE NAME | MAPS | ID |
|---|---|---|
| ALBERTSON'S #6169 | 1,2,4 | 124666-SC |

| ADDRESS | CITY | ZIP |
|---|---|---|
| 8985 VENICE BLVD SUITE B | LOS ANGELES | 90034 |

## DETAILS

District: South Coast AQMD
Compliance URL: http://www3.aqmd.gov/webappl/fim/prog/novnc.aspx?fac_id=124666
Note: For additional Facility, Equipment, Emissions, Hearing Board or Transporation Plan Information click on different tabs.
Facility Id: 124666
County Code: LA
County: Los Angeles
Facility Status Code: S
Facility Status: SOLD
Number of Employees: 0
Location Zip Code Extension: Not Reported
Facility Representative First Name: GEORGE
Facility Representative Last Name: RONN
Location Area Code: 651
Location Phone Number: 7794098
Location Phone Extension: Not Reported
Mailing Address: P O BOX 20 DEPT #72405
Mailing City: BOISE
Mailing State: ID
Mailing Zip Code: 83726
Mailing Zip Code Extension: Not Reported
Mailing Area Code: 310
Mailing Phone Number: 2026167
Mailing Phone Extension: Not Reported
Mailing Representative First Name: STORE
Mailing Representative Last Name: DIRECTOR


| DATABASE | STATUS | DISTANCE | ELEVATION | MAP ID |
|---|---|---|---|---|
| AIR-DIST-CA | Listed | 0.24 miles NE | 112 ft (6 ft higher than site) | 91 |

| SITE NAME | MAPS | ID |
|---|---|---|

| CVS PHARMACY #08879-01 | 1,2,4 | 170955-SC |
|---|---|---|
| **ADDRESS** | **CITY** | **ZIP** |
| 8985 VENICE BLVD | LOS ANGELES | 90034 |

**DETAILS**

District: South Coast AQMD
Compliance URL: http://www3.aqmd.gov/webappl/fim/prog/novnc.aspx?fac_id=170955
Note: For additional Facility, Equipment, Emissions, Hearing Board or Transporation Plan Information click on different tabs.
Facility Id: 170955
County Code: LA
County: Los Angeles
Facility Status Code: A
Facility Status: ACTIVE
Number of Employees: 0
Location Zip Code Extension: Not Reported
Facility Representative First Name: JIM
Facility Representative Last Name: JACKSON
Location Area Code: 704
Location Phone Number: 5597038
Location Phone Extension: Not Reported
Mailing Address: 98344-B SOUTHERN PINES BLVD
Mailing City: CHARLOTTE
Mailing State: NC
Mailing Zip Code: 28273
Mailing Zip Code Extension: Not Reported
Mailing Area Code: 704
Mailing Phone Number: 5597038
Mailing Phone Extension: Not Reported
Mailing Representative First Name: JIM
Mailing Representative Last Name: JACKSON

| DATABASE | STATUS | DISTANCE | ELEVATION | MAP ID |
|---|---|---|---|---|
| AIR-DIST-CA | Listed | 0.24 miles NE | 112 ft (6 ft higher than site) | **91** |
| **SITE NAME** | | | **MAPS** | **ID** |
| HAGGEN #2161 | | | 1,2,4 | 179881-SC |
| **ADDRESS** | | | **CITY** | **ZIP** |
| 8985 VENICE BLVD SUITE B | | | LOS ANGELES | 90034 |

**DETAILS**

District: South Coast AQMD
Compliance URL: http://www3.aqmd.gov/webappl/fim/prog/novnc.aspx?fac_id=179881
Note: For additional Facility, Equipment, Emissions, Hearing Board or Transporation Plan Information click on different tabs.
Facility Id: 179881
County Code: LA
County: Los Angeles
Facility Status Code: A
Facility Status: ACTIVE
Number of Employees: 0
Location Zip Code Extension: Not Reported
Facility Representative First Name: BRIANNA
Facility Representative Last Name: FORSYTH
Location Area Code: 310
Location Phone Number: 2026167
Location Phone Extension: Not Reported
Mailing Address: 2211 RIMLAND DR. SUITE 300 ATTN LYSA HUMMEL
Mailing City: BELLINGHAM
Mailing State: WA
Mailing Zip Code: 98226
Mailing Zip Code Extension: Not Reported
Mailing Area Code: 310
Mailing Phone Number: 2026167
Mailing Phone Extension: Not Reported
Mailing Representative First Name: BRIANNA
Mailing Representative Last Name: FORSYTH

| DATABASE | STATUS | DISTANCE | ELEVATION | MAP ID |
|---|---|---|---|---|
| AIR-DIST-CA | Listed | 0.24 miles NE | 112 ft (6 ft higher than site) | **91** |

| SITE NAME | MAPS | ID |
|---|---|---|
| ALBERTSONS STORE #6169 | 1,2,4 | 174445-SC |

| ADDRESS | CITY | ZIP |
|---|---|---|
| 8985 VENICE BLVD SUITE B | LOS ANGELES | 90034 |

## DETAILS

District: South Coast AQMD
Compliance URL: http://www3.aqmd.gov/webappl/fim/prog/novnc.aspx?fac_id=174445
Note: For additional Facility, Equipment, Emissions, Hearing Board or Transporation Plan Information click on different tabs.
Facility Id: 174445
County Code: LA
County: Los Angeles

Facility Status Code: S
Facility Status: SOLD
Number of Employees: 0
Location Zip Code Extension: Not Reported
Facility Representative First Name: PAUL
Facility Representative Last Name: BAUMAN
Location Area Code: 310
Location Phone Number: 2026167
Location Phone Extension: Not Reported
Mailing Address: P.O. BOX 20 DEPT #72405
Mailing City: BOISE
Mailing State: ID
Mailing Zip Code: 83726
Mailing Zip Code Extension: Not Reported
Mailing Area Code: 208
Mailing Phone Number: 3953949
Mailing Phone Extension: Not Reported
Mailing Representative First Name: JILL
Mailing Representative Last Name: WASHBURN

| DATABASE | STATUS | DISTANCE | ELEVATION | MAP ID |
|---|---|---|---|---|
| CRSP-CA | Listed | 0.24 miles NE | 112 ft (6 ft higher than site) | **91** |

| SITE NAME | MAPS | ID |
|---|---|---|
| Ross Dress For Less #0414 | 1,2,4 | 149083 |

| ADDRESS | CITY | ZIP |
|---|---|---|
| 8985 VENICE BLVD STE A4 | LOS ANGELES | 90034 |

## DETAILS

Site Regulated Program Information
Site ID: 149083
Site EI ID: 10508845
Agency Provided Latitude: 34.02702
Agency Provided Longitude: -118.39323

Program Description: Chemical Storage Facilities

Program Description: Hazardous Waste Generator

Evaluation Information
Evaluation Date: 10/23/2017

Violations Found? (Y/N): Yes
Evaluation General Type: Compliance Evaluation Inspection
Evaluation Type: Routine done by local agency
Evaluation Note(s): Adriana Bragas, Manager
Evaluation Division: Los Angeles County Fire Department
Evaluation Program: HW
Evaluation Source: CERS

Violation Information
Violation Date: 10/23/2017
Citation: 22 CCR 12 66262.34(f) - California Code of Regulations, Title 22, Chapter 12, Section(s) 66262.34(f)
Violation Description: Failure to properly label hazardous waste accumulation containers and portable tanks with the following requirements: "Hazardous Waste", name and address of the generator, physical and chemical characteristics of the Hazardous Waste, and starting accumulation date.
Violation Note(s): Returned to compliance on 10/23/2017. OBSERVATION: Plastic container of toxic liquid waste located in the hazarodus waste storage area was observed without the following information on the label: accumulation start date; plastic container of toxic liquid waste was missing a label. CORRECTIVE ACTION: Violations corrected on site.
Violation Division: Los Angeles County Fire Department
Violation Program: HW
Violation Source: CERS

Enforcement Information
: Not Reported
:Chemical Information
: Not Reported
:Coordinate Information
: Not Reported
:

| DATABASE | STATUS | DISTANCE | ELEVATION | MAP ID |
|---|---|---|---|---|
| CRSP-CA | Listed | 0.24 miles NE | 112 ft (6 ft higher than site) | **91** |
| **SITE NAME** | | | **MAPS** | **ID** |
| Haggen 2161 | | | 1,2,4 | 3972 |
| **ADDRESS** | | | **CITY** | **ZIP** |
| 8985 VENICE BLVD SUITE B | | | LOS ANGELES | 90034 |

## DETAILS

Site Regulated Program Information
Site ID: 3972
Site EI ID: 10138895

Agency Provided Latitude: 34.0272
Agency Provided Longitude: -118.3929

Program Description: Chemical Storage Facilities

Program Description: Hazardous Waste Generator

Evaluation Information
: Not Reported
:Violation Information
: Not Reported
:Enforcement Information
: Not Reported
:Chemical Information
: Not Reported
:Coordinate Information
: Not Reported
:

| DATABASE | STATUS | DISTANCE | ELEVATION | MAP ID |
|---|---|---|---|---|
| CRSP-CA | Listed | 0.24 miles NE | 112 ft (6 ft higher than site) | **91** |
| **SITE NAME** | | | **MAPS** | **ID** |
| CVS PHARMACY #8879 | | | 1,2,4 | 23120 |
| **ADDRESS** | | | **CITY** | **ZIP** |
| 8985 W VENICE BLVD UN A | | | LOS ANGELES | 90034 |

## DETAILS

Site Regulated Program Information
Site ID: 23120
Site EI ID: 10255264
Agency Provided Latitude: 34.0272
Agency Provided Longitude: -118.3929

Program Description: Chemical Storage Facilities

Program Description: Hazardous Waste Generator

Program Description: RCRA LQ HW Generator

Evaluation Information

Evaluation Date: 9/13/2018
Violations Found? (Y/N): No
Evaluation General Type: Compliance Evaluation Inspection
Evaluation Type: Routine done by local agency
Evaluation Note(s): Report  Consent to enter, inspect and take photographs was given by: Freddie Meza  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.  This facility has been referred to our DATA Management Unit to be removed from the HMBP program. This facility will still remain in the Haz Waste Program 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. [Truncated]
Evaluation Division: Los Angeles City Fire Department
Evaluation Program: HMRRP
Evaluation Source: CERS

Evaluation Date: 8/27/2018
Violations Found? (Y/N): No
Evaluation General Type: Compliance Evaluation Inspection
Evaluation Type: Routine done by local agency
Evaluation Note(s): Christian Gramajo, Manager
Evaluation Division: Los Angeles County Fire Department
Evaluation Program: HWLQG
Evaluation Source: CERS

Evaluation Date: 6/9/2016
Violations Found? (Y/N): No
Evaluation General Type: Compliance Evaluation Inspection
Evaluation Type: Routine done by local agency
Evaluation Note(s): On site for routine hazardous materials and business emergency plan inspection. Consent to enter and inspect was given by Robert Miranda, manager, email:robert.miranda@cvscaremark.com  Permit posted  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.
Evaluation Division: Los Angeles City Fire Department
Evaluation Program: HMRRP
Evaluation Source: CERS

Evaluation Date: 11/16/2015
Violations Found? (Y/N): Yes
Evaluation General Type: Compliance Evaluation Inspection
Evaluation Type: Routine done by local agency
Evaluation Note(s): Christian Gramago
Evaluation Division: Los Angeles County Fire Department
Evaluation Program: HW
Evaluation Source: CERS

Violation Information
Violation Date: 11/16/2015
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 Note(s): Returned to compliance on 11/16/2015. OBSERVATION: 1- corrosive hazardous waste container missing the accumulation start date. All hazardous waste tanks shall be marked with the words ?Hazardous Waste? and the accumulation start date. CORRECTIVE ACTION: Immediately ensure that all hazardous waste tanks are marked with the required information.
Violation Division: Los Angeles County Fire Department
Violation Program: HW
Violation Source: CERS

Enforcement Information
: Not Reported
:Chemical Information
: Not Reported
:Coordinate Information
: Not Reported
:

| DATABASE | STATUS | DISTANCE | ELEVATION | MAP ID |
|---|---|---|---|---|
| CRSP-CA | Listed | 0.24 miles NE | 112 ft (6 ft higher than site) | **91** |

| SITE NAME | MAPS | ID |
|---|---|---|
| Sprouts Farmers Market #411 | 1,2,4 | 410255 |

| ADDRESS | CITY | ZIP |
|---|---|---|
| 8985 VENICE BLVD | LOS ANGELES | 90034 |

## DETAILS

Site Regulated Program Information
Site ID: 410255
Site EI ID: 10710091
Agency Provided Latitude: 34.027198
Agency Provided Longitude: -118.392898

Program Description: Chemical Storage Facilities

Program Description: Hazardous Waste Generator

Evaluation Information
: Not Reported
:Violation Information
: Not Reported
:Enforcement Information
: Not Reported
:Chemical Information
: Not Reported
:Coordinate Information
: Not Reported
:

| DATABASE | STATUS | DISTANCE | ELEVATION | MAP ID |
|---|---|---|---|---|
| Hist-CalFID-CA | Listed | 0.24 miles NE | 112 ft (6 ft higher than site) | 91 |
| **SITE NAME** | | | **MAPS** | **ID** |
| WESTERN GLOBE PROD INC | | | 1,2,4 | 465061 |
| **ADDRESS** | | | **CITY** | **ZIP** |
| 8985 VENICE BLVD | | | LOS ANGELES | |
| **DETAILS** | | | | |
| Reported Date: 1998 | | | | |

| DATABASE | STATUS | DISTANCE | ELEVATION | MAP ID |
|---|---|---|---|---|
| Hist-CalFID-CA | Listed | 0.24 miles NE | 112 ft (6 ft higher than site) | 91 |
| **SITE NAME** | | | **MAPS** | **ID** |
| SCOTT MOTORS | | | 1,2,4 | 7707986 |
| **ADDRESS** | | | **CITY** | **ZIP** |
| 8985 VENICE BLVD | | | LOS ANGELES | |
| **DETAILS** | | | | |
| Reported Date: 1998 | | | | |

| DATABASE | STATUS | DISTANCE | ELEVATION | MAP ID |
|---|---|---|---|---|
| | | | | |

| | | | | |
|---|---|---|---|---|
| Hist-CalFID-CA | Listed | 0.24 miles NE | 112 ft (6 ft higher than site) | **91** |
| **SITE NAME** | | | **MAPS** | **ID** |
| 1X TALES FROM THE CRYPT | | | 1,2,4 | 7707985 |
| **ADDRESS** | | | **CITY** | **ZIP** |
| 8985 VENICE BLVD | | | LOS ANGELES | |
| **DETAILS** | | | | |
| Reported Date: 1998 | | | | |

| DATABASE | STATUS | DISTANCE | ELEVATION | MAP ID |
|---|---|---|---|---|
| Hist-CalFID-CA | Listed | 0.24 miles NE | 112 ft (6 ft higher than site) | **91** |
| **SITE NAME** | | | **MAPS** | **ID** |
| 1X ORCHID PRODUCTIONS | | | 1,2,4 | 7707984 |
| **ADDRESS** | | | **CITY** | **ZIP** |
| 8985 VENICE BLVD | | | LOS ANGELES | |
| **DETAILS** | | | | |
| Reported Date: 1998 | | | | |

| DATABASE | STATUS | DISTANCE | ELEVATION | MAP ID |
|---|---|---|---|---|
| RCRA-LQG-US | Listed | 0.24 miles NE | 112 ft (6 ft higher than site) | **91** |
| **SITE NAME** | | | **MAPS** | **ID** |
| CVS PHARMACY NO 8879 | | | 1,2,4 | CAR000234542 |
| **ADDRESS** | | | **CITY** | **ZIP** |
| 8985 VENICE BLVD | | | LOS ANGELES | 90034 |
| **DETAILS** | | | | |
| Additional details may be found online using the following link: https://enviro.epa.gov/enviro/rcrainfoquery_3.facility_information?pgm_sys_id=CAR000234542 | | | | |

Source Type: A
Generator Status Universe: LQG
Generator Status: Large Quantity Generator
NAICS1: PHARMACIES AND DRUG STORES
Active Site Indicator: H----
Owner Name: HOMA II LLC
Operator Name: GARFIELD BEACH CVS LLC
In Handler Universes: Y
In a Universe: Y
Short Term Generator: N
Importer Activity: N
Mixed Waste Generator: N
Transporter Activity: N
Transfer Facility: N
Recycler Activity: N
Onsite Burner Exemption: N
Furnace Exemption: N
Underground Injection Activity: N
Receives Waste From Off-site: N
Universal Waste: N
Universal Waste Destination Facility: N
Used Oil Universe: NNNNNNN
Federal Universal Waste: N
Active Site Federally Regulated TSDF: ------
Active Site Converter TSDF: ------
Active Site State Regulated TSDF: ------
Federal Indicator: ---
Hazardous Secondary Material Indicator: N
Operating Under 40 CFR Part 262 Subpart K: ----
Commercial TSD: -
TSD Type: -----
GPRA Permit Baseline: N
GPRA Renewals Baseline: N
Permit Renewal Workload: ------
Permit Workload Universe: ------
Permit Progress Universe: ------
Post-Closure Workload Universe: ------
Closure Workload Universe: ------
GPRA Corrective Action Baseline: N
Corrective Action Workload Universe: N
Subject to Corrective Action Universe: N
Non TSDFs Where CA Has Been Imposed: N
TSDFs Potentially Subject to Corrective Action Under 3004: N
TSDFs Only Subject to Corrective Action Under Discretionary: N
NCAPS Ranking: N
Environmental Control Indicator: N
Institutional Control Indicator: N
Human Exposure Indicator: N
Groundwater Controls Indicator: N
Operating TSDF Universe: ------

Full Enforcement Universe: ------
SNC Universe: N
Unaddressed SNC: N
Addressed SNC: N
SNC With Compliance Schedule: N
Financial Assurance Required: -----

Receive Date: 20130103
Contact First Name: WENDY
Contact Middle Initial: L
Contact Last Name: BRANT
Contact Street 1: ONE CVS DR
Contact City: WOONSOCKET
Contact State: RI
Contact Zip: 02895
Contact Country: US
Contact Phone: 401-765-1500
Contact FAX: 401-216-0138
Contact E-mail Address: WENDY.BRANT@CVSCAREMARK.COM
Contact Title: CVS CORPORATE ENV MGR
Short Term Generator: N
Importer Activity: N
Mixed Waste Generator: N
Transporter Activity: N
Transfer Facility: N
TSD Activity: N
Recycler Activity: N
Onsite Burner Exemption: N
Furnace Exemption: N
Underground Injection Activity: N
Receives Waste From Off-site: N
Universal Waste Destination Facility: N
Used Oil Transporter: N
Used Oil Transfer Facility: N
Used Oil Processor: N
Used Oil Refiner: N
Used Oil Fuel Burner: N
Used Oil Fuel Marketer to Burner: N
Used Oil Specification Marketer: N

Receive Date: 20200216
Contact First Name: NICOLE
Contact Last Name: WILKINSON
Contact Street 1: ONE CVS DR
Contact City: WOONSOCKET
Contact State: RI
Contact Zip: 02895
Contact Country: US
Contact Phone: 401-765-7132
Contact E-mail Address: NICOLE.WILKINSON@CVSHEALTH.COM

Contact Title: DIRECTOR, CORPORATE ENVIRONMENTAL
Short Term Generator: N
Importer Activity: N
Transporter Activity: N
Transfer Facility: N
TSD Activity: N
Recycler Activity: N
Onsite Burner Exemption: N
Furnace Exemption: N
Underground Injection Activity: N
Receives Waste From Off-site: N
Universal Waste Destination Facility: N
Used Oil Transporter: N
Used Oil Transfer Facility: N
Used Oil Processor: N
Used Oil Refiner: N
Used Oil Fuel Burner: N
Used Oil Fuel Marketer to Burner: N
Used Oil Specification Marketer: N

Waste Code: 122 |
Waste Code: 141 |
Waste Code: 181 |
Waste Code: 214 |
Waste Code: 311 |
Waste Code: 331 |
Waste Code: 352 |
Waste Code: 725 |
Waste Code: 791 |
Waste Code: D001 |
Waste Code: D001 |
Waste Code: D002 |
Evaluation Type Description*: COMPLIANCE EVALUATION INSPECTION ON-SITE
Evaluation Start Date: 20180827
Found Violation Flag: N
Citizen Complaint Flag: N
Multimedia Inspection Flag: N
Sampling Flag: N
Not Subtitle C Flag: N

| DATABASE | STATUS | DISTANCE | ELEVATION | MAP ID |
|---|---|---|---|---|
| RCRA-NON-US | Listed | 0.24 miles NE | 112 ft (6 ft higher than site) | **91** |
| **SITE NAME** | | | **MAPS** | **ID** |
| ROSS DRESS FOR LESS #0414 | | | 1,2,4 | CAL000397475 |

| ADDRESS | CITY | ZIP |
|---|---|---|
| 8985 VENICE BLVD STE A4 | LOS ANGELES | 90034 |

## DETAILS

Additional details may be found online using the following link:
https://enviro.epa.gov/enviro/rcrainfoquery_3.facility_information?pgm_sys_id=CAL000397475
Source Type: Implementer
Generator Status Universe: N
Generator Status: Non-Generator
NAICS1: FAMILY CLOTHING STORES
Active Site Indicator: H----
Owner Name: ROSS DRESS FOR LESS INC
Operator Name: KATHY HATCH
In Handler Universes: Y
In a Universe: Y
Short Term Generator: N
Importer Activity: N
Mixed Waste Generator: N
Transporter Activity: N
Transfer Facility: N
Recycler Activity: N
Onsite Burner Exemption: N
Furnace Exemption: N
Underground Injection Activity: N
Receives Waste From Off-site: N
Universal Waste: Y
Universal Waste Destination Facility: Y
Used Oil Universe: NNNNNNN
Federal Universal Waste: N
Active Site Federally Regulated TSDF: ------
Active Site Converter TSDF: ------
Active Site State Regulated TSDF: ------
Federal Indicator: ---
Hazardous Secondary Material Indicator: N
Operating Under 40 CFR Part 262 Subpart K: ----
Commercial TSD: -
TSD Type: -----
GPRA Permit Baseline: N
GPRA Renewals Baseline: N
Permit Renewal Workload: ------
Permit Workload Universe: ------
Permit Progress Universe: ------
Post-Closure Workload Universe: ------
Closure Workload Universe: ------
GPRA Corrective Action Baseline: N
Corrective Action Workload Universe: N
Subject to Corrective Action Universe: N
Non TSDFs Where CA Has Been Imposed: N

TSDFs Potentially Subject to Corrective Action Under 3004: N
TSDFs Only Subject to Corrective Action Under Discretionary: N
NCAPS Ranking: N
Environmental Control Indicator: N
Institutional Control Indicator: N
Human Exposure Indicator: N
Groundwater Controls Indicator: N
Operating TSDF Universe: ------
Full Enforcement Universe: ------
SNC Universe: N
Unaddressed SNC: N
Addressed SNC: N
SNC With Compliance Schedule: N
Financial Assurance Required: -----

Receive Date: 20140605
Acknowledge Flag Date: 20140605
Contact First Name: KATHY
Contact Last Name: HATCH
Contact Street 1: 5130 HACIENDA DR
Contact Street 2: 3RD FLOOR
Contact City: DUBLIN
Contact State: CA
Contact Zip: 94568
Contact Phone: 925-965-4015
Contact FAX: 925-965-4183
Contact E-mail Address: ERIC.GUARD@ROS.COM
Short Term Generator: N
Importer Activity: N
Mixed Waste Generator: N
Transporter Activity: N
Transfer Facility: N
TSD Activity: N
Recycler Activity: N
Onsite Burner Exemption: N
Furnace Exemption: N
Underground Injection Activity: N
Receives Waste From Off-site: N
Universal Waste Destination Facility: Y
Used Oil Transporter: N
Used Oil Transfer Facility: N
Used Oil Processor: N
Used Oil Refiner: N
Used Oil Fuel Burner: N
Used Oil Fuel Marketer to Burner: N
Used Oil Specification Marketer: N

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

| DATABASE | STATUS | DISTANCE | ELEVATION | MAP ID |
|---|---|---|---|---|
| RCRA-NON-US | Listed | 0.24 miles NE | 112 ft (6 ft higher than site) | 91 |

| SITE NAME | MAPS | ID |
|---|---|---|
| SPROUTS FARMERS MARKET #411 | 1,2,4 | CAL000424102 |

| ADDRESS | CITY | ZIP |
|---|---|---|
| 8985 VENICE BLVD | LOS ANGELES | 90034 |

## DETAILS

Additional details may be found online using the following link:
https://enviro.epa.gov/enviro/rcrainfoquery_3.facility_information?pgm_sys_id=CAL000424102
Source Type: Implementer
Generator Status Universe: N
Generator Status: Non-Generator
NAICS1: ALL OTHER WASTE MANAGEMENT SERVICES
Active Site Indicator: H----
Owner Name: SF MARKETS LLC
Operator Name: LUIS TORRES
In Handler Universes: Y
In a Universe: Y
Short Term Generator: N
Importer Activity: N
Mixed Waste Generator: N
Transporter Activity: N
Transfer Facility: N
Recycler Activity: N
Onsite Burner Exemption: N
Furnace Exemption: N
Underground Injection Activity: N
Receives Waste From Off-site: N
Universal Waste: Y
Universal Waste Destination Facility: Y
Used Oil Universe: NNNNNNN
Federal Universal Waste: N
Active Site Federally Regulated TSDF: ------
Active Site Converter TSDF: ------
Active Site State Regulated TSDF: ------
Federal Indicator: ---
Hazardous Secondary Material Indicator: N
Operating Under 40 CFR Part 262 Subpart K: ----
Commercial TSD: -
TSD Type: -----
GPRA Permit Baseline: N
GPRA Renewals Baseline: N
Permit Renewal Workload: ------

Permit Workload Universe: ------
Permit Progress Universe: ------
Post-Closure Workload Universe: ------
Closure Workload Universe: ------
GPRA Corrective Action Baseline: N
Corrective Action Workload Universe: N
Subject to Corrective Action Universe: N
Non TSDFs Where CA Has Been Imposed: N
TSDFs Potentially Subject to Corrective Action Under 3004: N
TSDFs Only Subject to Corrective Action Under Discretionary: N
NCAPS Ranking: N
Environmental Control Indicator: N
Institutional Control Indicator: N
Human Exposure Indicator: N
Groundwater Controls Indicator: N
Operating TSDF Universe: ------
Full Enforcement Universe: ------
SNC Universe: N
Unaddressed SNC: N
Addressed SNC: N
SNC With Compliance Schedule: N
Financial Assurance Required: -----

Receive Date: 20170110
Acknowledge Flag Date: 20170110
Contact First Name: LUIS
Contact Last Name: TORRES
Contact Street 1: 5455 E. HIGH STREET
Contact Street 2: SUITE 111
Contact City: PHOENIX
Contact State: AZ
Contact Zip: 85054
Contact Phone: 480-814-8016
Contact FAX: 480-385-2356
Contact E-mail Address: ABEEBE@ENVIROSURE.COM
Short Term Generator: N
Importer Activity: N
Mixed Waste Generator: N
Transporter Activity: N
Transfer Facility: N
TSD Activity: N
Recycler Activity: N
Onsite Burner Exemption: N
Furnace Exemption: N
Underground Injection Activity: N
Receives Waste From Off-site: N
Universal Waste Destination Facility: Y
Used Oil Transporter: N
Used Oil Transfer Facility: N
Used Oil Processor: N

Used Oil Refiner: N
Used Oil Fuel Burner: N
Used Oil Fuel Marketer to Burner: N
Used Oil Specification Marketer: N

| DATABASE | STATUS | DISTANCE | ELEVATION | MAP ID |
|---|---|---|---|---|
| RCRA-NON-US | Listed | 0.24 miles NE | 112 ft (6 ft higher than site) | **91** |

| SITE NAME | MAPS | ID |
|---|---|---|
| KEVIN TRUONG DDS APC | 1,2,4 | CAL000441235 |

| ADDRESS | CITY | ZIP |
|---|---|---|
| 8985 VENICE BLVD #A5 | LOS ANGELES | 90034 |

## DETAILS

Additional details may be found online using the following link:
https://enviro.epa.gov/enviro/rcrainfoquery_3.facility_information?pgm_sys_id=CAL000441235
Source Type: Implementer
Generator Status Universe: N
Generator Status: Non-Generator
NAICS1: OFFICES OF DENTISTS
Active Site Indicator: H----
Owner Name: KEVIN TRUONG
Operator Name: KEVIN TRUONG
In Handler Universes: Y
In a Universe: Y
Short Term Generator: N
Importer Activity: N
Mixed Waste Generator: N
Transporter Activity: N
Transfer Facility: N
Recycler Activity: N
Onsite Burner Exemption: N
Furnace Exemption: N
Underground Injection Activity: N
Receives Waste From Off-site: N
Universal Waste: Y
Universal Waste Destination Facility: Y
Used Oil Universe: NNNNNNN
Federal Universal Waste: N
Active Site Federally Regulated TSDF: ------
Active Site Converter TSDF: ------
Active Site State Regulated TSDF: ------

Federal Indicator: ---
Hazardous Secondary Material Indicator: N
Operating Under 40 CFR Part 262 Subpart K: ----
Commercial TSD: -
TSD Type: -----
GPRA Permit Baseline: N
GPRA Renewals Baseline: N
Permit Renewal Workload: ------
Permit Workload Universe: ------
Permit Progress Universe: ------
Post-Closure Workload Universe: ------
Closure Workload Universe: ------
GPRA Corrective Action Baseline: N
Corrective Action Workload Universe: N
Subject to Corrective Action Universe: N
Non TSDFs Where CA Has Been Imposed: N
TSDFs Potentially Subject to Corrective Action Under 3004: N
TSDFs Only Subject to Corrective Action Under Discretionary: N
NCAPS Ranking: N
Environmental Control Indicator: N
Institutional Control Indicator: N
Human Exposure Indicator: N
Groundwater Controls Indicator: N
Operating TSDF Universe: ------
Full Enforcement Universe: ------
SNC Universe: N
Unaddressed SNC: N
Addressed SNC: N
SNC With Compliance Schedule: N
Financial Assurance Required: -----

Receive Date: 20181128
Acknowledge Flag Date: 20181128
Contact First Name: KEVIN
Contact Last Name: TRUONG
Contact Street 1: 8985 VENICE BLVD #A5
Contact City: LOS ANGELES
Contact State: CA
Contact Zip: 90034
Contact Phone: 310-839-8831
Contact FAX: 310-839-6938
Contact E-mail Address: KEVINTDDS@GMAIL.COM
Short Term Generator: N
Importer Activity: N
Mixed Waste Generator: N
Transporter Activity: N
Transfer Facility: N
TSD Activity: N
Recycler Activity: N
Onsite Burner Exemption: N

Furnace Exemption: N
Underground Injection Activity: N
Receives Waste From Off-site: N
Universal Waste Destination Facility: Y
Used Oil Transporter: N
Used Oil Transfer Facility: N
Used Oil Processor: N
Used Oil Refiner: N
Used Oil Fuel Burner: N
Used Oil Fuel Marketer to Burner: N
Used Oil Specification Marketer: N

| DATABASE | STATUS | DISTANCE | ELEVATION | MAP ID |
|---|---|---|---|---|
| RCRA-NON-US | Listed | 0.24 miles SW | 98 ft (8 ft lower than site) | 92 |

| SITE NAME | MAPS | ID |
|---|---|---|
| K-GENEVA @ VENICE DEVELOPMENT, LLC | 1,2,4 | CAC003066121 |

| ADDRESS | CITY | ZIP |
|---|---|---|
| 3813 HUGHES AVE | LOS ANGELES | 90232 |

## DETAILS

Additional details may be found online using the following link:
https://enviro.epa.gov/enviro/rcrainfoquery_3.facility_information?pgm_sys_id=CAC003066121
Source Type: Implementer
Generator Status Universe: N
Generator Status: Non-Generator
NAICS1: ALL OTHER WASTE MANAGEMENT SERVICES
Active Site Indicator: -----
Owner Name: K-GENEVA @ VENICE DEVELOPMENT, LLC
Operator Name: K-GENEVA @ VENICE DEVELOPMENT, LLC
In Handler Universes: N
In a Universe: N
Short Term Generator: N
Importer Activity: N
Mixed Waste Generator: N
Transporter Activity: N
Transfer Facility: N
Recycler Activity: N
Onsite Burner Exemption: N
Furnace Exemption: N
Underground Injection Activity: N
Receives Waste From Off-site: N

Universal Waste: N
Universal Waste Destination Facility: N
Used Oil Universe: NNNNNNN
Federal Universal Waste: N
Active Site Federally Regulated TSDF: ------
Active Site Converter TSDF: ------
Active Site State Regulated TSDF: ------
Federal Indicator: ---
Hazardous Secondary Material Indicator: N
Operating Under 40 CFR Part 262 Subpart K: ----
Commercial TSD: -
TSD Type: -----
GPRA Permit Baseline: N
GPRA Renewals Baseline: N
Permit Renewal Workload: ------
Permit Workload Universe: ------
Permit Progress Universe: ------
Post-Closure Workload Universe: ------
Closure Workload Universe: ------
GPRA Corrective Action Baseline: N
Corrective Action Workload Universe: N
Subject to Corrective Action Universe: N
Non TSDFs Where CA Has Been Imposed: N
TSDFs Potentially Subject to Corrective Action Under 3004: N
TSDFs Only Subject to Corrective Action Under Discretionary: N
NCAPS Ranking: N
Environmental Control Indicator: N
Institutional Control Indicator: N
Human Exposure Indicator: N
Groundwater Controls Indicator: N
Operating TSDF Universe: ------
Full Enforcement Universe: ------
SNC Universe: N
Unaddressed SNC: N
Addressed SNC: N
SNC With Compliance Schedule: N
Financial Assurance Required: -----

Receive Date: 20200508
Acknowledge Flag Date: 20200508
Contact First Name: K-GENEVA
Contact Last Name: @ VENICE DEVELO
Contact Street 1: 1800 CENTURY PARK E
Contact Street 2: SUITE 600
Contact City: LOS ANGELES
Contact State: CA
Contact Zip: 90067
Contact Phone: 310-990-1199
Contact E-mail Address: KEVIN.JJENVIRONMENTAL@GMAIL.COM
Short Term Generator: N

Importer Activity: N
Transporter Activity: N
Transfer Facility: N
TSD Activity: N
Recycler Activity: N
Onsite Burner Exemption: N
Furnace Exemption: N
Underground Injection Activity: N
Receives Waste From Off-site: N
Universal Waste Destination Facility: N
Used Oil Transporter: N
Used Oil Transfer Facility: N
Used Oil Processor: N
Used Oil Refiner: N
Used Oil Fuel Burner: N
Used Oil Fuel Marketer to Burner: N
Used Oil Specification Marketer: N

| DATABASE | STATUS | DISTANCE | ELEVATION | MAP ID |
|---|---|---|---|---|
| Hist-CalFID-CA | Listed | 0.24 miles NW | 118 ft (12 ft higher than site) | 93 |
| **SITE NAME** | | | **MAPS** | **ID** |
| 1X CARDIF COURT GEN. PART. | | | 1,2,4 | 7760817 |
| **ADDRESS** | | | **CITY** | **ZIP** |
| 3627 CARDIFF AVE | | | LOS ANGELES | 900340000 |
| **DETAILS** | | | | |
| Reported Date: 1998 | | | | |

| DATABASE | STATUS | DISTANCE | ELEVATION | MAP ID |
|---|---|---|---|---|
| County-Others-CA | Listed | 0.24 miles S | 97 ft (9 ft lower than site) | 94 |
| **SITE NAME** | | | **MAPS** | **ID** |
| WILDCRAFT SOURDOUGH PIZZA | | | 1,2,4 | 032153-057361-LAC |
| **ADDRESS** | | | **CITY** | **ZIP** |
| 9725 CULVER BLVD | | | CULVER CITY | 90232 |

## DETAILS

Source of the list: County of Los Angeles
Responsible Agency: Los Angeles Department of Public Works Industrial Waste & Stormwater Permits
URL: http://ladpw.org/epd/OpenFileReview/Results.aspx?streetno=9725&streetdr=&streetname=CULVER&zip=90232
File URL: http://ladpw.org/epd/OpenFileReview/DMSResults.aspx?fileno=057361
File Number: 032153-057361
Status: PERM
Status Description: Active Permitted File
Type: I
Type Description: Industrial Waste File

| DATABASE | STATUS | DISTANCE | ELEVATION | MAP ID |
|---|---|---|---|---|
| County-Others-CA | Listed | 0.24 miles S | 97 ft (9 ft lower than site) | 94 |

| SITE NAME | MAPS | ID |
|---|---|---|
| LE SAINT AMOUR | 1,2,4 | 032153-051292-LAC |

| ADDRESS | CITY | ZIP |
|---|---|---|
| 9725 CULVER BLVD | CULVER CITY | 90232 |

## DETAILS

Source of the list: County of Los Angeles
Responsible Agency: Los Angeles Department of Public Works Industrial Waste & Stormwater Permits
URL: http://ladpw.org/epd/OpenFileReview/Results.aspx?streetno=9725&streetdr=&streetname=CULVER&zip=90232
File URL: http://ladpw.org/epd/OpenFileReview/DMSResults.aspx?fileno=051292
File Number: 032153-051292
Status: CLOS
Status Description: Closed File. File no longer has an active permit.
Type: I
Type Description: Industrial Waste File

| DATABASE | STATUS | DISTANCE | ELEVATION | MAP ID |
|---|---|---|---|---|
| Spills-SSO-CA | Listed | 0.24 miles W | 101 ft (5 ft lower than site) | 95 |

| SITE NAME | MAPS | ID |
|---|---|---|
| 3715 South Hughes Avenue | 1,2,4 | 803363 |

| ADDRESS | CITY | ZIP |
|---|---|---|
| Not Reported by Agency | | |

## DETAILS

Facility and Program Information
Note: This database contains private lateral sewage discharges contained in the State Water Resources Control Board's SSO database. All of the information collected in the SSO database is entered by enrollees. State and Regional Water board staff cannot enter or modify any information in the SSO database.
SSO Status: Active
Step: Certified
Spill Created Date: 1/30/2014
Draft Submit Date: 2/13/2014
Original Certified Date: 2/13/2014
SSO Number Appear Points: 1
SSO Storm Associated: No
Reason Investigate:
SSO If Impact Beach:
SSO Volume Method: The SSO volume was estimated utilizing a standardized template which calculates the volume by using dimensional analysis.
SSO Operator Name: Gerald Watson, Sanitation Manager
SSO Operator Phone: 3105758491
Agency Provided Latitude: 34.025016
Agency Provided Longitude: -118.400085

Additional Information
Event ID: 803363
Certificate ID: 992144
Region: 4
County: Los Angeles
Agency: Los Angeles City Bureau of Sanitation
Collection SYS: Hyperion CS
WDID: 4SSO10450
Certificate Person Name: Barry G. Berggren
Certificate Person Title: Division Manager
Certificate Location: Los Angeles
Certificate Date: 2014.02.13 00.00.00
Spill Location Description: Residential Area
Spill Type: Category 3
Appear PT: Manhole
Appear PT Explanation: Not Reported
Reach Surface: No
reach Storm Drainpipe: No
Return To SSS: Not Applicable - Spill did not reach a separate storm drainpipe
Privt Latrl Spill: No
Responsible Party: Not Reported
Final Spill Dest: Other (specify below)
Final Spill Dest Explanation: The crew was able to establish containment and subsequently they returned the entire back up

amount to the sewer system.
Spill Volume Reached Land: 35
Spill Volume Discharge A: 0
Spill Volume Discharge B: 0
Spill Volume Discharge C: 0
Spill Volume Discharge D: 0
Spill Volume Discharge E: 0
Spill Volume Discharge F: 0
Spill Volume Discharge G: 35
Spill Volume Discharge H: 35
Spill Volume: 35
Spill Volume Recover: 35
Spill Volume reach Surf: 0
Spill Rate: 1
Start Date: 2014.01.30 10.42.00
Agency Notify Date: 2014.01.30 10.42.00
Operator Approval Date: 2014.01.30 11.30.00
Est End Date: 2014.01.30 11.45.00
Spill Cause: Root Intrusion
Spill Cause explanation: Not Reported
Place Of Failure Occur: Gravity Mainline
Place Of Failure Occur Explanation: Not Reported
Size Of Storm: Not Reported
Diameter Of Sewer: 10
Material Of Sewer Pipe: VCP
Age of Sewer Pipe: 89
Description Of Terrain: Not Reported
Response Activities: Not Reported
Response Activities Explanation: Not Reported
Response Complete Date: Not Reported
Visual Inspect Result: Not Reported
Health Warning Post:
Beach Impact:
Surface Water Impact:
Ongoing Investigate:
Sample Analyzed For: Not Reported
Sample Analyzed For Explanation: Not Reported
Sample Reported To: Not Reported
Sample Reported To Explanation: Not Reported
Corrective Action:
Response for Corrective Action Taken: NA

| DATABASE | STATUS | DISTANCE | ELEVATION | MAP ID |
|---|---|---|---|---|
| Hist-CalFID-CA | Listed | 0.24 miles S | 96 ft (10 ft lower than | 96 |

| | | | | |
|---|---|---|---|---|
| | | | site) | |
| **SITE NAME** | | | **MAPS** | **ID** |
| 1X GREAT WESTERN BANK | | | 1,2,4 | 7708212 |
| **ADDRESS** | | | **CITY** | **ZIP** |
| 9801 WASHINGTON BLVD | | | CULVER CITY | 902300000 |
| **DETAILS** | | | | |
| Reported Date: 1998 | | | | |

| DATABASE | STATUS | DISTANCE | ELEVATION | MAP ID |
|---|---|---|---|---|
| County-Others-CA | Listed | 0.25 miles S | 96 ft (10 ft lower than site) | **97** |
| **SITE NAME** | | | **MAPS** | **ID** |
| CITY TAVERN | | | 1,2,4 | 033156-055067-LAC |
| **ADDRESS** | | | **CITY** | **ZIP** |
| 9739 CULVER BLVD | | | CULVER CITY | 90232 |
| **DETAILS** | | | | |
| Source of the list: County of Los Angeles<br>Responsible Agency: Los Angeles Department of Public Works Industrial Waste & Stormwater Permits<br>URL: http://ladpw.org/epd/OpenFileReview/Results.aspx?streetno=9739&streetdr=&streetname=CULVER&zip=90232<br>File URL: http://ladpw.org/epd/OpenFileReview/DMSResults.aspx?fileno=055067<br>File Number: 033156-055067<br>Status: PERM<br>Status Description: Active Permitted File<br>Type: I<br>Type Description: Industrial Waste File | | | | |

| DATABASE | STATUS | DISTANCE | ELEVATION | MAP ID |
|---|---|---|---|---|
| County-Others-CA | Listed | 0.25 miles E | 104 ft (2 ft lower than site) | **98** |
| **SITE NAME** | | | **MAPS** | **ID** |
| CULVER CITY RADIATOR SERVICE | | | 1,2,4 | 006871-I07103-LAC |
| | | | | |

| ADDRESS | CITY | ZIP |
|---|---|---|
| 9085 WASHINGTON BLVD | CULVER CITY | 90232 |

## DETAILS

Source of the list: County of Los Angeles
Responsible Agency: Los Angeles Department of Public Works Industrial Waste & Stormwater Permits
URL: http://ladpw.org/epd/OpenFileReview/Results.aspx?streetno=9085&streetdr=&streetname=WASHINGTON&zip=90232
File URL: http://ladpw.org/epd/OpenFileReview/DMSResults.aspx?fileno=I07103
File Number: 006871-I07103
Status: CLOS
Status Description: Closed File. File no longer has an active permit.
Type: I
Type Description: Industrial Waste File

| DATABASE | STATUS | DISTANCE | ELEVATION | MAP ID |
|---|---|---|---|---|
| AIR-DIST-CA | Listed | 0.25 miles S | 96 ft (10 ft lower than site) | **99** |

| SITE NAME | MAPS | ID |
|---|---|---|
| EAST BOROUGH FRAICHE VIETNAMESE | 1,2,4 | 177157-SC |

| ADDRESS | CITY | ZIP |
|---|---|---|
| 9810 W WASHINGTON BLVD | CULVER CITY | 90232 |

## DETAILS

District: South Coast AQMD
Compliance URL: http://www3.aqmd.gov/webappl/fim/prog/novnc.aspx?fac_id=177157
Note: For additional Facility, Equipment, Emissions, Hearing Board or Transporation Plan Information click on different tabs.
Facility Id: 177157
County Code: LA
County: Los Angeles
Facility Status Code: A
Facility Status: ACTIVE
Number of Employees: 0
Location Zip Code Extension: Not Reported
Facility Representative First Name: CHLOE
Facility Representative Last Name: TRAN
Location Area Code: 310
Location Phone Number: 5968266
Location Phone Extension: Not Reported
Mailing Address: 1905 LINCOLN BLVD
Mailing City: VENICE

Mailing State: CA
Mailing Zip Code: 90291
Mailing Zip Code Extension: Not Reported
Mailing Area Code: 310
Mailing Phone Number: 7735066
Mailing Phone Extension: Not Reported
Mailing Representative First Name: MONIQUE
Mailing Representative Last Name: NASH

| DATABASE | STATUS | DISTANCE | ELEVATION | MAP ID |
|---|---|---|---|---|
| County-Others-CA | Listed | 0.25 miles S | 96 ft (10 ft lower than site) | 99 |
| **SITE NAME** | | | **MAPS** | **ID** |
| CULVER LOFTS LLC | | | 1,2,4 | 033692-057419-LAC |
| **ADDRESS** | | | **CITY** | **ZIP** |
| 9810 WASHINGTON BLVD | | | CULVER CITY | 90232 |

**DETAILS**

Source of the list: County of Los Angeles
Responsible Agency: Los Angeles Department of Public Works Industrial Waste & Stormwater Permits
URL: http://ladpw.org/epd/OpenFileReview/Results.aspx?streetno=9810&streetdr=&streetname=WASHINGTON&zip=90232
File URL: http://ladpw.org/epd/OpenFileReview/DMSResults.aspx?fileno=057419
File Number: 033692-057419
Status: PERM
Status Description: Active Permitted File
Type: I
Type Description: Industrial Waste File

| DATABASE | STATUS | DISTANCE | ELEVATION | MAP ID |
|---|---|---|---|---|
| RCRA-NON-US | Listed | 0.25 miles S | 96 ft (10 ft lower than site) | 99 |
| **SITE NAME** | | | **MAPS** | **ID** |
| JAMES EDWARDS | | | 1,2,4 | CAP000225243 |
| **ADDRESS** | | | **CITY** | **ZIP** |
| | | | | |

| 9810 W WASHINGTON | CULVER CITY | 90232 |
|---|---|---|

## DETAILS

Additional details may be found online using the following link:
https://enviro.epa.gov/enviro/rcrainfoquery_3.facility_information?pgm_sys_id=CAP000225243
Source Type: Notification
Generator Status Universe: N
Generator Status: Non-Generator
NAICS1: COMMERCIAL AND INSTITUTIONAL BUILDING CONSTRUCTION
Active Site Indicator: -----
Owner Name: JAMES EDWARD
Operator Name: ALTERNATIVE TECHNOLOGIES INC
In Handler Universes: N
In a Universe: N
Short Term Generator: N
Importer Activity: N
Mixed Waste Generator: N
Transporter Activity: N
Transfer Facility: N
Recycler Activity: N
Onsite Burner Exemption: N
Furnace Exemption: N
Underground Injection Activity: N
Receives Waste From Off-site: N
Universal Waste: N
Universal Waste Destination Facility: N
Used Oil Universe: NNNNNNN
Federal Universal Waste: N
Active Site Federally Regulated TSDF: ------
Active Site Converter TSDF: ------
Active Site State Regulated TSDF: ------
Federal Indicator: ---
Hazardous Secondary Material Indicator: N
Operating Under 40 CFR Part 262 Subpart K: ----
Commercial TSD: -
TSD Type: -----
GPRA Permit Baseline: N
GPRA Renewals Baseline: N
Permit Renewal Workload: ------
Permit Workload Universe: ------
Permit Progress Universe: ------
Post-Closure Workload Universe: ------
Closure Workload Universe: ------
GPRA Corrective Action Baseline: N
Corrective Action Workload Universe: N
Subject to Corrective Action Universe: N
Non TSDFs Where CA Has Been Imposed: N
TSDFs Potentially Subject to Corrective Action Under 3004: N
TSDFs Only Subject to Corrective Action Under Discretionary: N

NCAPS Ranking: N
Environmental Control Indicator: N
Institutional Control Indicator: N
Human Exposure Indicator: N
Groundwater Controls Indicator: N
Operating TSDF Universe: ------
Full Enforcement Universe: ------
SNC Universe: N
Unaddressed SNC: N
Addressed SNC: N
SNC With Compliance Schedule: N
Financial Assurance Required: -----

Receive Date: 20120410
Contact First Name: JAMES
Contact Last Name: EDWARDS
Contact Street 1: 1510 CURTIS AVE
Contact City: MANHATTEN BEACH
Contact State: CA
Contact Zip: 90266
Contact Country: US
Contact Phone: 310-529-7062
Contact E-mail Address: JAMESEDWARDS1965@ROADRUNNER.COM
Contact Title: OWNER
Short Term Generator: Y
Importer Activity: N
Mixed Waste Generator: N
Transporter Activity: N
Transfer Facility: N
TSD Activity: N
Recycler Activity: N
Onsite Burner Exemption: N
Furnace Exemption: N
Underground Injection Activity: N
Receives Waste From Off-site: N
Universal Waste Destination Facility: N
Used Oil Transporter: N
Used Oil Transfer Facility: N
Used Oil Processor: N
Used Oil Refiner: N
Used Oil Fuel Burner: N
Used Oil Fuel Marketer to Burner: N
Used Oil Specification Marketer: N

Receive Date: 20120819
Contact First Name: JAMES
Contact Last Name: EDWARDS
Contact Street 1: 1510 CURTIS AVE
Contact City: MANHATTEN BEACH
Contact State: CA

Contact Zip: 90266
Contact Country: US
Contact Phone: 310-529-7062
Contact E-mail Address: JAMESEDWARDS1965@ROADRUNNER.COM
Contact Title: OWNER
Short Term Generator: N
Importer Activity: N
Mixed Waste Generator: N
Transporter Activity: N
Transfer Facility: N
TSD Activity: N
Recycler Activity: N
Onsite Burner Exemption: N
Furnace Exemption: N
Underground Injection Activity: N
Receives Waste From Off-site: N
Universal Waste Destination Facility: N
Used Oil Transporter: N
Used Oil Transfer Facility: N
Used Oil Processor: N
Used Oil Refiner: N
Used Oil Fuel Burner: N
Used Oil Fuel Marketer to Burner: N
Used Oil Specification Marketer: N

Waste Code: 352 |
Waste Code: D008 |

| DATABASE | STATUS | DISTANCE | ELEVATION | MAP ID |
|---|---|---|---|---|
| RCRA-NON-US | Listed | 0.25 miles S | 96 ft (10 ft lower than site) | 100 |
| **SITE NAME** | | | **MAPS** | **ID** |
| CULVER CROSSROADS | | | 1,2,4 | CAP000225151 |
| **ADDRESS** | | | **CITY** | **ZIP** |
| 9808 WASHINGTON BLVD | | | CULVER CITY | 90232 |

## DETAILS

Additional details may be found online using the following link:
https://enviro.epa.gov/enviro/rcrainfoquery_3.facility_information?pgm_sys_id=CAP000225151
Source Type: Notification
Generator Status Universe: N
Generator Status: Non-Generator
NAICS1: VITREOUS CHINA PLUMBING FIXTURE AND CHINA AND EARTHENWARE BATHROOM ACCESSORIES

MANUFACTURING
Active Site Indicator: -----
Owner Name: JAMES C EDWARDS
Operator Name: JAMES C EDWARDS
In Handler Universes: N
In a Universe: N
Short Term Generator: N
Importer Activity: N
Mixed Waste Generator: N
Transporter Activity: N
Transfer Facility: N
Recycler Activity: N
Onsite Burner Exemption: N
Furnace Exemption: N
Underground Injection Activity: N
Receives Waste From Off-site: N
Universal Waste: N
Universal Waste Destination Facility: N
Used Oil Universe: NNNNNNN
Federal Universal Waste: N
Active Site Federally Regulated TSDF: ------
Active Site Converter TSDF: ------
Active Site State Regulated TSDF: ------
Federal Indicator: ---
Hazardous Secondary Material Indicator: N
Operating Under 40 CFR Part 262 Subpart K: ----
Commercial TSD: -
TSD Type: -----
GPRA Permit Baseline: N
GPRA Renewals Baseline: N
Permit Renewal Workload: ------
Permit Workload Universe: ------
Permit Progress Universe: ------
Post-Closure Workload Universe: ------
Closure Workload Universe: ------
GPRA Corrective Action Baseline: N
Corrective Action Workload Universe: N
Subject to Corrective Action Universe: N
Non TSDFs Where CA Has Been Imposed: N
TSDFs Potentially Subject to Corrective Action Under 3004: N
TSDFs Only Subject to Corrective Action Under Discretionary: N
NCAPS Ranking: N
Environmental Control Indicator: N
Institutional Control Indicator: N
Human Exposure Indicator: N
Groundwater Controls Indicator: N
Operating TSDF Universe: ------
Full Enforcement Universe: ------
SNC Universe: N
Unaddressed SNC: N

Addressed SNC: N
SNC With Compliance Schedule: N
Financial Assurance Required: -----

Receive Date: 20120423
Contact First Name: JAMES
Contact Middle Initial: C
Contact Last Name: EDWARDS
Contact Street 1: 1510 CURTIS AVE
Contact City: MANHATTAN BEACH
Contact State: CA
Contact Zip: 90266
Contact Country: US
Contact Phone: 310-376-6031
Contact Title: OPERATOR AND MGR
Short Term Generator: Y
Importer Activity: N
Mixed Waste Generator: N
Transporter Activity: N
Transfer Facility: N
TSD Activity: N
Recycler Activity: N
Onsite Burner Exemption: N
Furnace Exemption: N
Underground Injection Activity: N
Receives Waste From Off-site: N
Universal Waste Destination Facility: N
Used Oil Transporter: N
Used Oil Transfer Facility: N
Used Oil Processor: N
Used Oil Refiner: N
Used Oil Fuel Burner: N
Used Oil Fuel Marketer to Burner: N
Used Oil Specification Marketer: N

Receive Date: 20120812
Contact First Name: JAMES
Contact Middle Initial: C
Contact Last Name: EDWARDS
Contact Street 1: 1510 CURTIS AVE
Contact City: MANHATTAN BEACH
Contact State: CA
Contact Zip: 90266
Contact Country: US
Contact Phone: 310-376-6031
Contact Title: OPERATOR AND MGR
Short Term Generator: N
Importer Activity: N
Mixed Waste Generator: N
Transporter Activity: N

Transfer Facility: N
TSD Activity: N
Recycler Activity: N
Onsite Burner Exemption: N
Furnace Exemption: N
Underground Injection Activity: N
Receives Waste From Off-site: N
Universal Waste Destination Facility: N
Used Oil Transporter: N
Used Oil Transfer Facility: N
Used Oil Processor: N
Used Oil Refiner: N
Used Oil Fuel Burner: N
Used Oil Fuel Marketer to Burner: N
Used Oil Specification Marketer: N

Waste Code: 352 |
Waste Code: D008 |

| DATABASE | STATUS | DISTANCE | ELEVATION | MAP ID |
|---|---|---|---|---|
| AIR-DIST-CA | Listed | 0.25 miles E | 104 ft (2 ft lower than site) | **101** |

| SITE NAME | MAPS | ID |
|---|---|---|
| MIKE MILLER TOYOTA | 1,2,4 | 104943-SC |

| ADDRESS | CITY | ZIP |
|---|---|---|
| 9077 W WASHINGTON BLVD | CULVER CITY | 90232 |

## DETAILS

District: South Coast AQMD
Compliance URL: http://www3.aqmd.gov/webappl/fim/prog/novnc.aspx?fac_id=104943
Note: For additional Facility, Equipment, Emissions, Hearing Board or Transporation Plan Information click on different tabs.
Facility Id: 104943
County Code: LA
County: Los Angeles
Facility Status Code: A
Facility Status: ACTIVE
Number of Employees: 93
Location Zip Code Extension: Not Reported
Facility Representative First Name: CHRIS
Facility Representative Last Name: WEIR
Location Area Code: 310
Location Phone Number: 5593777
Location Phone Extension: Not Reported

Mailing Address: 9077 W WASHINGTON BLVD
Mailing City: CULVER CITY
Mailing State: CA
Mailing Zip Code: 90232
Mailing Zip Code Extension: Not Reported
Mailing Area Code: 310
Mailing Phone Number: 5593777
Mailing Phone Extension: Not Reported
Mailing Representative First Name: CHRIS
Mailing Representative Last Name: WEIR

| DATABASE | STATUS | DISTANCE | ELEVATION | MAP ID |
|---|---|---|---|---|
| AST-CRSP-CA | Listed | 0.25 miles E | 104 ft (2 ft lower than site) | 101 |

| SITE NAME | MAPS | ID |
|---|---|---|
| CULVER CITY TOYOTA | 1,2,4 | 109143 |

| ADDRESS | CITY | ZIP |
|---|---|---|
| 9077 W WASHINGTON BLVD | CULVER CITY | 90232 |

## DETAILS

Site Regulated Program Information
Site ID: 109143
Site EI ID: 10301134
Agency Provided Latitude: 34.02585
Agency Provided Longitude: -118.39188

Program Description: Aboveground Petroleum Storage

Evaluation Information
Evaluation Date: 10/6/2020
Violations Found? (Y/N): No
Evaluation General Type: Compliance Evaluation Inspection
Evaluation Type: Routine done by local agency
Evaluation Note(s): Inspection by A.Domanski, consent by Dimitri Kamar. Reviewed HMBP, all items good. There are lead-acid car batteries, but it is below reporting threshold.
Evaluation Division: Culver City Fire Department
Evaluation Program: HMRRP
Evaluation Source: CERS

Evaluation Date: 10/1/2020
Violations Found? (Y/N): No

Evaluation General Type: Compliance Evaluation Inspection
Evaluation Type: Routine done by local agency
Evaluation Note(s): Raul Ojedia, Parts Manager
Evaluation Division: Los Angeles County Fire Department
Evaluation Program: APSA
Evaluation Source: CERS

Evaluation Date: 10/1/2020
Violations Found? (Y/N): Yes
Evaluation General Type: Compliance Evaluation Inspection
Evaluation Type: Routine done by local agency
Evaluation Note(s): Raul Ojedia, Parts Manager
Evaluation Division: Los Angeles County Fire Department
Evaluation Program: HW
Evaluation Source: CERS

Evaluation Date: 9/27/2017
Violations Found? (Y/N): Yes
Evaluation General Type: Compliance Evaluation Inspection
Evaluation Type: Routine done by local agency
Evaluation Note(s): GEORGE BOKTOR & RAUL OJEDA AEOS-7VSY
Evaluation Division: Los Angeles County Fire Department
Evaluation Program: APSA
Evaluation Source: CERS

Evaluation Date: 9/27/2017
Violations Found? (Y/N): Yes
Evaluation General Type: Compliance Evaluation Inspection
Evaluation Type: Routine done by local agency
Evaluation Note(s): GEORGE BOKTOR & RAUL OJEDA raulo@culvercitytoyota.com
Evaluation Division: Los Angeles County Fire Department
Evaluation Program: HW
Evaluation Source: CERS

Evaluation Date: 2/22/2017
Violations Found? (Y/N): Yes
Evaluation General Type: Compliance Evaluation Inspection
Evaluation Type: Routine done by local agency
Evaluation Note(s): Inspected by: J.Luna Consent by: Randy Castellanos
Evaluation Division: Culver City Fire Department
Evaluation Program: HMRRP
Evaluation Source: CERS

Evaluation Date: 11/5/2014
Violations Found? (Y/N): No
Evaluation General Type: Other/Unknown
Evaluation Type: Other, not routine, done by local agency
Evaluation Note(s):
Evaluation Division: Los Angeles County Fire Department
Evaluation Program: HW

Evaluation Source: CERS

Evaluation Date: 8/13/2014
Violations Found? (Y/N): Yes
Evaluation General Type: Compliance Evaluation Inspection
Evaluation Type: Routine done by local agency
Evaluation Note(s): Shant Keoroghlian
Evaluation Division: Los Angeles County Fire Department
Evaluation Program: HW
Evaluation Source: CERS

Evaluation Date: 11/14/2013
Violations Found? (Y/N): Yes
Evaluation General Type: Compliance Evaluation Inspection
Evaluation Type: Routine done by local agency
Evaluation Note(s): Inspectors: T. Mac Tavish/ J. Luna Consent: Shant KEOROGHLIAN
Evaluation Division: Culver City Fire Department
Evaluation Program: HMRRP
Evaluation Source: CERS

Violation Information
Violation Date: 10/1/2020
Citation: HSC 6.5 25144.6 (b) - California Health and Safety Code, Chapter 6.5, Section(s) 25144.6 (b)
Violation Description: Failure to properly manage reusable soiled textile materials prior to being sent for laundering.

Violation Note(s): Returned to compliance on 10/01/2020. OBSERVATION: Reusable soiled textiles being managed on site were observed saturated with free flowing oil at floor surface, within drainage receptacles for oil changes and on top of drums. CORRECTIVE ACTION: Submit documention to the CUPA demonstrating that you are properly managing reusable soiled textiles in accordance with HSC 25144.6(b).
Violation Division: Los Angeles County Fire Department
Violation Program: HW
Violation Source: CERS

Violation Date: 9/27/2017
Citation: 22 CCR 15 66265.192(a) - California Code of Regulations, Title 22, Chapter 15, Section(s) 66265.192(a)
Violation Description: Failure to obtain and maintain a written assessment reviewed and certified by an independent, qualified, professional engineer prior to placing the tank system in service. The written assessment shall state that, the new hazardous waste tank system has sufficient structural integrity, is acceptable for the transferring, storing and treating of hazardous waste, and that the tanks and containment system including the foundation, structural support, seams, connections, and pressure controls (if applicable) are suitably designed to meet the regulation.
Violation Note(s): Not Reported
Violation Division: Los Angeles County Fire Department
Violation Program: HW
Violation Source: CERS

Violation Date: 9/27/2017
Citation: HSC 6.5 25160.2 - California Health and Safety Code, Chapter 6.5, Section(s) 25160.2
Violation Description: Failure of a generator of hazardous waste that meets the conditions to be transported on a consolidated manifest to comply with one or more of the required consolidated manifesting procedures.

Violation Note(s): Returned to compliance on 06/28/2019. OBSERVATION: Consolidated manifest receipts for USED OIL were observed missing the following required information: The correct EPA ID#(CAL000400152) is not being used(CAL000298188 is for previous owners). CORRECTIVE ACTION: Submit documentation to the CUPA demonstrating how all consolidated manifest receipts will be properly completed in the future.
Violation Division: Los Angeles County Fire Department
Violation Program: HW
Violation Source: CERS

Violation Date: 9/27/2017
Citation: 22 CCR 15 66265.173 - California Code of Regulations, Title 22, Chapter 15, Section(s) 66265.173
Violation Description: Failure to meet the following container management requirements:
(a) A container holding hazardous waste must always be closed during storage, except when it is necessary to add or remove waste.
(b) A container holding hazardous waste must not be opened, handled, or stored in a manner which may rupture the container or cause it to leak.
Violation Note(s): Not Reported
Violation Division: Los Angeles County Fire Department
Violation Program: HW
Violation Source: CERS

Violation Date: 9/27/2017
Citation: 22 CCR 15 66265.31 - California Code of Regulations, Title 22, Chapter 15, Section(s) 66265.31
Violation Description: Failure to maintain and operate the facility to minimize the possibility of a fire, explosion, or any unplanned sudden or non-sudden release of hazardous waste or hazardous waste constituents to air, soil, or surface water which could threaten human health or the environment.
Violation Note(s): Not Reported
Violation Division: Los Angeles County Fire Department
Violation Program: HW
Violation Source: CERS

Violation Date: 9/27/2017
Citation: HSC 6.67 25270.4.5(a) - California Health and Safety Code, Chapter 6.67, Section(s) 25270.4.5(a)
Violation Description: "Failure to amend the SPCC Plan within 6 months:

1. When the facility has had a change in design, construction, operation, or maintenance which affects the facilityâ€™s discharge potential. AND/OR

2. To include more effective proven technology at the time of the 5-year SPCC Plan review and evaluation."

Violation Note(s): Not Reported
Violation Division: Los Angeles County Fire Department
Violation Program: APSA
Violation Source: CERS

Violation Date: 9/27/2017
Citation: 22 CCR 12 66262.34(f) - California Code of Regulations, Title 22, Chapter 12, Section(s) 66262.34(f)
Violation Description: Failure to properly label hazardous waste accumulation containers and portable tanks with the following requirements: "Hazardous Waste", name and address of the generator, physical and chemical characteristics of the Hazardous Waste, and starting accumulation date.
Violation Note(s): Returned to compliance on 10/27/2017. OBSERVATION: Five 55 gallon drums of used oil filters located by

the used oil tank was observed without the following information on the label:  facility information, physical state, correct content(metal vs. paper), primary hazard, and accumulation start dates.  CORRECTIVE ACTION: Submit photos to the CUPA demonstrating that the container listed above has been properly labeled.
Violation Division: Los Angeles County Fire Department
Violation Program: HW
Violation Source: CERS

Violation Date: 9/27/2017
Citation: 22 CCR 12 66262.11 - California Code of Regulations, Title 22, Chapter 12, Section(s) 66262.11
Violation Description: Failure to determine if wastes generated are hazardous waste by using generator knowledge or applying testing method.
Violation Note(s): Returned to compliance on 10/27/2017. OBSERVATION: Finely divided metal generated from grinding brake rotors are said to be RECYCLED AS SCRAP METAL. Finely divided metal less than 100 microns in size does not meet the definition of scrap metal.  CORRECTIVE ACTION: Submit documentation to the CUPA demonstrating that the finely divided metal has been properly characterized to determine if it is a hazardous waste. If determined to be hazardous submit manifests/receipts documenting proper disposal and a statement demonstrating how you will manage it in the future.
Violation Division: Los Angeles County Fire Department
Violation Program: HW
Violation Source: CERS

Violation Date: 2/22/2017
Citation: Un-Specified
Violation Description: Business Plan Program - Operations/Maintenance - General Local Ordinance
Violation Note(s): Not Reported
Violation Division: Culver City Fire Department
Violation Program: HMRRP
Violation Source: CERS

Violation Date: 8/13/2014
Citation: 22 CCR 15 66265.31 - California Code of Regulations, Title 22, Chapter 15, Section(s) 66265.31
Violation Description: Failure to maintain and operate the facility to minimize the possibility of a fire, explosion, or any unplanned sudden or non-sudden release of hazardous waste or hazardous waste constituents to the air, soil, or surface water which could threaten human health or the environment.
Violation Note(s): Returned to compliance on 11/05/2014. OBSERVATION: Facilities shall be maintained and operated to minimize the possibility of a fire, explosion, or release of hazardous waste to air, soil, or surface water which could threaten human health or the environment. - Observed accumulated waste absorbent material combined with water and waste oil. CORRECTIVE ACTION: Immediately [fix leak, clean stains, etc.], and manage according to Title 22 hazardous waste regulations. Submit a statement and supporting documentation explaining how this waste was managed by 09/13/2014.
Violation Division: Los Angeles County Fire Department
Violation Program: HW
Violation Source: CERS

Violation Date: 8/13/2014
Citation: 22 CCR 15 66265.16 - California Code of Regulations, Title 22, Chapter 15, Section(s) 66265.16
Violation Description: Failure to provide employees within the first six months after the date of their employment, or assignment to the facility, or to work unsupervised, or to a new position at a facility with hazardous waste training to ensure employees are competent in the following areas: hazardous waste management procedures (including contingency plan implementation) relevant to the positions in which they are employed, emergency response and emergency equipment, and procedures for using, inspecting, repairing, and replacing facility emergency and monitoring equipment. In addition, the owner/operator shall ensure facility personnel take part in an annual review of the initial training and training records training records on current

personnel shall be kept until closure of the facility. Training records on former employees shall be kept for at least three years from the date the employee last worked at the facility. The records shall include the following: the job title for each position at the facility related to hazardous waste management, and the name of the employee filling each job; a written job description for each position, duties of facility personnel assigned to each position, and a written description of the type and amount of both introductory and continuing training that will be given to each person filling a position.
Violation Note(s): Returned to compliance on 11/05/2014. OBSERVATION: The Owner/Operator failed to properly train personnel who handle hazardous waste. All employees shall be trained within six months of assignment and take part in an annual review of the initial training received. At a minimum, the training program shall be designed to ensure that facility personnel are able to respond effectively to emergencies by familiarizing them with emergency procedures, emergency equipment, and emergency systems, including where applicable: 1) procedures for using, inspecting, repairing, and replacing facility emergency and monitoring equipment; 2) key parameters for automatic waste feed cut-off systems; 3) communications or alarm systems; 4) response to fires or explosions; 5) response to ground-water contamination incidents; and 6) shutdown of operations. The owner or operator shall maintain the following documents and records at the facility: 1) the job title for each position at the facility related to hazardous waste management, and [Truncated]
Violation Division: Los Angeles County Fire Department
Violation Program: HW
Violation Source: CERS

Violation Date: 8/13/2014
Citation: 22 CCR 15 66265.174 - California Code of Regulations, Title 22, Chapter 15, Section(s) 66265.174
Violation Description: Failure to inspect hazardous waste storage areas at least weekly.
Violation Note(s): Not Reported
Violation Division: Los Angeles County Fire Department
Violation Program: HW
Violation Source: CERS

Violation Date: 11/14/2013
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 Note(s): Not Reported
Violation Division: Culver City Fire Department
Violation Program: HMRRP
Violation Source: CERS

Enforcement Information
: Not Reported
:Coordinate Information
: Not Reported
:

| DATABASE | STATUS | DISTANCE | ELEVATION | MAP ID |
|---|---|---|---|---|
| County-Others-CA | Listed | 0.25 miles E | 104 ft (2 ft lower than site) | **101** |
| **SITE NAME** | | | **MAPS** | **ID** |

| MILLER TOYOTA | 1,2,4 | 006979-I07220-LAC |
|---|---|---|
| **ADDRESS** | **CITY** | **ZIP** |
| 9077 WASHINGTON BLVD | CULVER CITY | 90232 |

**DETAILS**

Source of the list: County of Los Angeles
Responsible Agency: Los Angeles Department of Public Works Industrial Waste & Stormwater Permits
URL: http://ladpw.org/epd/OpenFileReview/Results.aspx?streetno=9077&streetdr=&streetname=WASHINGTON&zip=90232
File URL: http://ladpw.org/epd/OpenFileReview/DMSResults.aspx?fileno=I07220
File Number: 006979-I07220
Status: CLOS
Status Description: Closed File. File no longer has an active permit.
Type: I
Type Description: Industrial Waste File

| DATABASE | STATUS | DISTANCE | ELEVATION | MAP ID |
|---|---|---|---|---|
| County-Others-CA | Listed | 0.25 miles E | 104 ft (2 ft lower than site) | **101** |
| **SITE NAME** | | | **MAPS** | **ID** |
| CULVER CITY TOYOTA | | | 1,2,4 | 006979-058598-LAC |
| **ADDRESS** | | | **CITY** | **ZIP** |
| 9077 WASHINGTON BLVD | | | CULVER CITY | 90232 |

**DETAILS**

Source of the list: County of Los Angeles
Responsible Agency: Los Angeles Department of Public Works Industrial Waste & Stormwater Permits
URL: http://ladpw.org/epd/OpenFileReview/Results.aspx?streetno=9077&streetdr=&streetname=WASHINGTON&zip=90232
File URL: http://ladpw.org/epd/OpenFileReview/DMSResults.aspx?fileno=058598
File Number: 006979-058598
Status: PERM
Status Description: Active Permitted File
Type: I
Type Description: Industrial Waste File

| DATABASE | STATUS | DISTANCE | ELEVATION | MAP ID |
|---|---|---|---|---|
| | | | | |

| County-Others-CA | Listed | 0.25 miles E | 104 ft (2 ft lower than site) | 101 |
|---|---|---|---|---|

| SITE NAME | MAPS | ID |
|---|---|---|
| CULVER CITY TOYOTA | 1,2,4 | 006979-058111-LAC |

| ADDRESS | CITY | ZIP |
|---|---|---|
| 9077 WASHINGTON BLVD | CULVER CITY | 90232 |

## DETAILS

Source of the list: County of Los Angeles
Responsible Agency: Los Angeles Department of Public Works Industrial Waste & Stormwater Permits
URL: http://ladpw.org/epd/OpenFileReview/Results.aspx?streetno=9077&streetdr=&streetname=WASHINGTON&zip=90232
File URL: Not Reported
File Number: 006979-058111
Status: OPEN
Status Description: Open File for record purposes.
Type: Not Reported
Type Description: Not Reported

| DATABASE | STATUS | DISTANCE | ELEVATION | MAP ID |
|---|---|---|---|---|
| CRSP-CA | Listed | 0.25 miles E | 104 ft (2 ft lower than site) | 101 |

| SITE NAME | MAPS | ID |
|---|---|---|
| CULVER CITY TOYOTA | 1,2,4 | 109143 |

| ADDRESS | CITY | ZIP |
|---|---|---|
| 9077 W WASHINGTON BLVD | CULVER CITY | 90232 |

## DETAILS

Site Regulated Program Information
Site ID: 109143
Site EI ID: 10301134
Agency Provided Latitude: 34.02585
Agency Provided Longitude: -118.39188

Program Description: Aboveground Petroleum Storage

Program Description: Chemical Storage Facilities

Program Description: Hazardous Waste Generator

Evaluation Information
Evaluation Date: 9/27/2017
Violations Found? (Y/N): Yes
Evaluation General Type: Compliance Evaluation Inspection
Evaluation Type: Routine done by local agency
Evaluation Note(s): GEORGE BOKTOR & RAUL OJEDA raulo@culvercitytoyota.com
Evaluation Division: Los Angeles County Fire Department
Evaluation Program: HW
Evaluation Source: CERS

Evaluation Date: 9/27/2017
Violations Found? (Y/N): Yes
Evaluation General Type: Compliance Evaluation Inspection
Evaluation Type: Routine done by local agency
Evaluation Note(s): GEORGE BOKTOR & RAUL OJEDA AEOS-7VSY
Evaluation Division: Los Angeles County Fire Department
Evaluation Program: APSA
Evaluation Source: CERS

Evaluation Date: 2/22/2017
Violations Found? (Y/N): Yes
Evaluation General Type: Compliance Evaluation Inspection
Evaluation Type: Routine done by local agency
Evaluation Note(s): Inspected by: J.Luna  Consent by: Randy Castellanos
Evaluation Division: Culver City Fire Department
Evaluation Program: HMRRP
Evaluation Source: CERS

Evaluation Date: 11/5/2014
Violations Found? (Y/N): No
Evaluation General Type: Other/Unknown
Evaluation Type: Other, not routine, done by local agency
Evaluation Note(s): Not Reported
Evaluation Division: Los Angeles County Fire Department
Evaluation Program: HW
Evaluation Source: CERS

Evaluation Date: 8/13/2014
Violations Found? (Y/N): Yes
Evaluation General Type: Compliance Evaluation Inspection
Evaluation Type: Routine done by local agency
Evaluation Note(s): Shant Keoroghlian
Evaluation Division: Los Angeles County Fire Department
Evaluation Program: HW
Evaluation Source: CERS

Evaluation Date: 11/14/2013

Violations Found? (Y/N): Yes
Evaluation General Type: Compliance Evaluation Inspection
Evaluation Type: Routine done by local agency
Evaluation Note(s): Inspectors: T. Mac Tavish/ J. Luna  Consent: Shant KEOROGHLIAN
Evaluation Division: Culver City Fire Department
Evaluation Program: HMRRP
Evaluation Source: CERS

Violation Information
Violation Date: 9/27/2017
Citation: 22 CCR 15 66265.192(a) - California Code of Regulations, Title 22, Chapter 15, Section(s) 66265.192(a)
Violation Description: Failure to obtain and maintain a written assessment reviewed and certified by an independent, qualified, professional engineer prior to placing the tank system in service. The written assessment shall state that, the new hazardous waste tank system has sufficient structural integrity, is acceptable for the transferring, storing and treating of hazardous waste, and that the tanks and containment system including the foundation, structural support, seams, connections, and pressure controls (if applicable) are suitably designed to meet the regulation.
Violation Note(s): OBSERVATION: A written hazardous waste tank assessment has not been obtained for the Used Oil & Used Antifreeze tank systems prior to placing system into service.  -This is a Class II violation due to pending documentation that may show history of compliance.  CORRECTIVE ACTION: Obtain a written hazardous waste tank system assessment for the Used Oil & Used Antifreeze tank systems in accordance with 22 CCR 15 66265.192 and submit a copy to the CUPA.
Violation Division: Los Angeles County Fire Department
Violation Program: HW
Violation Source: CERS

Violation Date: 9/27/2017
Citation: 22 CCR 12 66262.11 - California Code of Regulations, Title 22, Chapter 12, Section(s) 66262.11
Violation Description: Failure to determine if wastes generated are  hazardous waste by using generator knowledge or applying testing method.
Violation Note(s): OBSERVATION: Finely divided metal generated from grinding brake rotors are said to be RECYCLED AS SCRAP METAL. Finely divided metal less than 100 microns in size does not meet the definition of scrap metal.
CORRECTIVE ACTION: Submit documentation to the CUPA demonstrating that the finely divided metal has been properly characterized to determine if it is a hazardous waste. If determined to be hazardous submit manifests/receipts documenting proper disposal and a statement demonstrating how you will manage it in the future.
Violation Division: Los Angeles County Fire Department
Violation Program: HW
Violation Source: CERS

Violation Date: 9/27/2017
Citation: 22 CCR 15 66265.31 - California Code of Regulations, Title 22, Chapter 15, Section(s) 66265.31
Violation Description: Failure to maintain and operate the facility to minimize the possibility of a fire, explosion, or any unplanned sudden or non-sudden release of hazardous waste or hazardous waste constituents to air, soil, or surface water which could threaten human health or the environment.
Violation Note(s): OBSERVATION: Brake rotor fines was observed on the shop floor around the two brake rotor grinders. Also, the trench drain that runs throughout the shop has liquid and solids inside and does not seem to be properly maintained or checked for clogs.  CORRECTIVE ACTION: Submit photos/documentation to the CUPA demonstrating the spill has been properly removed and managed.
Violation Division: Los Angeles County Fire Department
Violation Program: HW
Violation Source: CERS

Violation Date: 9/27/2017
Citation: HSC 6.67 25270.4.5(a) - California Health and Safety Code, Chapter 6.67, Section(s) 25270.4.5(a)
Violation Description: "Failure to amend the SPCC Plan within 6 months:

1. When the facility has had a change in design, construction, operation, or maintenance which affects the facility?s discharge potential. AND/OR

2. To include more effective proven technology at the time of the 5-year SPCC Plan review and evaluation."

Violation Note(s): OBSERVATION: 1. Failure to amend SPCC plan within 6 months of when the facility has had a change in: design, construction, operation, or maintenance which affects the facility?s discharge potential. 2. Failure to amend SPCC plan within 6 months to include more effective proven technology at the time of the 5-year SPCC Plan review and evaluation. -The 200 gallon ATF tank is no longer present and the SPCC onsite is dated 11/13/09 and does not have a signature of a current employee. CORRECTIVE ACTION: Amend SPCC as required.
Violation Division: Los Angeles County Fire Department
Violation Program: APSA
Violation Source: CERS

Violation Date: 9/27/2017
Citation: 22 CCR 12 66262.34(f) - California Code of Regulations, Title 22, Chapter 12, Section(s) 66262.34(f)
Violation Description: Failure to properly label hazardous waste accumulation containers and portable tanks with the following requirements: "Hazardous Waste", name and address of the generator, physical and chemical characteristics of the Hazardous Waste, and starting accumulation date.
Violation Note(s): OBSERVATION: Five 55 gallon drums of used oil filters located by the used oil tank was observed without the following information on the label: facility information, physical state, correct content(metal vs. paper), primary hazard, and accumulation start dates. CORRECTIVE ACTION: Submit photos to the CUPA demonstrating that the container listed above has been properly labeled.
Violation Division: Los Angeles County Fire Department
Violation Program: HW
Violation Source: CERS

Violation Date: 9/27/2017
Citation: HSC 6.5 25160.2 - California Health and Safety Code, Chapter 6.5, Section(s) 25160.2
Violation Description: Failure of a generator of hazardous waste that meets the conditions to be transported on a consolidated manifest to comply with one or more of the required consolidated manifesting procedures.
Violation Note(s): OBSERVATION: Consolidated manifest receipts for USED OIL were observed missing the following required information: The correct EPA ID#(CAL000400152) is not being used(CAL000298188 is for previous owners). CORRECTIVE ACTION: Submit documentation to the CUPA demonstrating how all consolidated manifest receipts will be properly completed in the future.
Violation Division: Los Angeles County Fire Department
Violation Program: HW
Violation Source: CERS

Violation Date: 9/27/2017
Citation: 22 CCR 15 66265.173 - California Code of Regulations, Title 22, Chapter 15, Section(s) 66265.173
Violation Description: Failure to meet the following container management requirements:
(a) A container holding hazardous waste must always be closed during storage, except when it is necessary to add or remove waste.
(b) A container holding hazardous waste must not be opened, handled, or stored in a manner which may rupture the container

or cause it to leak.
Violation Note(s): OBSERVATION: Several 55 gallon drums of used oil filters located by the used oil tank were observed open. CORRECTIVE ACTION: Submit photos to the CUPA demonstrating that the container listed above has been properly closed.
Violation Division: Los Angeles County Fire Department
Violation Program: HW
Violation Source: CERS

Violation Date: 9/27/2017
Citation: HSC 6.67 25270.4.5 (a) - California Health and Safety Code, Chapter 6.67, Section(s) 25270.4.5 (a)
Violation Description: Failure to complete a review and evaluation of the SPCC Plan at least once every five years, document the completion of the review, and sign a statement as to whether the SPCC Plan will be amended.

Violation Note(s): OBSERVATION: Failure to perform and/or document the five-year review of the SPCC plan. -The 200 gallon ATF tank is no longer present and the SPCC onsite is dated 11/13/09 and does not have a signature of a current employee. CORRECTIVE ACTION: Complete and document the 5 year review of SPCC Plan and submit verification of proper completion.
Violation Division: Los Angeles County Fire Department
Violation Program: APSA
Violation Source: CERS

Violation Date: 2/22/2017
Citation: Un-Specified
Violation Description: Business Plan Program - Operations/Maintenance - General Local Ordinance
Violation Note(s): Returned to compliance on 03/20/2017. Used Oil Filters needs to be added to Inventory, 704 placard needed, improve housekeeping inside storage area. Cleared on 03/20/2017
Violation Division: Culver City Fire Department
Violation Program: HMRRP
Violation Source: CERS

Violation Date: 8/13/2014
Citation: 22 CCR 15 66265.174 - California Code of Regulations, Title 22, Chapter 15, Section(s) 66265.174
Violation Description: Failure to inspect hazardous waste storage areas at least weekly.
Violation Note(s): Returned to compliance on 11/05/2014. OBSERVATION: The owner or operator shall inspect areas used for container storage or transfer, at least weekly, looking for leaking containers and for deterioration of containers and the containment system caused by corrosion and other factors. - Observed waste oil stored inside secondary containment. CORRECTIVE ACTION: Immediately begin conducting the necessary weekly inspections for all hazardous waste containers at this facility.
Violation Division: Los Angeles County Fire Department
Violation Program: HW
Violation Source: CERS

Violation Date: 8/13/2014
Citation: 22 CCR 15 66265.16 - California Code of Regulations, Title 22, Chapter 15, Section(s) 66265.16
Violation Description: Failure to provide employees within the first six months after the date of their employment, or assignment to the facility, or to work unsupervised, or to a new position at a facility with hazardous waste training to ensure employees are competent in the following areas: hazardous waste management procedures (including contingency plan implementation) relevant to the positions in which they are employed, emergency response and emergency equipment, and procedures for using, inspecting, repairing, and replacing facility emergency and monitoring equipment. In addition, the owner/operator shall ensure facility personnel take part in an annual review of the initial training and training records training records on current personnel shall be kept until closure of the facility. Training records on former employees shall be kept for at least three years

from the date the employee last worked at the facility. The records shall include the following: the job title for each position at the facility related to hazardous waste management, and the name of the employee filling each job; a written job description for each position, duties of facility personnel assigned to each position, and a written description of the type and amount of both introductory and continuing training that will be given to each person filling a position.
Violation Note(s): Returned to compliance on 11/05/2014. OBSERVATION: The Owner/Operator failed to properly train personnel who handle hazardous waste. All employees shall be trained within six months of assignment and take part in an annual review of the initial training received. At a minimum, the training program shall be designed to ensure that facility personnel are able to respond effectively to emergencies by familiarizing them with emergency procedures, emergency equipment, and emergency systems, including where applicable: 1) procedures for using, inspecting, repairing, and replacing facility emergency and monitoring equipment; 2) key parameters for automatic waste feed cut-off systems; 3) communications or alarm systems; 4) response to fires or explosions; 5) response to ground-water contamination incidents; and 6) shutdown of operations. The owner or operator shall maintain the following documents and records at the facility: 1) the job title for each position at the facility related to hazardous waste management, and [Truncated]
Violation Division: Los Angeles County Fire Department
Violation Program: HW
Violation Source: CERS

Violation Date: 8/13/2014
Citation: 22 CCR 15 66265.31 - California Code of Regulations, Title 22, Chapter 15, Section(s) 66265.31
Violation Description: Failure to maintain and operate the facility to minimize the possibility of a fire, explosion, or any unplanned sudden or non-sudden release of hazardous waste or hazardous waste constituents to the air, soil, or surface water which could threaten human health or the environment.
Violation Note(s): Returned to compliance on 11/05/2014. OBSERVATION:  Facilities shall be maintained and operated to minimize the possibility of a fire, explosion, or release of hazardous waste to air, soil, or surface water which could threaten human health or the environment.  - Observed accumulated waste absorbent material combined with water and waste oil. CORRECTIVE ACTION: Immediately [fix leak, clean stains, etc.], and manage according to Title 22 hazardous waste regulations.  Submit a statement and supporting documentation explaining how this waste was managed by 09/13/2014.
Violation Division: Los Angeles County Fire Department
Violation Program: HW
Violation Source: CERS

Violation Date: 11/14/2013
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 Note(s): Returned to compliance on 12/02/2014. Please Resubmit Facility Information with corrected elements. Change facility name to Culver City Toyota
Violation Division: Culver City Fire Department
Violation Program: HMRRP
Violation Source: CERS

Enforcement Information
Enforcement Action Date: 8/13/2014
Enforcement Action Type: Notice of Violation (Unified Program)
Enforcement Action Description: Notice of Violation Issued by the Inspector at the Time of Inspection
Enforcement Action Note(s): Not Reported
Enforcement Action Division: Los Angeles County Fire Department
Enforcement Action Program: HW

Enforcement Action Source: CERS

Chemical Information
: Not Reported
:Coordinate Information
: Not Reported
:

| DATABASE | STATUS | DISTANCE | ELEVATION | MAP ID |
|---|---|---|---|---|
| Hist-CalFID-CA | Listed | 0.25 miles E | 104 ft (2 ft lower than site) | 101 |
| **SITE NAME** | | | **MAPS** | **ID** |
| MIKE MILLER TOYOTA CHEVROLET I | | | 1,2,4 | 274385 |
| **ADDRESS** | | | **CITY** | **ZIP** |
| 9077 W. WASHINGTON BLVD | | | CULVER CITY | 902320000 |
| **DETAILS** | | | | |
| Reported Date: 1998 | | | | |

| DATABASE | STATUS | DISTANCE | ELEVATION | MAP ID |
|---|---|---|---|---|
| RCRA-NON-US | Listed | 0.25 miles E | 104 ft (2 ft lower than site) | 101 |
| **SITE NAME** | | | **MAPS** | **ID** |
| GL CCT, LLC. DBA CULVER CITY TOYOTA | | | 1,2,4 | CAL000400152 |
| **ADDRESS** | | | **CITY** | **ZIP** |
| 9077 W WASHINGTON BLVD | | | CULVER CITY | 90232 |
| **DETAILS** | | | | |

Additional details may be found online using the following link:
https://enviro.epa.gov/enviro/rcrainfoquery_3.facility_information?pgm_sys_id=CAL000400152
Source Type: Implementer
Generator Status Universe: N
Generator Status: Non-Generator
NAICS1: NEW CAR DEALERS
Active Site Indicator: H----

Owner Name: GL CCT, LLC.
Operator Name: GEORGE BOKTOR
In Handler Universes: Y
In a Universe: Y
Short Term Generator: N
Importer Activity: N
Mixed Waste Generator: N
Transporter Activity: N
Transfer Facility: N
Recycler Activity: N
Onsite Burner Exemption: N
Furnace Exemption: N
Underground Injection Activity: N
Receives Waste From Off-site: N
Universal Waste: Y
Universal Waste Destination Facility: Y
Used Oil Universe: NNNNNNN
Federal Universal Waste: N
Active Site Federally Regulated TSDF: ------
Active Site Converter TSDF: ------
Active Site State Regulated TSDF: ------
Federal Indicator: ---
Hazardous Secondary Material Indicator: N
Operating Under 40 CFR Part 262 Subpart K: ----
Commercial TSD: -
TSD Type: -----
GPRA Permit Baseline: N
GPRA Renewals Baseline: N
Permit Renewal Workload: ------
Permit Workload Universe: ------
Permit Progress Universe: ------
Post-Closure Workload Universe: ------
Closure Workload Universe: ------
GPRA Corrective Action Baseline: N
Corrective Action Workload Universe: N
Subject to Corrective Action Universe: N
Non TSDFs Where CA Has Been Imposed: N
TSDFs Potentially Subject to Corrective Action Under 3004: N
TSDFs Only Subject to Corrective Action Under Discretionary: N
NCAPS Ranking: N
Environmental Control Indicator: N
Institutional Control Indicator: N
Human Exposure Indicator: N
Groundwater Controls Indicator: N
Operating TSDF Universe: ------
Full Enforcement Universe: ------
SNC Universe: N
Unaddressed SNC: N
Addressed SNC: N
SNC With Compliance Schedule: N

Financial Assurance Required: -----

Receive Date: 20140902
Acknowledge Flag Date: 20140902
Contact First Name: GEORGE
Contact Last Name: BOKTOR
Contact Street 1: 9077 W WASHINGTON BLVD
Contact City: CULVER CITY
Contact State: CA
Contact Zip: 90232
Contact Phone: 424-298-6731
Contact E-mail Address: GSMITH@WESTERNEHS.COM
Short Term Generator: N
Importer Activity: N
Mixed Waste Generator: N
Transporter Activity: N
Transfer Facility: N
TSD Activity: N
Recycler Activity: N
Onsite Burner Exemption: N
Furnace Exemption: N
Underground Injection Activity: N
Receives Waste From Off-site: N
Universal Waste Destination Facility: Y
Used Oil Transporter: N
Used Oil Transfer Facility: N
Used Oil Processor: N
Used Oil Refiner: N
Used Oil Fuel Burner: N
Used Oil Fuel Marketer to Burner: N
Used Oil Specification Marketer: N

| DATABASE | STATUS | DISTANCE | ELEVATION | MAP ID |
|---|---|---|---|---|
| RCRA-SQG-US | Listed | 0.25 miles E | 104 ft (2 ft lower than site) | 101 |

| SITE NAME | MAPS | ID |
|---|---|---|
| MIKE MILLER TOYOTA CHEVROLET INC | 1,2,4 | CAD982506610 |

| ADDRESS | CITY | ZIP |
|---|---|---|
| 9077 W WASHINGTON BLVD | CULVER CITY | 90232 |

## DETAILS

Additional details may be found online using the following link:

https://enviro.epa.gov/enviro/rcrainfoquery_3.facility_information?pgm_sys_id=CAD982506610
Source Type: Notification
Generator Status Universe: SQG
Generator Status: Small Quantity Generator
NAICS1: NEW CAR DEALERS
Active Site Indicator: H----
Owner Name: MIKE MILLER
Operator Name: NOT REQUIRED
In Handler Universes: Y
In a Universe: Y
Short Term Generator: N
Importer Activity: N
Mixed Waste Generator: N
Transporter Activity: N
Transfer Facility: N
Recycler Activity: N
Onsite Burner Exemption: N
Furnace Exemption: N
Underground Injection Activity: N
Receives Waste From Off-site: N
Universal Waste: N
Universal Waste Destination Facility: N
Used Oil Universe: NNNNNNN
Federal Universal Waste: N
Active Site Federally Regulated TSDF: ------
Active Site Converter TSDF: ------
Active Site State Regulated TSDF: ------
Federal Indicator: ---
Hazardous Secondary Material Indicator: N
Operating Under 40 CFR Part 262 Subpart K: ----
Commercial TSD: -
TSD Type: -----
GPRA Permit Baseline: N
GPRA Renewals Baseline: N
Permit Renewal Workload: ------
Permit Workload Universe: ------
Permit Progress Universe: ------
Post-Closure Workload Universe: ------
Closure Workload Universe: ------
GPRA Corrective Action Baseline: N
Corrective Action Workload Universe: N
Subject to Corrective Action Universe: N
Non TSDFs Where CA Has Been Imposed: N
TSDFs Potentially Subject to Corrective Action Under 3004: N
TSDFs Only Subject to Corrective Action Under Discretionary: N
NCAPS Ranking: N
Environmental Control Indicator: N
Institutional Control Indicator: N
Human Exposure Indicator: N
Groundwater Controls Indicator: N

Operating TSDF Universe: ------
Full Enforcement Universe: ------
SNC Universe: N
Unaddressed SNC: N
Addressed SNC: N
SNC With Compliance Schedule: N
Financial Assurance Required: -----

Receive Date: 19890911
Acknowledge Flag Date: 19910331
Contact First Name: ENVIRONMENTAL
Contact Last Name: MANAGER
Contact Street 1: 9077 W WASHINGTON BLVD
Contact City: CULVER CITY
Contact State: CA
Contact Zip: 90232
Contact Country: US
Contact Phone: 213-559-3777
Short Term Generator: N
Importer Activity: N
Mixed Waste Generator: N
Transporter Activity: N
Transfer Facility: N
TSD Activity: N
Recycler Activity: N
Onsite Burner Exemption: N
Furnace Exemption: N
Underground Injection Activity: N
Receives Waste From Off-site: N
Universal Waste Destination Facility: N
Used Oil Transporter: N
Used Oil Transfer Facility: N
Used Oil Processor: N
Used Oil Refiner: N
Used Oil Fuel Burner: N
Used Oil Fuel Marketer to Burner: N
Used Oil Specification Marketer: N

| DATABASE | STATUS | DISTANCE | ELEVATION | MAP ID |
|---|---|---|---|---|
| County-Others-CA | Listed | 0.25 miles S | 96 ft (10 ft lower than site) | **102** |
| **SITE NAME** | | | **MAPS** | **ID** |
| JOES RADIATOR (DEST) | | | 1,2,4 | 006911-I07143-LAC |
| **ADDRESS** | | | **CITY** | **ZIP** |

| | | |
|---|---|---|
| 9823 WASHINGTON BLVD | CULVER CITY | 90232 |

## DETAILS

Source of the list: County of Los Angeles
Responsible Agency: Los Angeles Department of Public Works Industrial Waste & Stormwater Permits
URL: http://ladpw.org/epd/OpenFileReview/Results.aspx?streetno=9823&streetdr=&streetname=WASHINGTON&zip=90232
File URL: Not Reported
File Number: 006911-I07143
Status: CLOS
Status Description: Closed File. File no longer has an active permit.
Type: I
Type Description: Industrial Waste File

| DATABASE | STATUS | DISTANCE | ELEVATION | MAP ID |
|---|---|---|---|---|
| Hist-CalFID-CA | Listed | 0.25 miles S | 96 ft (10 ft lower than site) | **103** |

| SITE NAME | MAPS | ID |
|---|---|---|
| CULVER CITY REDEVELOPMENT | 1,2,4 | 7761963 |

| ADDRESS | CITY | ZIP |
|---|---|---|
| 9820 WASHINGTON BLVD | CULVER CITY | 902320000 |

## DETAILS

Reported Date: 1998

| DATABASE | STATUS | DISTANCE | ELEVATION | MAP ID |
|---|---|---|---|---|
| County-Others-CA | Listed | 0.25 miles E | 104 ft (2 ft lower than site) | **104** |

| SITE NAME | MAPS | ID |
|---|---|---|
| HAROLDS AUTO SUPPLY | 1,2,4 | 006831-I07063-LAC |

| ADDRESS | CITY | ZIP |
|---|---|---|
| 9076 WASHINGTON BLVD | CULVER CITY | 90230 |

## DETAILS

Source of the list: County of Los Angeles

Responsible Agency: Los Angeles Department of Public Works Industrial Waste & Stormwater Permits
URL: http://ladpw.org/epd/OpenFileReview/Results.aspx?streetno=9076&streetdr=&streetname=WASHINGTON&zip=90230
File URL: Not Reported
File Number: 006831-I07063
Status: CLOS
Status Description: Closed File. File no longer has an active permit.
Type: I
Type Description: Industrial Waste File

| DATABASE | STATUS | DISTANCE | ELEVATION | MAP ID |
|---|---|---|---|---|
| County-UST-CA | Listed | 0.25 miles E | 104 ft (2 ft lower than site) | 104 |
| **SITE NAME** | | | **MAPS** | **ID** |
| HAROLDS AUTO SUPPLY | | | 1,2,4 | 006831-007063-LAC |
| **ADDRESS** | | | **CITY** | **ZIP** |
| 9076 WASHINGTON BLVD | | | CULVER CITY | 90230 |

**DETAILS**

Source of the list: County of Los Angeles
Responsible Agency: Los Angeles Department of Public Works
URL: http://ladpw.org/epd/OpenFileReview/Results.aspx?streetno=9076&streetdr=&streetname=WASHINGTON&zip=90230
File URL: Not Reported
File Number: 006831-007063
Status: REM
Status Description: Removed File. File does not have an active permit.
Type: T
Type Description: Underground Storage Tank File

| DATABASE | STATUS | DISTANCE | ELEVATION | MAP ID |
|---|---|---|---|---|
| Hist-CalFID-CA | Listed | 0.25 miles E | 104 ft (2 ft lower than site) | 104 |
| **SITE NAME** | | | **MAPS** | **ID** |
| HAROLDS AUTO SUPPLY | | | 1,2,4 | 187901 |
| **ADDRESS** | | | **CITY** | **ZIP** |
| | | | | |

| | | |
|---|---|---|
| 9076 WASHINGTON BLVD | CULVER CITY | 902320000 |

## DETAILS

Reported Date: 1998

| DATABASE | STATUS | DISTANCE | ELEVATION | MAP ID |
|---|---|---|---|---|
| SLIC-Closed-CA | Completed - Case Closed | 0.32 miles NE | 109 ft (3 ft higher than site) | **105** |

| SITE NAME | MAPS | ID |
|---|---|---|
| DRY CLEANING FACILITY | 1,4 | SL2045F1619 |

| ADDRESS | CITY | ZIP |
|---|---|---|
| 9016 VENICE BLVD | LOS ANGELES | |

## DETAILS

Sites Details
URL: http://geotracker.waterboards.ca.gov/profile_report.asp?global_id=SL2045F1619
Global ID: SL2045F1619
Case Type: Cleanup Program Site
Status: Completed - Case Closed
Status Date: Not Reported
CUF Case: NO
Lead Agency: LOS ANGELES RWQCB (REGION 4)
Case Worker: AS
Local Agency: Not Reported
RB Case Number: 0846
Loc Case Number: Not Reported
File Location: Not Reported
Potential Contaminants of Concern: Not Reported
Potential Media Affected: Not Reported
Site History: Not Reported
Begin Date: 1999-03-01 00:00:00
How Discovered: Not Reported
How Discovered Description: Not Reported
Stop Method: Not Reported
Stop Method Description: Not Reported
Agency Provided Latitude: 34.027403
Agency Provided Longitude: -118.390952

Regulatory Activities Details
Action Date: 1/2/1965
Action Type: Other
Action: Leak Reported

Action Date: 5/6/2003
Action Type: ENFORCEMENT
Action: Closure/No Further Action Letter

Status History Details
Status Date: 5/6/2003
Status: Completed - Case Closed

Status Date: 3/9/1999
Status: Open - Site Assessment

Status Date: 3/1/1999
Status: Open - Case Begin Date

Contact Details
Contact Type: Regional Board Caseworker
Contact Name: ADNAN SIDDIQUI
Organization Name: LOS ANGELES RWQCB (REGION 4)
Contact Address: 320 W. 4TH ST., SUITE 200
Contact City: LOS ANGELES
Contact Email: asiddiqui@waterboards.ca.gov
Contact Phone Number: Not Reported

MTBE/Region Details
: Not Reported

| DATABASE | STATUS | DISTANCE | ELEVATION | MAP ID |
|---|---|---|---|---|
| LUST-Closed-CA | Completed - Case Closed | 0.32 miles E | 104 ft (2 ft lower than site) | 106 |

| SITE NAME | MAPS | ID |
|---|---|---|
| RISING SUN AUTOMOTIVE | 1,4 | T0603705411 |

| ADDRESS | CITY | ZIP |
|---|---|---|
| 9005 WASHINGTON BLVD | CULVER CITY | 90232 |

## DETAILS

Sites Details
URL: http://geotracker.waterboards.ca.gov/profile_report.asp?global_id=T0603705411
Global ID: T0603705411

Case Type: LUST Cleanup Site
Status: Completed - Case Closed
Status Date: Not Reported
CUF Case: YES
Lead Agency: LOS ANGELES RWQCB (REGION 4)
Case Worker: Not Reported
Local Agency: LOS ANGELES COUNTY
RB Case Number: R-23603
Loc Case Number: Not Reported
File Location: Not Reported
Potential Contaminants of Concern: Gasoline
Potential Media Affected: Aquifer used for drinking water supply
Site History: Not Reported
Begin Date: 1995-10-10 00:00:00
How Discovered: Tank Closure
How Discovered Description: Not Reported
Stop Method: Not Reported
Stop Method Description: Not Reported
Agency Provided Latitude: 34.0259155
Agency Provided Longitude: -118.3903849

Regulatory Activities Details
Action Date: 8/5/1996
Action Type: Other
Action: Leak Discovery

Action Date: 8/5/1996
Action Type: Other
Action: Leak Reported

Status History Details
Status Date: 2/10/1998
Status: Completed - Case Closed

Status Date: 8/22/1997
Status: Open - Site Assessment

Status Date: 10/10/1995
Status: Open - Case Begin Date

Status Date: 10/10/1995
Status: Open - Site Assessment

Contact Details
Contact Type: Local Agency Caseworker
Contact Name: JOHN AWUJO
Organization Name: LOS ANGELES COUNTY

Contact Address: 900 S FREMONT AVE
Contact City: ALHAMBRA
Contact Email: jawujo@dpw.lacounty.gov
Contact Phone Number: 6264583507

MTBE/Region Details
: Not Reported

| DATABASE | STATUS | DISTANCE | ELEVATION | MAP ID |
|---|---|---|---|---|
| VCP-NFA-CA | Certified | 0.34 miles NE | 111 ft (5 ft higher than site) | **107** |

| SITE NAME | MAPS | ID |
|---|---|---|
| Exposition Phase 2 | 1,4 | 60001607 |

| ADDRESS | CITY | ZIP |
|---|---|---|
| From intersection of Venice Blvd & South Robertson Blvd to intersection of Colorado Ave. and 4th St. | Culver City to Santa Monica | various |

## DETAILS

URL: http://www.envirostor.dtsc.ca.gov/public/profile_report.asp?global_id=60001607
Envirostor ID: 60001607
County: LOS ANGELES
Site Type: Voluntary Cleanup
Site Type Detailed: Voluntary Cleanup
Acres: 48
APN: NONE SPECIFIED
National Priorities List: NO
Lead Agency: SMBRP
Project Manager: Jessy Fierro
Supervisor: Juli Propes
Division Branch: Cleanup Chatsworth
Site Code: 301553
Assembly: 50, 54
Senate: 30
Congressional District: 37
Special Program: Voluntary Cleanup Program
Status: Certified
Status Date: 2015-09-10 00:00:00
Past Uses: RAILROAD RIGHT OF WAY
Restricted Use: NO
Funding: Responsible Party
Regulatory Agencies Involved: SMBRP

Potential Contamination of Concern: 30001, 30013
Confirmed Contamination of Concern: 30001,30013
Potential Media Affected: SOIL
Site MGMT REQ: NONE SPECIFIED
Agency Provided Latitude: 34.0281219821827
Agency Provided Longitude: -118.391075134277
Description: The details below (if any) are all either Future, Scheduled, and/or Completed Activities on the site
Area Name: Buffer Park Area
Sub Area Name: Not Reported
Document Type: Site Characterization Report
Due Date: Not Reported
Completed Date: 2013-07-02 00:00:00
Activity Comments: Buffer area was evaluated by DTSC. Conditions at Buffer Area would not pose a risk to the environment or community.

Area Name: PROJECT WIDE
Sub Area Name: Not Reported
Document Type: Annual Oversight Cost Estimate
Due Date: Not Reported
Completed Date: 2014-01-24 00:00:00
Activity Comments: Not Reported

Area Name: PROJECT WIDE
Sub Area Name: Not Reported
Document Type: Annual Oversight Cost Estimate
Due Date: Not Reported
Completed Date: 2014-10-31 00:00:00
Activity Comments: Completed.

Area Name: PROJECT WIDE
Sub Area Name: Not Reported
Document Type: Certification
Due Date: Not Reported
Completed Date: 2015-06-30 00:00:00
Activity Comments: Soil containing lead and arsenic removed.

Area Name: PROJECT WIDE
Sub Area Name: Not Reported
Document Type: Design/Implementation Workplan
Due Date: Not Reported
Completed Date: 2012-04-25 00:00:00
Activity Comments: The construction workplan describes the excavation activities and its schedule.

Area Name: PROJECT WIDE
Sub Area Name: Not Reported
Document Type: Fieldwork
Due Date: Not Reported
Completed Date: 2012-06-19 00:00:00
Activity Comments: Site visit for soil removal.

Area Name: PROJECT WIDE
Sub Area Name: Not Reported
Document Type: Fieldwork
Due Date: Not Reported
Completed Date: 2012-06-19 00:00:00
Activity Comments: Removal of soil began east of Centinela Avenue and Exposition Blvd.

Area Name: PROJECT WIDE
Sub Area Name: Not Reported
Document Type: Fieldwork
Due Date: Not Reported
Completed Date: 2012-06-28 00:00:00
Activity Comments: Site Visit during soi removal.

Area Name: PROJECT WIDE
Sub Area Name: Not Reported
Document Type: Fieldwork
Due Date: Not Reported
Completed Date: 2012-07-10 00:00:00
Activity Comments: Site visit during soil removal activities.

Area Name: PROJECT WIDE
Sub Area Name: Not Reported
Document Type: Fieldwork
Due Date: Not Reported
Completed Date: 2012-10-30 00:00:00
Activity Comments: Site visit - 0lympic & Stewart St: excavation activities, dust monitoring.

Area Name: PROJECT WIDE
Sub Area Name: Not Reported
Document Type: Fieldwork
Due Date: Not Reported
Completed Date: 2012-12-20 00:00:00
Activity Comments: DTSC conducted site visit.

Area Name: PROJECT WIDE
Sub Area Name: Not Reported
Document Type: Fieldwork
Due Date: Not Reported
Completed Date: 2013-01-29 00:00:00
Activity Comments: Oversight for excavation and monitoring

Area Name: PROJECT WIDE
Sub Area Name: Not Reported
Document Type: Fieldwork
Due Date: Not Reported
Completed Date: 2013-04-02 00:00:00
Activity Comments: Site Visit

Area Name: PROJECT WIDE

Sub Area Name: Not Reported
Document Type: Fieldwork
Due Date: Not Reported
Completed Date: 2014-08-26 00:00:00
Activity Comments: Bikepath soil removal.

Area Name: PROJECT WIDE
Sub Area Name: Not Reported
Document Type: Monitoring Plan
Due Date: Not Reported
Completed Date: 2012-04-19 00:00:00
Activity Comments: The Plan describes dust monitoring measures that will be undertaken during the soil removal activities.

Area Name: PROJECT WIDE
Sub Area Name: Not Reported
Document Type: Monitoring Report
Due Date: Not Reported
Completed Date: 2012-07-03 00:00:00
Activity Comments: DTSC has reviewed the Monitoring Report dated 6/25/2012. The report summarizes the dust monitoring and air sampling data for the week starting 6/18/2012. DTSC has accepted the report.

Area Name: PROJECT WIDE
Sub Area Name: Not Reported
Document Type: Monitoring Report
Due Date: Not Reported
Completed Date: 2012-07-30 00:00:00
Activity Comments: DTSC has reviewed and accepted the Report.

Area Name: PROJECT WIDE
Sub Area Name: Not Reported
Document Type: Monitoring Report
Due Date: Not Reported
Completed Date: 2012-08-24 00:00:00
Activity Comments: Not Reported

Area Name: PROJECT WIDE
Sub Area Name: Not Reported
Document Type: Monitoring Report
Due Date: Not Reported
Completed Date: 2012-09-14 00:00:00
Activity Comments: Not Reported

Area Name: PROJECT WIDE
Sub Area Name: Not Reported
Document Type: Monitoring Report
Due Date: Not Reported
Completed Date: 2012-09-21 00:00:00
Activity Comments: Not Reported

Area Name: PROJECT WIDE

Sub Area Name: Not Reported
Document Type: Monitoring Report
Due Date: Not Reported
Completed Date: 2012-09-28 00:00:00
Activity Comments: Not Reported

Area Name: PROJECT WIDE
Sub Area Name: Not Reported
Document Type: Monitoring Report
Due Date: Not Reported
Completed Date: 2012-10-05 00:00:00
Activity Comments: Not Reported

Area Name: PROJECT WIDE
Sub Area Name: Not Reported
Document Type: Monitoring Report
Due Date: Not Reported
Completed Date: 2012-10-12 00:00:00
Activity Comments: Not Reported

Area Name: PROJECT WIDE
Sub Area Name: Not Reported
Document Type: Monitoring Report
Due Date: Not Reported
Completed Date: 2012-10-15 00:00:00
Activity Comments: Not Reported

Area Name: PROJECT WIDE
Sub Area Name: Not Reported
Document Type: Monitoring Report
Due Date: Not Reported
Completed Date: 2012-10-29 00:00:00
Activity Comments: DTSC accepted report.

Area Name: PROJECT WIDE
Sub Area Name: Not Reported
Document Type: Monitoring Report
Due Date: Not Reported
Completed Date: 2012-10-30 00:00:00
Activity Comments: Not Reported

Area Name: PROJECT WIDE
Sub Area Name: Not Reported
Document Type: Monitoring Report
Due Date: Not Reported
Completed Date: 2012-11-13 00:00:00
Activity Comments: DTSC has accepted the monitoring report.

Area Name: PROJECT WIDE
Sub Area Name: Not Reported

Document Type: Monitoring Report
Due Date: Not Reported
Completed Date: 2012-11-15 00:00:00
Activity Comments: DTSC accepted monitoring report.

Area Name: PROJECT WIDE
Sub Area Name: Not Reported
Document Type: Monitoring Report
Due Date: Not Reported
Completed Date: 2012-11-26 00:00:00
Activity Comments: DTSC accepted Monitoring Report.

Area Name: PROJECT WIDE
Sub Area Name: Not Reported
Document Type: Monitoring Report
Due Date: Not Reported
Completed Date: 2012-12-03 00:00:00
Activity Comments: DTSC has accepted the monitoring report.

Area Name: PROJECT WIDE
Sub Area Name: Not Reported
Document Type: Monitoring Report
Due Date: Not Reported
Completed Date: 2012-12-14 00:00:00
Activity Comments: Not Reported

Area Name: PROJECT WIDE
Sub Area Name: Not Reported
Document Type: Monitoring Report
Due Date: Not Reported
Completed Date: 2013-01-04 00:00:00
Activity Comments: DTSC accepted monitoring report.

Area Name: PROJECT WIDE
Sub Area Name: Not Reported
Document Type: Monitoring Report
Due Date: Not Reported
Completed Date: 2013-01-14 00:00:00
Activity Comments: DTSC accepted monitoring report.

Area Name: PROJECT WIDE
Sub Area Name: Not Reported
Document Type: Monitoring Report
Due Date: Not Reported
Completed Date: 2013-06-17 00:00:00
Activity Comments: DTSC has accepted the report.

Area Name: PROJECT WIDE
Sub Area Name: Not Reported
Document Type: Monitoring Report

Due Date: Not Reported
Completed Date: 2013-07-11 00:00:00
Activity Comments: Monitoring report accepted.

Area Name: PROJECT WIDE
Sub Area Name: Not Reported
Document Type: Monitoring Report
Due Date: Not Reported
Completed Date: 2013-07-15 00:00:00
Activity Comments: Monitoring Report accepted.

Area Name: PROJECT WIDE
Sub Area Name: Not Reported
Document Type: Removal Action Completion Report
Due Date: Not Reported
Completed Date: 2015-06-29 00:00:00
Activity Comments: The Completion Reports summarizes the removal activities and confirmation sampling conducted in the Project area.

Area Name: PROJECT WIDE
Sub Area Name: Not Reported
Document Type: Removal Action Workplan
Due Date: Not Reported
Completed Date: 2012-04-19 00:00:00
Activity Comments: The Plan describes removal of soil contaminated with lead, arsenic and other chemicals.

Area Name: PROJECT WIDE
Sub Area Name: Not Reported
Document Type: Site Characterization Report
Due Date: Not Reported
Completed Date: 2012-01-27 00:00:00
Activity Comments: Sampling was conducted in Phase II to locate areas with contamination, to be incorporated into Soil Management Plan.

Area Name: PROJECT WIDE
Sub Area Name: Not Reported
Document Type: Technical Workplan
Due Date: Not Reported
Completed Date: 2012-04-25 00:00:00
Activity Comments: The Workplan describes the excavation activities and procedures that will be undertaken to remove the soil contamination.

Area Name: PROJECT WIDE
Sub Area Name: Not Reported
Document Type: Technical Workplan
Due Date: Not Reported
Completed Date: 2013-12-10 00:00:00
Activity Comments: DTSC reviewed and accepted the Workplan.

Area Name: PROJECT WIDE

Sub Area Name: Not Reported
Document Type: Voluntary Cleanup Agreement
Due Date: Not Reported
Completed Date: 2012-01-03 00:00:00
Activity Comments: Not Reported

| DATABASE | STATUS | DISTANCE | ELEVATION | MAP ID |
|---|---|---|---|---|
| LUST-Closed-CA | Completed - Case Closed | 0.35 miles S | 93 ft (13 ft lower than site) | 108 |

| SITE NAME | MAPS | ID |
|---|---|---|
| CULVER CITY FIRE STATION #2 | 1,4 | T0603704912 |

| ADDRESS | CITY | ZIP |
|---|---|---|
| 4040 DUQUESNE AVE | CULVER CITY | 90232 |

## DETAILS

Sites Details
URL: http://geotracker.waterboards.ca.gov/profile_report.asp?global_id=T0603704912
Global ID: T0603704912
Case Type: LUST Cleanup Site
Status: Completed - Case Closed
Status Date: Not Reported
CUF Case: NO
Lead Agency: LOS ANGELES COUNTY
Case Worker: JOA
Local Agency: LOS ANGELES COUNTY
RB Case Number: R-10163
Loc Case Number: Not Reported
File Location: Not Reported
Potential Contaminants of Concern: Aviation
Potential Media Affected: Soil
Site History: Not Reported
Begin Date: 1998-02-17 00:00:00
How Discovered: Not Reported
How Discovered Description: Not Reported
Stop Method: Not Reported
Stop Method Description: Not Reported
Agency Provided Latitude: 34.0200226
Agency Provided Longitude: -118.3943126

Regulatory Activities Details
Action Date: 2/17/1998

Action Type: Other
Action: Leak Reported

Status History Details
Status Date: 2/17/1998
Status: Completed - Case Closed

Status Date: 2/17/1998
Status: Open - Case Begin Date

Contact Details
Contact Type: Local Agency Caseworker
Contact Name: JOHN AWUJO
Organization Name: LOS ANGELES COUNTY
Contact Address: 900 S FREMONT AVE
Contact City: ALHAMBRA
Contact Email: jawujo@dpw.lacounty.gov
Contact Phone Number: 6264583507

Contact Type: Regional Board Caseworker
Contact Name: YUE RONG
Organization Name: LOS ANGELES RWQCB (REGION 4)
Contact Address: 320 W. 4TH ST., SUITE 200
Contact City: Los Angeles
Contact Email: yrong@waterboards.ca.gov
Contact Phone Number: Not Reported

MTBE/Region Details
: Not Reported

| DATABASE | STATUS | DISTANCE | ELEVATION | MAP ID |
|---|---|---|---|---|
| LUST-Closed-CA | Completed - Case Closed | 0.36 miles E | 107 ft (1 ft higher than site) | 109 |
| **SITE NAME** | | | **MAPS** | **ID** |
| FEDERAL EXPRESS CO | | | 1,4 | T0603791306 |
| **ADDRESS** | | | **CITY** | **ZIP** |
| 3730 ROBERTSON BLVD S | | | CULVER CITY | 90232 |
| **DETAILS** | | | | |
| | | | | |

Sites Details
URL: http://geotracker.waterboards.ca.gov/profile_report.asp?global_id=T0603791306
Global ID: T0603791306
Case Type: LUST Cleanup Site
Status: Completed - Case Closed
Status Date: Not Reported
CUF Case: NO
Lead Agency: LOS ANGELES RWQCB (REGION 4)
Case Worker: JH
Local Agency: LOS ANGELES COUNTY
RB Case Number: R-31293
Loc Case Number: 022276-031293
File Location: Regional Board
Potential Contaminants of Concern: Gasoline
Potential Media Affected: Aquifer used for drinking water supply
Site History: Not Reported
Begin Date: 2000-01-07 00:00:00
How Discovered: * TR
How Discovered Description: Not Reported
Stop Method: Not Reported
Stop Method Description: Not Reported
Agency Provided Latitude: 34.027069
Agency Provided Longitude: -118.390125

Regulatory Activities Details
Action Date: 1/7/2000
Action Type: Other
Action: Leak Discovery

Action Date: 3/27/2001
Action Type: Other
Action: Leak Reported

Action Date: 3/27/2003
Action Type: ENFORCEMENT
Action: Staff Letter

Action Date: 4/30/2003
Action Type: RESPONSE
Action: Other Report / Document

Action Date: 6/9/2003
Action Type: ENFORCEMENT
Action: Staff Letter

Action Date: 10/7/2003
Action Type: ENFORCEMENT
Action: Staff Letter

Action Date: 11/3/2003
Action Type: ENFORCEMENT
Action: Staff Letter

Action Date: 11/7/2003
Action Type: RESPONSE
Action: Preliminary Site Assessment Workplan

Action Date: 1/30/2004
Action Type: RESPONSE
Action: Well Installation Report

Action Date: 12/27/2004
Action Type: ENFORCEMENT
Action: Staff Letter

Action Date: 1/15/2005
Action Type: RESPONSE
Action: Monitoring Report - Quarterly

Action Date: 2/28/2005
Action Type: RESPONSE
Action: Soil and Water Investigation Workplan

Action Date: 3/28/2005
Action Type: ENFORCEMENT
Action: Staff Letter

Action Date: 4/15/2005
Action Type: RESPONSE
Action: Monitoring Report - Quarterly

Action Date: 7/15/2005
Action Type: RESPONSE
Action: Monitoring Report - Quarterly

Action Date: 7/15/2005
Action Type: RESPONSE
Action: Soil and Water Investigation Report

Action Date: 8/30/2005
Action Type: ENFORCEMENT
Action: Staff Letter

Action Date: 10/15/2005
Action Type: RESPONSE
Action: Monitoring Report - Quarterly

Action Date: 10/15/2005
Action Type: RESPONSE

Action: Soil and Water Investigation Workplan

Action Date: 11/7/2005
Action Type: ENFORCEMENT
Action: Staff Letter

Action Date: 1/15/2006
Action Type: RESPONSE
Action: Monitoring Report - Quarterly

Action Date: 2/15/2006
Action Type: RESPONSE
Action: CAP/RAP - Feasibility Study Report

Action Date: 2/15/2006
Action Type: RESPONSE
Action: Soil and Water Investigation Workplan

Action Date: 4/15/2006
Action Type: RESPONSE
Action: Monitoring Report - Quarterly

Action Date: 4/28/2006
Action Type: ENFORCEMENT
Action: Staff Letter

Action Date: 7/15/2006
Action Type: RESPONSE
Action: Monitoring Report - Quarterly

Action Date: 8/15/2006
Action Type: RESPONSE
Action: CAP/RAP - Other Report

Action Date: 10/15/2006
Action Type: RESPONSE
Action: Monitoring Report - Quarterly

Action Date: 1/15/2007
Action Type: RESPONSE
Action: Monitoring Report - Quarterly

Action Date: 3/9/2007
Action Type: ENFORCEMENT
Action: Staff Letter

Action Date: 4/15/2007
Action Type: RESPONSE
Action: Monitoring Report - Quarterly

Action Date: 7/15/2007
Action Type: RESPONSE
Action: Monitoring Report - Quarterly

Action Date: 7/15/2007
Action Type: RESPONSE
Action: Remedial Progress Report

Action Date: 10/15/2007
Action Type: RESPONSE
Action: Monitoring Report - Quarterly

Action Date: 1/15/2008
Action Type: RESPONSE
Action: Monitoring Report - Quarterly

Action Date: 4/15/2008
Action Type: RESPONSE
Action: Monitoring Report - Quarterly

Action Date: 7/15/2008
Action Type: RESPONSE
Action: Monitoring Report - Quarterly

Action Date: 10/15/2008
Action Type: RESPONSE
Action: Monitoring Report - Quarterly

Action Date: 1/20/2009
Action Type: RESPONSE
Action: Other Workplan

Action Date: 1/21/2009
Action Type: ENFORCEMENT
Action: Staff Letter

Action Date: 3/25/2009
Action Type: ENFORCEMENT
Action: Staff Letter

Action Date: 4/15/2009
Action Type: RESPONSE
Action: Monitoring Report - Quarterly

Action Date: 4/15/2009
Action Type: RESPONSE
Action: Soil and Water Investigation Workplan

Action Date: 6/1/2009
Action Type: RESPONSE

Action: Request for Closure

Action Date: 6/1/2009
Action Type: RESPONSE
Action: Soil and Water Investigation Report

Action Date: 6/15/2009
Action Type: ENFORCEMENT
Action: Staff Letter

Action Date: 7/7/2009
Action Type: ENFORCEMENT
Action: Notification - Preclosure

Action Date: 7/23/2009
Action Type: ENFORCEMENT
Action: Closure/No Further Action Letter

Status History Details
Status Date: 7/23/2009
Status: Completed - Case Closed

Status Date: 3/25/2009
Status: Open - Remediation

Status Date: 12/3/2007
Status: Open - Remediation

Status Date: 12/19/2006
Status: Open - Remediation

Status Date: 12/18/2006
Status: Open - Site Assessment

Status Date: 10/17/2005
Status: Open - Site Assessment

Status Date: 3/11/2005
Status: Open - Site Assessment

Status Date: 10/15/2003
Status: Open - Site Assessment

Status Date: 1/7/2000
Status: Open - Case Begin Date

Status Date: 1/7/2000
Status: Open - Site Assessment

Contact Details
Contact Type: Regional Board Caseworker
Contact Name: JAY HUANG
Organization Name: LOS ANGELES RWQCB (REGION 4)
Contact Address: 320 WEST 4TH STREET, SUITE 200
Contact City: LOS ANGELES
Contact Email: jhuang@waterboards.ca.gov
Contact Phone Number: 2135766711

Contact Type: Local Agency Caseworker
Contact Name: JOHN AWUJO
Organization Name: LOS ANGELES COUNTY
Contact Address: 900 S FREMONT AVE
Contact City: ALHAMBRA
Contact Email: jawujo@dpw.lacounty.gov
Contact Phone Number: 6264583507

MTBE/Region Details
MTBE Date: 5/11/2005
GW CONC (PPB): 394
Matrix: W

| DATABASE | STATUS | DISTANCE | ELEVATION | MAP ID |
|---|---|---|---|---|
| SML-CA | Listed | 0.37 miles NE | 108 ft (2 ft higher than site) | 110 |

| SITE NAME | MAPS | ID |
|---|---|---|
| FEDERAL EXPRESS (FORMER) | 1,4 | SD0000777 |

| ADDRESS | CITY | ZIP |
|---|---|---|
| 3700 S ROBERTSON BLVD | CULVER CITY | 90232 |

## DETAILS

Site ID: SD0000777
Case ID: RO0001775
Status: ACTIVE
FMD ID: Not Reported
Abated: Not Reported
Abated Date: Not Reported
File: Not Reported

Assigned To: Not Reported

| DATABASE | STATUS | DISTANCE | ELEVATION | MAP ID |
|---|---|---|---|---|
| VCP-Active-CA | Active | 0.42 miles E | 104 ft (2 ft lower than site) | 111 |

| SITE NAME | MAPS | ID |
|---|---|---|
| 8888 Washington Blvd Project | 1,4 | 60002235 |

| ADDRESS | CITY | ZIP |
|---|---|---|
| 8888 Washington Boulevard | Culver City | 90232 |

## DETAILS

URL: http://www.envirostor.dtsc.ca.gov/public/profile_report.asp?global_id=60002235
Envirostor ID: 60002235
County: LOS ANGELES
Site Type: Voluntary Cleanup
Site Type Detailed: Voluntary Cleanup
Acres: 0.31
APN: NONE SPECIFIED
National Priorities List: NO
Lead Agency: SMBRP
Project Manager: Narine Aghakiant
Supervisor: Allan Plaza
Division Branch: Cleanup Chatsworth
Site Code: 301720
Assembly: , 54
Senate: , 30
Congressional District: , 37
Special Program: Voluntary Cleanup Program
Status: Active
Status Date: 2019-10-10 00:00:00
Past Uses: PAINT/DEPAINT FACILITY, VEHICLE MAINTENANCE
Restricted Use: NO
Funding: Responsible Party
Regulatory Agencies Involved: SMBRP
Potential Contamination of Concern: 30022, 30027
Confirmed Contamination of Concern: 30022,30027
Potential Media Affected: IA, OTH, SOIL, SV
Site MGMT REQ: NONE SPECIFIED
Agency Provided Latitude: 34.02692
Agency Provided Longitude: -118.388481
Description: The details below (if any) are all either Future, Scheduled, and/or Completed Activities on the site
Area Name: PROJECT WIDE

Sub Area Name: Not Reported
Document Type: Application
Due Date: Not Reported
Completed Date: 2015-09-17 00:00:00
Activity Comments: Request for Agency Oversight Application submitted and DTSC was determined to be the lead state agency.

Area Name: PROJECT WIDE
Sub Area Name: Not Reported
Document Type: Voluntary Cleanup Agreement
Due Date: Not Reported
Completed Date: 2015-10-06 00:00:00
Activity Comments: Final Signed VCA - ICC Collision Center

Area Name: PROJECT WIDE
Sub Area Name: Not Reported
Document Type: Application
Due Date: Not Reported
Completed Date: 2019-11-18 00:00:00
Activity Comments: Not Reported

Area Name: PROJECT WIDE
Sub Area Name: Not Reported
Document Type: Site Characterization Workplan
Due Date: Not Reported
Completed Date: 2016-04-15 00:00:00
Activity Comments: Not Reported

Area Name: PROJECT WIDE
Sub Area Name: Not Reported
Document Type: Preliminary Endangerment Assessment Report
Due Date: Not Reported
Completed Date: 2016-01-28 00:00:00
Activity Comments: Not Reported

Area Name: PROJECT WIDE
Sub Area Name: Not Reported
Document Type: Voluntary Cleanup Agreement Termination Notification
Due Date: Not Reported
Completed Date: 2019-04-26 00:00:00
Activity Comments: Not Reported

Area Name: PROJECT WIDE
Sub Area Name: Not Reported
Document Type: Soils Management Plan
Due Date: Not Reported
Completed Date: 2017-12-19 00:00:00
Activity Comments: Not Reported

Area Name: PROJECT WIDE

Sub Area Name: Not Reported
Document Type: Voluntary Cleanup Agreement
Due Date: Not Reported
Completed Date: 2019-11-18 00:00:00
Activity Comments: Not Reported

Area Name: PROJECT WIDE
Sub Area Name: Not Reported
Document Type: Site Characterization Report
Due Date: Not Reported
Completed Date: 2017-06-02 00:00:00
Activity Comments: Site Characterization is complete

Area Name: PROJECT WIDE
Sub Area Name: Not Reported
Document Type: Fieldwork
Due Date: Not Reported
Completed Date: 2016-11-04 00:00:00
Activity Comments: Not Reported

Area Name: PROJECT WIDE
Sub Area Name: Not Reported
Document Type: Site Characterization Report
Due Date: Not Reported
Completed Date: 2017-05-23 00:00:00
Activity Comments: Not Reported

Area Name: PROJECT WIDE
Sub Area Name: Not Reported
Document Type: Soils Management Plan
Due Date: Not Reported
Completed Date: 2017-07-21 00:00:00
Activity Comments: Not Reported

| DATABASE | STATUS | DISTANCE | ELEVATION | MAP ID |
|---|---|---|---|---|
| LUST-Closed-CA | Completed - Case Closed | 0.46 miles E | 105 ft (1 ft lower than site) | **112** |
| **SITE NAME** | | | **MAPS** | **ID** |
| CULVER CITY SUBARU | | | 1,4 | T0603705280 |
| **ADDRESS** | | | **CITY** | **ZIP** |
| 8850 WASHINGTON BLVD W | | | CULVER CITY | 90232 |
| **DETAILS** | | | | |

Sites Details
URL: http://geotracker.waterboards.ca.gov/profile_report.asp?global_id=T0603705280
Global ID: T0603705280
Case Type: LUST Cleanup Site
Status: Completed - Case Closed
Status Date: Not Reported
CUF Case: NO
Lead Agency: LOS ANGELES COUNTY
Case Worker: IEO
Local Agency: LOS ANGELES COUNTY
RB Case Number: R-16313
Loc Case Number: Not Reported
File Location: Not Reported
Potential Contaminants of Concern: Other Solvent or Non-Petroleum Hydrocarbon
Potential Media Affected: Soil
Site History: Not Reported
Begin Date: 1997-04-23 00:00:00
How Discovered: Tank Closure
How Discovered Description: Not Reported
Stop Method: Not Reported
Stop Method Description: Not Reported
Agency Provided Latitude: 33.9976752
Agency Provided Longitude: -118.4213422

Regulatory Activities Details
Action Date: 4/23/1997
Action Type: Other
Action: Leak Stopped

Action Date: 7/15/1997
Action Type: Other
Action: Leak Discovery

Action Date: 8/6/1997
Action Type: Other
Action: Leak Reported

Status History Details
Status Date: 4/23/2003
Status: Completed - Case Closed

Status Date: 6/3/1998
Status: Open - Site Assessment

Status Date: 8/6/1997
Status: Open - Site Assessment

Status Date: 4/23/1997

Status: Open - Case Begin Date

Contact Details
Contact Type: Local Agency Caseworker
Contact Name: IHEANACHO OFO
Organization Name: LOS ANGELES COUNTY
Contact Address: 900 S FREMONT AVE
Contact City: ALHAMBRA
Contact Email: iofo@dpw.lacounty.gov
Contact Phone Number: 6264583512

Contact Type: Regional Board Caseworker
Contact Name: YUE RONG
Organization Name: LOS ANGELES RWQCB (REGION 4)
Contact Address: 320 W. 4TH ST., SUITE 200
Contact City: Los Angeles
Contact Email: yrong@waterboards.ca.gov
Contact Phone Number: Not Reported

MTBE/Region Details
: Not Reported

| DATABASE | STATUS | DISTANCE | ELEVATION | MAP ID |
|---|---|---|---|---|
| LUST-Closed-CA | Completed - Case Closed | 0.46 miles NE | 108 ft (2 ft higher than site) | 113 |

| SITE NAME | MAPS | ID |
|---|---|---|
| Expo Metro Line Project | 1,4 | T10000003502 |

| ADDRESS | CITY | ZIP |
|---|---|---|
| 8855 Exposition Blvd | Culver City | 90232 |

## DETAILS

Sites Details
URL: http://geotracker.waterboards.ca.gov/profile_report.asp?global_id=T10000003502
Global ID: T10000003502
Case Type: LUST Cleanup Site
Status: Completed - Case Closed
Status Date: Not Reported
CUF Case: NO
Lead Agency: LOS ANGELES COUNTY
Case Worker: AAG

Local Agency: LOS ANGELES COUNTY
RB Case Number: Not Reported
Loc Case Number: 033231-055407
File Location: Not Reported
Potential Contaminants of Concern: Waste Oil / Motor / Hydraulic / Lubricating
Potential Media Affected: Soil
Site History: Not Reported
Begin Date: 2011-02-28 00:00:00
How Discovered: Other Means, Tank Closure
How Discovered Description: Not Reported
Stop Method: Close and Remove Tank
Stop Method Description: Not Reported
Agency Provided Latitude: 34.028386
Agency Provided Longitude: -118.388788

Regulatory Activities Details
Action Date: 2/28/2011
Action Type: Other
Action: Leak Began

Action Date: 2/28/2011
Action Type: Other
Action: Leak Discovery

Action Date: 2/28/2011
Action Type: Other
Action: Leak Stopped

Action Date: 1/24/2012
Action Type: Other
Action: Leak Reported

Action Date: 2/28/2012
Action Type: ENFORCEMENT
Action: Closure/No Further Action Letter - #C702041

Status History Details
Status Date: 1/24/2012
Status: Completed - Case Closed

Status Date: 1/24/2012
Status: Open - Site Assessment

Status Date: 2/28/2011
Status: Open - Case Begin Date

Contact Details

Contact Type: Local Agency Caseworker
Contact Name: ALBERTO GRAJEDA
Organization Name: LOS ANGELES COUNTY
Contact Address: 900 S. FREMONT AVE.
Contact City: ALHAMBRA
Contact Email: algrajeda@dpw.lacounty.gov
Contact Phone Number: Not Reported

MTBE/Region Details
: Not Reported

| DATABASE | STATUS | DISTANCE | ELEVATION | MAP ID |
|---|---|---|---|---|
| SLIC-Open-CA | Open - Remediation | 0.47 miles NW | 128 ft (22 ft higher than site) | 114 |

| SITE NAME | MAPS | ID |
|---|---|---|
| DOUBLETREE INVESTMENT INC | 1,4 | SL2043D1561 |

| ADDRESS | CITY | ZIP |
|---|---|---|
| 9836 NATIONAL BLVD | LOS ANGELES | 90034 |

## DETAILS

Sites Details
URL: http://geotracker.waterboards.ca.gov/profile_report.asp?global_id=SL2043D1561
Global ID: SL2043D1561
Case Type: Cleanup Program Site
Status: Open - Remediation
Status Date: Not Reported
CUF Case: NO
Lead Agency: LOS ANGELES RWQCB (REGION 4)
Case Worker: PC
Local Agency: Not Reported
RB Case Number: 0794
Loc Case Number: Not Reported
File Location: Regional Board
Potential Contaminants of Concern: Other Chlorinated Hydrocarbons, Tetrachloroethylene (PCE), Trichloroethylene (TCE)
Potential Media Affected: Other Groundwater (uses other than drinking water), Soil, Soil Vapor
Site History: The site is a 10-unit retail shopping center and Dynasty Cleaners, a retail dry-cleaning facility, occupies the northernmost unit in the building at the site. Dry cleaning operations have been conducted at the site since approximately the 1960s. After
Begin Date: 1998-06-10 00:00:00
How Discovered: Site Assessment/Site Investigation
How Discovered Description: Not Reported

Stop Method: Other Means
Stop Method Description: Not Reported
Agency Provided Latitude: 34.0308310842613
Agency Provided Longitude: -118.400965478851

Regulatory Activities Details
Action Date: 6/10/1998
Action Type: Other
Action: Leak Discovery

Action Date: 6/10/1998
Action Type: Other
Action: Leak Reported

Action Date: 6/10/1998
Action Type: RESPONSE
Action: Correspondence

Action Date: 7/15/1998
Action Type: ENFORCEMENT
Action: Cost Recovery Agreement / N. of Reimbursement

Action Date: 7/21/1998
Action Type: RESPONSE
Action: Correspondence

Action Date: 8/17/1998
Action Type: ENFORCEMENT
Action: Staff Letter

Action Date: 9/29/1998
Action Type: RESPONSE
Action: Soil and Water Investigation Workplan

Action Date: 10/7/1998
Action Type: ENFORCEMENT
Action: Staff Letter

Action Date: 11/30/1998
Action Type: RESPONSE
Action: Correspondence

Action Date: 2/23/1999
Action Type: RESPONSE
Action: Soil and Water Investigation Report

Action Date: 4/27/1999
Action Type: RESPONSE
Action: Soil and Water Investigation Report

Action Date: 6/30/2000
Action Type: ENFORCEMENT
Action: Staff Letter

Action Date: 11/17/2000
Action Type: ENFORCEMENT
Action: Notice of Violation

Action Date: 11/17/2000
Action Type: ENFORCEMENT
Action: Staff Letter

Action Date: 3/19/2001
Action Type: ENFORCEMENT
Action: Staff Letter

Action Date: 5/15/2001
Action Type: RESPONSE
Action: Correspondence

Action Date: 5/18/2001
Action Type: RESPONSE
Action: Soil and Water Investigation Workplan

Action Date: 6/14/2001
Action Type: ENFORCEMENT
Action: Staff Letter

Action Date: 8/14/2001
Action Type: RESPONSE
Action: Soil and Water Investigation Report

Action Date: 9/17/2001
Action Type: ENFORCEMENT
Action: Staff Letter

Action Date: 11/15/2001
Action Type: RESPONSE
Action: Corrective Action Plan / Remedial Action Plan

Action Date: 1/15/2002
Action Type: RESPONSE
Action: Monitoring Report - Quarterly

Action Date: 3/14/2002
Action Type: ENFORCEMENT
Action: Staff Letter

Action Date: 6/28/2002

Action Type: ENFORCEMENT
Action: Staff Letter

Action Date: 10/24/2002
Action Type: RESPONSE
Action: Correspondence

Action Date: 1/30/2003
Action Type: RESPONSE
Action: Monitoring Report - Quarterly

Action Date: 4/7/2003
Action Type: RESPONSE
Action: Monitoring Report - Quarterly

Action Date: 6/12/2003
Action Type: RESPONSE
Action: Pilot Study/ Treatability Report

Action Date: 7/28/2003
Action Type: ENFORCEMENT
Action: Staff Letter

Action Date: 3/31/2004
Action Type: RESPONSE
Action: Corrective Action Plan / Remedial Action Plan - Addendum

Action Date: 4/22/2004
Action Type: RESPONSE
Action: Corrective Action Plan / Remedial Action Plan - Addendum

Action Date: 4/29/2004
Action Type: ENFORCEMENT
Action: Staff Letter

Action Date: 7/19/2004
Action Type: RESPONSE
Action: Correspondence

Action Date: 8/18/2004
Action Type: ENFORCEMENT
Action: Staff Letter

Action Date: 4/15/2005
Action Type: RESPONSE
Action: Monitoring Report - Quarterly

Action Date: 7/15/2005
Action Type: ENFORCEMENT
Action: Meeting

Action Date: 7/15/2005
Action Type: RESPONSE
Action: Monitoring Report - Quarterly

Action Date: 7/15/2005
Action Type: RESPONSE
Action: Monitoring Report - Quarterly

Action Date: 7/20/2005
Action Type: ENFORCEMENT
Action: Staff Letter

Action Date: 8/16/2005
Action Type: RESPONSE
Action: Soil and Water Investigation Workplan

Action Date: 8/19/2005
Action Type: ENFORCEMENT
Action: Staff Letter

Action Date: 9/21/2005
Action Type: ENFORCEMENT
Action: Staff Letter

Action Date: 10/13/2005
Action Type: ENFORCEMENT
Action: Staff Letter

Action Date: 1/15/2006
Action Type: RESPONSE
Action: Monitoring Report - Quarterly

Action Date: 1/20/2006
Action Type: RESPONSE
Action: Correspondence

Action Date: 6/2/2006
Action Type: RESPONSE
Action: Correspondence

Action Date: 7/15/2006
Action Type: RESPONSE
Action: Monitoring Report - Semi-Annually

Action Date: 8/31/2006
Action Type: ENFORCEMENT
Action: Staff Letter

Action Date: 9/29/2006

Action Type: RESPONSE
Action: Well Installation Report

Action Date: 10/2/2006
Action Type: RESPONSE
Action: Remedial Progress Report

Action Date: 1/15/2007
Action Type: RESPONSE
Action: Monitoring Report - Semi-Annually

Action Date: 1/31/2007
Action Type: RESPONSE
Action: Monitoring Report - Semi-Annually

Action Date: 2/26/2007
Action Type: RESPONSE
Action: Remedial Progress Report

Action Date: 4/15/2007
Action Type: RESPONSE
Action: Remedial Progress Report

Action Date: 7/15/2007
Action Type: RESPONSE
Action: Monitoring Report - Semi-Annually

Action Date: 7/31/2007
Action Type: RESPONSE
Action: Remedial Progress Report

Action Date: 9/24/2007
Action Type: RESPONSE
Action: Well Installation Report

Action Date: 10/29/2007
Action Type: ENFORCEMENT
Action: Staff Letter

Action Date: 10/31/2007
Action Type: RESPONSE
Action: Remedial Progress Report

Action Date: 1/10/2008
Action Type: RESPONSE
Action: Remedial Progress Report

Action Date: 1/15/2008
Action Type: RESPONSE
Action: Monitoring Report - Semi-Annually

Action Date: 1/15/2008
Action Type: RESPONSE
Action: Remedial Progress Report

Action Date: 4/30/2008
Action Type: RESPONSE
Action: Remedial Progress Report

Action Date: 7/15/2008
Action Type: RESPONSE
Action: Monitoring Report - Semi-Annually

Action Date: 7/15/2008
Action Type: RESPONSE
Action: Remedial Progress Report

Action Date: 9/17/2008
Action Type: ENFORCEMENT
Action: Meeting

Action Date: 10/15/2008
Action Type: RESPONSE
Action: Remedial Progress Report

Action Date: 12/4/2008
Action Type: ENFORCEMENT
Action: Cost Recovery Agreement / N. of Reimbursement

Action Date: 12/4/2008
Action Type: RESPONSE
Action: Soil and Water Investigation Workplan

Action Date: 1/13/2009
Action Type: ENFORCEMENT
Action: 13267 Requirement

Action Date: 1/15/2009
Action Type: RESPONSE
Action: Monitoring Report - Semi-Annually

Action Date: 1/15/2009
Action Type: RESPONSE
Action: Remedial Progress Report

Action Date: 4/18/2009
Action Type: RESPONSE
Action: Soil and Water Investigation Report

Action Date: 4/30/2009

Action Type: RESPONSE
Action: Remedial Progress Report

Action Date: 7/15/2009
Action Type: RESPONSE
Action: Monitoring Report - Semi-Annually

Action Date: 7/15/2009
Action Type: RESPONSE
Action: Remedial Progress Report

Action Date: 7/22/2009
Action Type: ENFORCEMENT
Action: Cost Recovery Agreement / N. of Reimbursement

Action Date: 10/15/2009
Action Type: RESPONSE
Action: Remedial Progress Report

Action Date: 1/15/2010
Action Type: RESPONSE
Action: Monitoring Report - Semi-Annually

Action Date: 1/31/2010
Action Type: RESPONSE
Action: Remedial Progress Report

Action Date: 3/22/2010
Action Type: ENFORCEMENT
Action: Meeting

Action Date: 4/30/2010
Action Type: RESPONSE
Action: Remedial Progress Report

Action Date: 7/15/2010
Action Type: ENFORCEMENT
Action: Cost Recovery Agreement / N. of Reimbursement

Action Date: 7/23/2010
Action Type: RESPONSE
Action: Remedial Progress Report

Action Date: 7/31/2010
Action Type: RESPONSE
Action: Monitoring Report - Semi-Annually

Action Date: 9/16/2010
Action Type: ENFORCEMENT
Action: 13267 Requirement

Action Date: 10/18/2010
Action Type: RESPONSE
Action: Corrective Action Plan / Remedial Action Plan - Addendum

Action Date: 10/31/2010
Action Type: RESPONSE
Action: Remedial Progress Report

Action Date: 12/27/2010
Action Type: RESPONSE
Action: Corrective Action Plan / Remedial Action Plan - Addendum

Action Date: 1/14/2011
Action Type: ENFORCEMENT
Action: 13267 Requirement

Action Date: 1/31/2011
Action Type: RESPONSE
Action: Monitoring Report - Semi-Annually

Action Date: 1/31/2011
Action Type: RESPONSE
Action: Remedial Progress Report

Action Date: 3/7/2011
Action Type: ENFORCEMENT
Action: Waste Discharge Requirements

Action Date: 4/15/2011
Action Type: RESPONSE
Action: Soil and Water Investigation Report

Action Date: 4/30/2011
Action Type: RESPONSE
Action: Remedial Progress Report

Action Date: 7/15/2011
Action Type: ENFORCEMENT
Action: Cost Recovery Agreement / N. of Reimbursement

Action Date: 7/30/2011
Action Type: RESPONSE
Action: Monitoring Report - Semi-Annually

Action Date: 7/30/2011
Action Type: RESPONSE
Action: Remedial Progress Report

Action Date: 10/15/2011

Action Type: RESPONSE
Action: NPDES / WDR Reports

Action Date: 10/30/2011
Action Type: RESPONSE
Action: Remedial Progress Report

Action Date: 10/30/2011
Action Type: RESPONSE
Action: Remedial Progress Report

Action Date: 11/9/2011
Action Type: ENFORCEMENT
Action: Staff Letter

Action Date: 1/13/2012
Action Type: RESPONSE
Action: Well Installation Report

Action Date: 1/30/2012
Action Type: RESPONSE
Action: Monitoring Report - Semi-Annually

Action Date: 1/31/2012
Action Type: RESPONSE
Action: NPDES / WDR Reports

Action Date: 1/31/2012
Action Type: RESPONSE
Action: Remedial Progress Report

Action Date: 3/19/2012
Action Type: ENFORCEMENT
Action: Staff Letter

Action Date: 3/19/2012
Action Type: RESPONSE
Action: Correspondence

Action Date: 4/30/2012
Action Type: RESPONSE
Action: Remedial Progress Report

Action Date: 4/30/2012
Action Type: RESPONSE
Action: Remedial Progress Report

Action Date: 8/15/2012
Action Type: RESPONSE
Action: Remedial Progress Report

Action Date: 8/29/2012
Action Type: RESPONSE
Action: Correspondence

Action Date: 8/29/2012
Action Type: RESPONSE
Action: Monitoring Report - Semi-Annually

Action Date: 10/29/2012
Action Type: RESPONSE
Action: Remedial Progress Report

Action Date: 11/28/2012
Action Type: ENFORCEMENT
Action: Meeting

Action Date: 3/13/2013
Action Type: RESPONSE
Action: Correspondence

Action Date: 3/13/2013
Action Type: RESPONSE
Action: Monitoring Report - Semi-Annually

Action Date: 3/13/2013
Action Type: RESPONSE
Action: Remedial Progress Report

Action Date: 4/15/2013
Action Type: RESPONSE
Action: Corrective Action Plan / Remedial Action Plan

Action Date: 4/26/2013
Action Type: RESPONSE
Action: Correspondence

Action Date: 5/6/2013
Action Type: RESPONSE
Action: Remedial Progress Report

Action Date: 5/8/2013
Action Type: ENFORCEMENT
Action: Staff Letter

Action Date: 7/31/2013
Action Type: RESPONSE
Action: Remedial Progress Report

Action Date: 8/5/2013

Action Type: RESPONSE
Action: Monitoring Report - Semi-Annually

Action Date: 11/6/2013
Action Type: RESPONSE
Action: Correspondence

Action Date: 11/19/2013
Action Type: ENFORCEMENT
Action: Staff Letter

Action Date: 1/30/2014
Action Type: RESPONSE
Action: Remedial Progress Report

Action Date: 2/24/2014
Action Type: RESPONSE
Action: Monitoring Report - Semi-Annually

Action Date: 3/10/2014
Action Type: RESPONSE
Action: Remedial Action Complete

Action Date: 3/28/2014
Action Type: ENFORCEMENT
Action: Staff Letter

Action Date: 7/31/2014
Action Type: RESPONSE
Action: Monitoring Report - Semi-Annually

Action Date: 8/11/2014
Action Type: RESPONSE
Action: Remedial Progress Report

Action Date: 10/16/2014
Action Type: ENFORCEMENT
Action: Meeting

Action Date: 1/15/2015
Action Type: RESPONSE
Action: Monitoring Report - Semi-Annually

Action Date: 1/20/2015
Action Type: RESPONSE
Action: Other Workplan

Action Date: 1/21/2015
Action Type: ENFORCEMENT
Action: Staff Letter

Action Date: 3/4/2015
Action Type: ENFORCEMENT
Action: Staff Letter

Action Date: 5/26/2015
Action Type: ENFORCEMENT
Action: Staff Letter

Action Date: 7/15/2015
Action Type: RESPONSE
Action: Remedial Progress Report

Action Date: 7/31/2015
Action Type: RESPONSE
Action: Monitoring Report - Semi-Annually

Action Date: 12/8/2015
Action Type: ENFORCEMENT
Action: Staff Letter

Action Date: 1/12/2016
Action Type: ENFORCEMENT
Action: Meeting

Action Date: 2/9/2016
Action Type: ENFORCEMENT
Action: Staff Letter

Action Date: 5/15/2016
Action Type: RESPONSE
Action: Remedial Progress Report

Action Date: 8/3/2016
Action Type: ENFORCEMENT
Action: Staff Letter

Action Date: 10/31/2016
Action Type: RESPONSE
Action: Site Investigation Workplan

Action Date: 11/9/2016
Action Type: RESPONSE
Action: Email Correspondence

Action Date: 12/21/2016
Action Type: ENFORCEMENT
Action: Meeting

Action Date: 4/24/2017

Action Type: ENFORCEMENT
Action: Meeting

Action Date: 5/31/2017
Action Type: ENFORCEMENT
Action: Staff Letter

Action Date: 6/29/2017
Action Type: ENFORCEMENT
Action: Access Agreement

Action Date: 9/5/2017
Action Type: ENFORCEMENT
Action: Staff Letter

Action Date: 11/27/2017
Action Type: ENFORCEMENT
Action: Staff Letter

Action Date: 2/15/2018
Action Type: RESPONSE
Action: Soil Vapor Intrusion Investigation Report

Action Date: 5/3/2018
Action Type: ENFORCEMENT
Action: Petition Dismissed by Executive Director

Action Date: 5/10/2018
Action Type: ENFORCEMENT
Action: Meeting

Action Date: 6/6/2018
Action Type: ENFORCEMENT
Action: Meeting

Action Date: 10/1/2018
Action Type: ENFORCEMENT
Action: Meeting

Action Date: 5/22/2019
Action Type: ENFORCEMENT
Action: Meeting

Status History Details
Status Date: 2/16/2007
Status: Open - Remediation

Status Date: 10/13/2005
Status: Open - Site Assessment

Status Date: 6/16/1998
Status: Open - Site Assessment

Status Date: 6/10/1998
Status: Open - Case Begin Date

Contact Details
Contact Type: Regional Board Caseworker
Contact Name: PAUL CHO
Organization Name: LOS ANGELES RWQCB (REGION 4)
Contact Address: 320 W. 4TH ST., SUITE 200
Contact City: LOS ANGELES
Contact Email: pcho@waterboards.ca.gov
Contact Phone Number: Not Reported

MTBE/Region Details
: Not Reported

| DATABASE | STATUS | DISTANCE | ELEVATION | MAP ID |
|---|---|---|---|---|
| ALLFACS-IL | Listed | 0.48 miles SW | 87 ft (19 ft lower than site) | 115 |

| SITE NAME | MAPS | ID |
|---|---|---|
| Westside Studio Services Inc | 1,4 | 9060375537 |

| ADDRESS | CITY | ZIP |
|---|---|---|
| 10202 W Washington Blvd | Culver City | 90232 |

## DETAILS

URL: http://epadata.epa.state.il.us/land/inventory/deepSeids.asp?B1=9060375537&strInvNo=9060375537
Inventory ID Number: 9060375537
Site ID: 170000854671
LatDD: Not Reported
LonDD: Not Reported
Interest Name: Westside Studio Services Inc
Loc PO Box: Not Reported
Loc Phone: 2132805500
Loc Contact: ARNOLD SHUPACK
Loc Mail: Not Reported
Owner Name: Not Reported
Owner Street: Not Reported

Owner PO Box: Not Reported
Owner City: Not Reported
Owner State: Not Reported
Own Zip: Not Reported
Owner Phone: Not Reported
Owner Contact: Not Reported
Owner Mail: Not Reported
Operator Name: Not Reported
Operator Street: Not Reported
Operator PO Box: Not Reported
Operator City: Not Reported
Operator State: Not Reported
Operator Zip: Not Reported
Operator Phone: Not Reported
Operator Contact: Not Reported
Operator Mailing Indicator: Not Reported
USEPA ID Number: Not Reported
SICCode: Not Reported
NIACS Code (Primary): Not Reported
NIACS Code (Secondary): Not Reported
Haz Large Qty Generator Indicator: Not Reported
Haz Small Qty Generator Indicator: Not Reported
NonHaz Generator Indicator: H
Haz Permit Indicator: Not Reported
Solid Waste Permit Indicator: Not Reported
Solid Waste Annual Report Indicator: Not Reported
Compost Annual Report Indicator: Not Reported
Used Tire Program Indicator: Not Reported
815/21d Annual Report Indicator: Not Reported
Compliance Order Tracking Indicator: Not Reported
PIMW Annual Report Indicator: Not Reported
Facility Compliance Tracking Indicator: Not Reported
Groundwater Monitoring Indicator: Not Reported
LUST Indicator: Not Reported
LUST Reimbursement Indicator: Not Reported
State Remediation Program Indicator: Not Reported
CERCLA Program Indicator: Not Reported
State Response Action Indicator: Not Reported
NA Change Month: 03
NA Change Day: 18
NA Change Year: 04
Haz Annual Report Name: Not Reported
Haz Annual Report Street Address: Not Reported
Haz Annual Report PO Box: Not Reported
Haz Annual Report City: Not Reported
Haz Annual Report State: Not Reported
Haz Annual Report Zip Code: Not Reported
Haz Annual Report Phone: Not Reported
Haz Annual Report First Name of Contact: Not Reported
Haz Annual Report Last Name of Contact: Not Reported

Haz Annual Report Title Code: Not Reported
Haz Annual Report New Notifier Code: Not Reported
FIPS Code for Country: 001
FIPS Code for State: 06
strFIPSCounty: 037
FIPS Code for Township or City: 000
BOL Region Code: Not Reported
Original Entry Date Month: 09
Original Entry Date Day: 29
Original Entry Date Year: 89
Last Change Date Month: 03
Last Change Date Day: 18
Last Change Date Year: 04
USEPA ID Number (Primary): Not Reported
Card 010 Creation Indicator: Not Reported
Card 020 Creation Indicator: Not Reported
Card 030 Creation Indicator: Not Reported
Card 040 Creation Indicator: Not Reported
Card 060 Creation Indicator: Not Reported
strTransInd: 0
TransporterSeg: Not Reported
Latitude in Decimal Degrees: Not Reported
Longitude in Decimal Degrees: Not Reported
GeoCode: Not Reported
strCollMeth: Not Reported
Ref Pt Cod: Not Reported
Entry Date: 9/29/1989
Last Changed Date: 3/18/2004
SiteID: Not Reported
Date lat/lon Collected: Not Reported
LandName: Not Reported
ARMail: Not Reported
Tie File: Not Reported
Interest Type: BOL
Media Code: LAND
Alt ID: Not Reported

| DATABASE | STATUS | DISTANCE | ELEVATION | MAP ID |
|---|---|---|---|---|
| LUST-Closed-CA | Completed - Case Closed | 0.48 miles SW | 87 ft (19 ft lower than site) | 115 |
| **SITE NAME** | | | **MAPS** | **ID** |
| SONY PICTURES STUDIOS | | | 1,4 | T0603703288 |
| **ADDRESS** | | | **CITY** | **ZIP** |
| | | | | |

| 10202 WASHINGTON BLVD W | CULVER CITY | 90232 |
|---|---|---|

## DETAILS

Sites Details
URL: http://geotracker.waterboards.ca.gov/profile_report.asp?global_id=T0603703288
Global ID: T0603703288
Case Type: LUST Cleanup Site
Status: Completed - Case Closed
Status Date: Not Reported
CUF Case: NO
Lead Agency: LOS ANGELES RWQCB (REGION 4)
Case Worker: Not Reported
Local Agency: LOS ANGELES COUNTY
RB Case Number: I-07213
Loc Case Number: Not Reported
File Location: Not Reported
Potential Contaminants of Concern: Diesel
Potential Media Affected: Soil
Site History: Not Reported
Begin Date: 1986-08-11 00:00:00
How Discovered: Tank Closure
How Discovered Description: Not Reported
Stop Method: Not Reported
Stop Method Description: Not Reported
Agency Provided Latitude: 34.016491
Agency Provided Longitude: -118.404186

Regulatory Activities Details
Action Date: 3/12/1990
Action Type: Other
Action: Leak Discovery

Action Date: 3/12/1990
Action Type: Other
Action: Leak Stopped

Action Date: 3/27/1990
Action Type: Other
Action: Leak Reported

Status History Details
Status Date: 5/7/1998
Status: Completed - Case Closed

Status Date: 4/23/1991
Status: Open - Remediation

Status Date: 10/1/1989
Status: Open - Site Assessment

Status Date: 8/11/1986
Status: Open - Case Begin Date

Status Date: 8/11/1986
Status: Open - Site Assessment

Contact Details
Contact Type: Local Agency Caseworker
Contact Name: JOHN AWUJO
Organization Name: LOS ANGELES COUNTY
Contact Address: 900 S FREMONT AVE
Contact City: ALHAMBRA
Contact Email: jawujo@dpw.lacounty.gov
Contact Phone Number: 6264583507

MTBE/Region Details
: Not Reported

| DATABASE | STATUS | DISTANCE | ELEVATION | MAP ID |
|---|---|---|---|---|
| LUST-Closed-CA | Completed - Case Closed | 0.49 miles SW | 87 ft (19 ft lower than site) | 116 |

| SITE NAME | MAPS | ID |
|---|---|---|
| CULVER CITY AUTO BODY | 1,4 | T0603704272 |

| ADDRESS | CITY | ZIP |
|---|---|---|
| 10223 WASHINGTON BLVD W | CULVER CITY | 90232 |

## DETAILS

Sites Details
URL: http://geotracker.waterboards.ca.gov/profile_report.asp?global_id=T0603704272
Global ID: T0603704272
Case Type: LUST Cleanup Site
Status: Completed - Case Closed
Status Date: Not Reported
CUF Case: NO
Lead Agency: LOS ANGELES COUNTY
Case Worker: JOA
Local Agency: LOS ANGELES COUNTY

RB Case Number: I-15210
Loc Case Number: Not Reported
File Location: Not Reported
Potential Contaminants of Concern: Aviation
Potential Media Affected: Soil
Site History: Not Reported
Begin Date: 1990-01-23 00:00:00
How Discovered: Not Reported
How Discovered Description: Not Reported
Stop Method: Not Reported
Stop Method Description: Not Reported
Agency Provided Latitude: 34.0197178
Agency Provided Longitude: -118.4007905

Regulatory Activities Details
Action Date: 1/23/1990
Action Type: Other
Action: Leak Reported

Status History Details
Status Date: 1/23/1990
Status: Completed - Case Closed

Status Date: 1/23/1990
Status: Open - Case Begin Date

Contact Details
Contact Type: Local Agency Caseworker
Contact Name: JOHN AWUJO
Organization Name: LOS ANGELES COUNTY
Contact Address: 900 S FREMONT AVE
Contact City: ALHAMBRA
Contact Email: jawujo@dpw.lacounty.gov
Contact Phone Number: 6264583507

Contact Type: Regional Board Caseworker
Contact Name: YUE RONG
Organization Name: LOS ANGELES RWQCB (REGION 4)
Contact Address: 320 W. 4TH ST., SUITE 200
Contact City: Los Angeles
Contact Email: yrong@waterboards.ca.gov
Contact Phone Number: Not Reported

MTBE/Region Details
: Not Reported

| DATABASE | STATUS | DISTANCE | ELEVATION | MAP ID |
|---|---|---|---|---|
| LUST-Closed-CA | Completed - Case Closed | 0.49 miles NW | 129 ft (23 ft higher than site) | 117 |

| SITE NAME | MAPS | ID |
|---|---|---|
| UNOCAL #5795 | 1,4 | T0603700870 |

| ADDRESS | CITY | ZIP |
|---|---|---|
| 9930 NATIONAL BLVD | LOS ANGELES | 90034 |

## DETAILS

Sites Details
URL: http://geotracker.waterboards.ca.gov/profile_report.asp?global_id=T0603700870
Global ID: T0603700870
Case Type: LUST Cleanup Site
Status: Completed - Case Closed
Status Date: Not Reported
CUF Case: NO
Lead Agency: LOS ANGELES, CITY OF
Case Worker: EL
Local Agency: LOS ANGELES, CITY OF
RB Case Number: 900340207
Loc Case Number: Not Reported
File Location: Not Reported
Potential Contaminants of Concern: Gasoline
Potential Media Affected: Soil
Site History: Not Reported
Begin Date: 1988-03-11 00:00:00
How Discovered: Tank Tightness Test
How Discovered Description: Not Reported
Stop Method: Not Reported
Stop Method Description: Not Reported
Agency Provided Latitude: 34.0302979
Agency Provided Longitude: -118.4023682

Regulatory Activities Details
Action Date: 3/11/1988
Action Type: Other
Action: Leak Discovery

Action Date: 3/11/1988
Action Type: Other
Action: Leak Reported

Action Date: 3/11/1988
Action Type: Other
Action: Leak Stopped

Action Date: 5/10/2011
Action Type: ENFORCEMENT
Action: Closure/No Further Action Letter

Status History Details
Status Date: 5/10/2011
Status: Completed - Case Closed

Status Date: 1/28/1991
Status: Open - Site Assessment

Status Date: 3/11/1988
Status: Open - Case Begin Date

Contact Details
Contact Type: Local Agency Caseworker
Contact Name: ELOY LUNA
Organization Name: LOS ANGELES, CITY OF
Contact Address: 200 North Main Street, Suite 1780
Contact City: LOS ANGELES
Contact Email: eloy.luna@lacity.org
Contact Phone Number: Not Reported

Contact Type: Regional Board Caseworker
Contact Name: YUE RONG
Organization Name: LOS ANGELES RWQCB (REGION 4)
Contact Address: 320 W. 4TH ST., SUITE 200
Contact City: Los Angeles
Contact Email: yrong@waterboards.ca.gov
Contact Phone Number: Not Reported

MTBE/Region Details
: Not Reported

| DATABASE | STATUS | DISTANCE | ELEVATION | MAP ID |
|---|---|---|---|---|
| LUST-Closed-CA | Completed - Case Closed | 0.5 miles NW | 130 ft (24 ft higher than site) | **118** |
| **SITE NAME** | | | **MAPS** | **ID** |

| NATIONAL OIL | 1,4 | T0603775448 |
|---|---|---|
| **ADDRESS** | **CITY** | **ZIP** |
| 9815 NATIONAL BLVD. | LOS ANGELES | 90034 |

## DETAILS

Sites Details
URL: http://geotracker.waterboards.ca.gov/profile_report.asp?global_id=T0603775448
Global ID: T0603775448
Case Type: LUST Cleanup Site
Status: Completed - Case Closed
Status Date: Not Reported
CUF Case: YES
Lead Agency: LOS ANGELES RWQCB (REGION 4)
Case Worker: DMB
Local Agency: LOS ANGELES, CITY OF
RB Case Number: 900340243
Loc Case Number: 7812
File Location: Not Reported
Potential Contaminants of Concern: Gasoline
Potential Media Affected: Aquifer used for drinking water supply
Site History: Not Reported
Begin Date: 1995-01-31 00:00:00
How Discovered: Other Means
How Discovered Description: SUBSURFACE INVESTIGATION
Stop Method: Other Means
Stop Method Description: Not Reported
Agency Provided Latitude: 34.0316
Agency Provided Longitude: -118.400332

Regulatory Activities Details
Action Date: 10/30/2002
Action Type: Other
Action: Leak Discovery

Action Date: 6/13/2005
Action Type: Other
Action: Leak Reported

Action Date: 6/21/2005
Action Type: ENFORCEMENT
Action: Staff Letter

Action Date: 8/15/2005
Action Type: RESPONSE
Action: Other Report / Document

Action Date: 8/15/2005
Action Type: RESPONSE
Action: Unknown

Action Date: 11/15/2007
Action Type: ENFORCEMENT
Action: Verbal Communication

Action Date: 2/6/2008
Action Type: RESPONSE
Action: Soil and Water Investigation Workplan

Action Date: 3/28/2008
Action Type: ENFORCEMENT
Action: Staff Letter

Action Date: 6/30/2008
Action Type: RESPONSE
Action: Well Installation Report

Action Date: 10/10/2008
Action Type: RESPONSE
Action: Soil and Water Investigation Report

Action Date: 10/15/2008
Action Type: RESPONSE
Action: Monitoring Report - Quarterly

Action Date: 1/15/2009
Action Type: RESPONSE
Action: Monitoring Report - Quarterly

Action Date: 7/15/2009
Action Type: RESPONSE
Action: Monitoring Report - Semi-Annually

Action Date: 10/15/2009
Action Type: RESPONSE
Action: Monitoring Report - Semi-Annually

Action Date: 1/15/2010
Action Type: RESPONSE
Action: Monitoring Report - Semi-Annually

Action Date: 5/24/2010
Action Type: RESPONSE
Action: Soil and Water Investigation Workplan - Addendum

Action Date: 7/15/2010
Action Type: RESPONSE

Action: Monitoring Report - Semi-Annually

Action Date: 8/17/2010
Action Type: ENFORCEMENT
Action: Closure/No Further Action Letter

Status History Details
Status Date: 8/17/2010
Status: Completed - Case Closed

Status Date: 5/6/2009
Status: Open - Verification Monitoring

Status Date: 9/12/2008
Status: Open - Verification Monitoring

Status Date: 2/6/2008
Status: Open - Site Assessment

Status Date: 10/23/2003
Status: Open - Site Assessment

Status Date: 11/13/2002
Status: Open - Site Assessment

Status Date: 3/28/1995
Status: Open - Site Assessment

Status Date: 1/31/1995
Status: Open - Case Begin Date

Status Date: 1/31/1995
Status: Open - Site Assessment

Contact Details
Contact Type: Regional Board Caseworker
Contact Name: DAVID M. BJOSTAD
Organization Name: LOS ANGELES RWQCB (REGION 4)
Contact Address: 320 W. 4th Street, Suite 200
Contact City: Los Angeles
Contact Email: dave.bjostad@waterboards.ca.gov
Contact Phone Number: Not Reported

Contact Type: Local Agency Caseworker
Contact Name: ELOY LUNA
Organization Name: LOS ANGELES, CITY OF
Contact Address: 200 North Main Street, Suite 1780
Contact City: LOS ANGELES

Contact Email: eloy.luna@lacity.org
Contact Phone Number: Not Reported

MTBE/Region Details
MTBE Date: 6/25/2008
GW CONC (PPB): 78
Matrix: WG

| DATABASE | STATUS | DISTANCE | ELEVATION | MAP ID |
|---|---|---|---|---|
| Military-Active-CA | Inactive - Needs Evaluation | 0.57 miles E | 101 ft (5 ft lower than site) | 119 |

| SITE NAME | MAPS | ID |
|---|---|---|
| FIRST MOTION PIC UNIT | 1,4 | 80000850 |

| ADDRESS | CITY | ZIP |
|---|---|---|
| Not Reported by Agency | Culver City | |

## DETAILS

URL: http://www.envirostor.dtsc.ca.gov/public/profile_report.asp?global_id=80000850
Envirostor ID: 80000850
County: LOS ANGELES
Site Type: Military Evaluation
Site Type Detailed: FUDS
Acres: 0
APN: NONE SPECIFIED
National Priorities List: NO
Lead Agency: SMBRP
Project Manager: Not Reported
Supervisor: Douglas Bautista
Division Branch: Cleanup Cypress
Site Code: Not Reported
Assembly: 54
Senate: 30
Congressional District: 37
Special Program: Not Reported
Status: Inactive - Needs Evaluation
Status Date: 2005-07-01 00:00:00
Past Uses: NONE SPECIFIED
Restricted Use: NO
Funding: DERA

Regulatory Agencies Involved: SMBRP
Potential Contamination of Concern: NONE SPECIFIED
Confirmed Contamination of Concern: NONE SPECIFIED
Potential Media Affected: NONE SPECIFIED
Site MGMT REQ: NONE SPECIFIED
Agency Provided Latitude: 34.0263888888889
Agency Provided Longitude: -118.386111111111
Description: The details below (if any) are all either Future, Scheduled, and/or Completed Activities on the site
Area Name: PROJECT WIDE
Sub Area Name: Not Reported
Document Type: Inventory Project Report (INPR)
Due Date: Not Reported
Completed Date: 1999-09-21 00:00:00
Activity Comments: Not Reported

| DATABASE | STATUS | DISTANCE | ELEVATION | MAP ID |
|---|---|---|---|---|
| LA-LF-CA | Listed | 0.71 miles SE | 82 ft (24 ft lower than site) | A1 |
| SITE NAME | | | MAPS | ID |
| Culver City Transfer & Recycling Center | | | 7 | 461 |
| ADDRESS | | | CITY | ZIP |
| Not Reported by Agency | | | | |
| DETAILS | | | | |
| | | | | |

| DATABASE | STATUS | DISTANCE | ELEVATION | MAP ID |
|---|---|---|---|---|
| LA-LF-CA | Listed | 0.73 miles SE | 95 ft (11 ft lower than site) | A2 |
| SITE NAME | | | MAPS | ID |
| Culver City Dump | | | 7 | 293 |
| ADDRESS | | | CITY | ZIP |
| Not Reported by Agency | | | | |
| DETAILS | | | | |
| | | | | |

| DATABASE | STATUS | DISTANCE | ELEVATION | MAP ID |
|---|---|---|---|---|
| LA-LF-CA | Listed | 0.77 miles SE | 98 ft (8 ft lower than site) | A3 |
| **SITE NAME** | | | **MAPS** | **ID** |
| City of Culver City | | | 7 | 42 |
| **ADDRESS** | | | **CITY** | **ZIP** |
| Not Reported by Agency | | | | |
| **DETAILS** | | | | |

| DATABASE | STATUS | DISTANCE | ELEVATION | MAP ID |
|---|---|---|---|---|
| MethaneLF-CA | Closed | 0.82 miles SW | 78 ft (28 ft lower than site) | A4 |
| **SITE NAME** | | | **MAPS** | **ID** |
| MGM Dump | | | 7 | 145 |
| **ADDRESS** | | | **CITY** | **ZIP** |
| 4001 Overland Avenue | | | Culver City | 90230 |
| **DETAILS** | | | | |

Site Number: 2196
Inactive (1-True, 0-False): 1
Operator Name: MGM Grand Movie Studio
Operator Phone: Not Reported
Description: Unknown
Status: Closed

| DATABASE | STATUS | DISTANCE | ELEVATION | MAP ID |
|---|---|---|---|---|
| LA-LF-CA | Listed | 0.82 miles SW | 75 ft (31 ft lower than site) | A5 |
| | | | | |

| SITE NAME | MAPS | ID |
|---|---|---|
| MGM Dump | 7 | 234 |
| **ADDRESS** | **CITY** | **ZIP** |
| Not Reported by Agency | | |
| **DETAILS** | | |
| | | |

| DATABASE | STATUS | DISTANCE | ELEVATION | MAP ID |
|---|---|---|---|---|
| LA-LF-CA | Listed | 0.85 miles SE | 246 ft (140 ft higher than site) | **A6** |
| **SITE NAME** | | | **MAPS** | **ID** |
| Hetzler Landfill | | | 7 | 296 |
| **ADDRESS** | | | **CITY** | **ZIP** |
| Not Reported by Agency | | | | |
| **DETAILS** | | | | |
| | | | | |

| DATABASE | STATUS | DISTANCE | ELEVATION | MAP ID |
|---|---|---|---|---|
| LA-LF-CA | Listed | 0.99 miles E | 68 ft (38 ft lower than site) | **A7** |
| **SITE NAME** | | | **MAPS** | **ID** |
| Western District Satellite Yard | | | 7 | 496 |
| **ADDRESS** | | | **CITY** | **ZIP** |
| Not Reported by Agency | | | | |
| **DETAILS** | | | | |
| | | | | |

**APPENDIX D**
**RESUMES**

https://www.mygemgroup.com

**Environmental Consulting ~ Project Management ~ Technical Management ~ Contract & Project Work**


## JEN MOSER, P.G.

**Phone:** (510) 376-5771 ~ **E-mail**: jenmoser@mygemgroup.com


## PROFILE

- Resourceful and solution-driven environmental consultant
- 25+ years' experience in site characterization and remediation projects of up to $10+ million
- 8+ years' experience in exploration, development, open pit and underground mining
- History of implementing new technologies to solve problems before projects are impacted
- Skilled in managing field operations, including determination of approach and equipment
- Experienced in operations and maintenance of a landfill
- Co-authored report published in The Military Engineer (the Society of American Military Engineers), *Historical Range Assessment at Fort Ord*

## PROFESSIONAL EXPERIENCE

**GEM Group, Inc. dba Tom Edwards & Associates** **2005-present**
**Environmental and Geological Consultant**

- Prepare plans, investigation, remediation, and completion reports
- Conduct Phase 1 Environmental Site Assessments (ESAs)
- Determine the need for further site investigation and/or remedial action and direct implementation
- Prepare proposals and budgets
- Interface extensively with Federal, State, County, and Local government agencies on project permits, investigations, evaluations, and recommendations
- Managed the evaluation and remediation of contaminated soil and ground water, from planning to delivery and reporting in compliance with 100% of regulatory requirements (former Fort Ord)
- Coordinated DGM and MEC removal from ranges requiring soil remediation
- Supervised operations and maintenance of landfill, including LFG extraction, treatment, and monitoring

**AARON ENVIRONMENTAL / HARZA / ONSITE ENVIRONMENTAL / ITSI** **1994-2005**
**Geologist**

- Supervised excavation of contaminated soil at Superfund site
- Conducted Phase 1 ESAs and Phase II investigations
- Prepare plans, investigation, remediation, and completion reports
- Prepared proposals and budgets
- Presented plans and project status to clients and regulatory agencies
- Managed the evaluation and remediation of contaminated soil, from planning to delivery and reporting in compliance with 100% of regulatory requirements (former Fort Ord)
- Supervised operations and maintenance of landfill, including LFG extraction, treatment, and monitoring

**TETRA TECH INC.** **1993-1994**
**Project Geologist**

- Remedial Investigation and Feasibility Studies at Superfund sites
- Supervised drilling of soil borings, installation of ground water monitoring wells, trenching on landfill areas, soil, sediment, ground water, and surface water sampling

**ARMENONIC DEL ECUADOR** **1989-1991**
**Consultant Resident Geologist**

- Responsible for startup and takeover of geology department of Armenonic del Ecuador's' underground complex silver mines
- Mapped, evaluated, and proposed tunnels to intercept high-grade complex silver veins
- Hired and trained personnel and developed SOPs for geology department
- Assessed effects of tunneling, milling and tailings dam on drinking water supply of nearby towns

**BENGUET CORPORATION** **1983-1989**

- Mapped, evaluated, delineated, and supervised underground and open pit mining
- Evaluated effects of drilling and underground mining on water supplies
- Supervised tunneling and diamond core drilling during exploration and development of underground and open pit mines
- Planned and supervised access road and site preparation
- Performed resource evaluation of project sites – field geology technique reviews
- Recommended improved mapping and sampling techniques

## CERTIFICATIONS

- Professional Geologist, 2001
- OSHA (Occupational Safety & Health Administration)
  - 8-Hour OSHA Refresher Course (Annual)
  - 8-Hour OSHA Supervisory Training
  - 40-Hour OSHA Training

https://www.mygemgroup.com

**Environmental Consulting ~ Project Management ~ Technical Management ~ Contract & Project Work**


## MIKE ERVING, JUNIOR GEOLOGIST

**Phone:** (626) 513-5095 ~ **E-mail**: mikeerving@mygemgroup.com


## PROFILE

- Eager to learn and excel in the environmental field
- Self-driven, results-oriented, and diligent professional

## PROFESSIONAL EXPERIENCE

**GEM Group, Inc.** **2018-Present**
**Junior Geologist**

- Prepare Transaction Screen and Phase I Environmental Site Assessment reports, including:
  - Interpret information gathered from third-party computer-generated reports.
  - Request and review public agency records from various cities and counties.
  - Site reconnaissance and visual site inspections throughout Southern California.
  - Review of historical information including topographic maps, fire insurance maps, city directories, and aerial photographs.
- Assist Project Geologist in conducting soil, soil gas, groundwater, and indoor air investigations.
- Assist Project Geologist in completion of other reports including desktop reviews.

**Geoscience Support Services Inc.** **2015-2016**
**Intern**

- Participated in site investigations including sample collection, well transducer monitoring, and well drilling.
- Assisted in the physical completion of reports.
- Prepared clerical work for the overall efficiency of the office.
- Assisted in the design and completion of website.

## EDUCATION

**Gustavus Adolphus College, Saint Peter, MN** **2017**

- Geology; Bachelor of Arts

## CERTIFICATIONS

- HAZWOPER, 40 Hour General Site Worker, Occupational Safety & Health Administration (OSHA) (April 2018)
- HAZWOPER, 8 Hour Refresher Course, OSHA (April 2019)

**APPENDIX E:**

**NOISE MONITORING AND CALCULATIONS WORKSHEETS**

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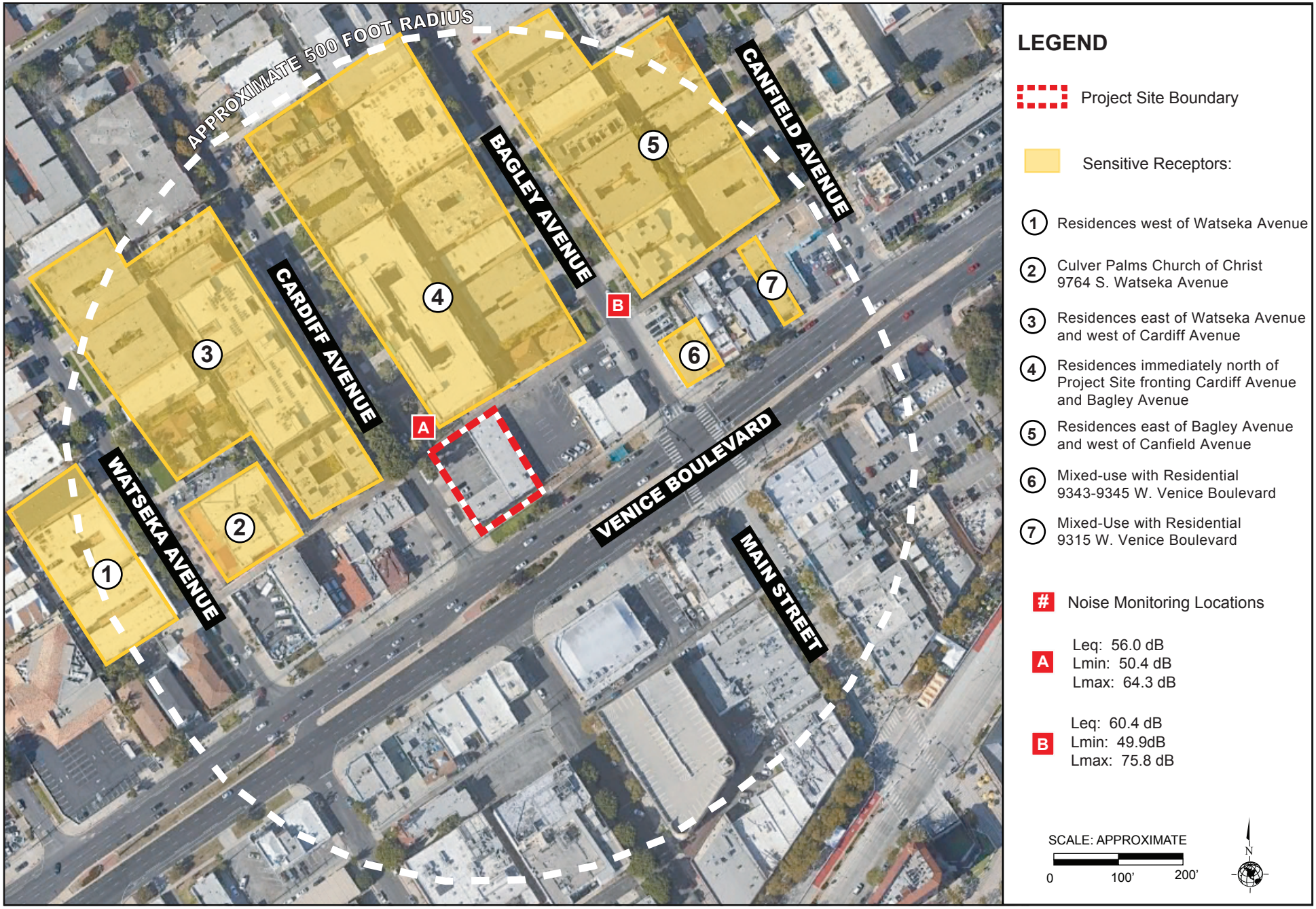



Source: Google Earth, Aerial View, 2020.

Figure 1
Noise Monitoring and Sensitive Receptor Location Map

# Measurement Report

## Report Summary

| | | | |
|---|---|---|---|
| Meter's File Name | 831_Data.096.s | Computer's File Name | 831C_10304-20220802 104600-831_Data.096.ldbin |
| Meter | 831C 10304 | | |
| Firmware | 04.5.1R0 | | |
| User | Rachel Mills-Coyne | Location: | East of Cardiff Avenue, adjacent to the Project Site |
| Job Description: | 9431 W. Venice Blvd Project | | |
| Note: | Light vehicle traffic, light pedestrian traffic, delivery truck | | |
| Start Time | 2022-08-02 10:46:00 | Duration | 0:15:05.0 |
| End Time | 2022-08-02 11:01:05 | Run Time | 0:15:05.0 Pause Time 0:00:00.0 |

## Results

### Overall Metrics

| | | | |
|---|---|---|---|
| $LA_{eq}$ | 56.0 dB | | |
| LAE | 85.6 dB | SEA | --- dB |
| EA | 40.3 µPa²h | LAFTM5 | 59.6 dB |
| $LZ_{peak}$ | 100.8 dB | 2022-08-02 10:58:18 | |
| $LAS_{max}$ | 64.3 dB | 2022-08-02 10:54:17 | |
| $LAS_{min}$ | 50.4 dB | 2022-08-02 10:53:15 | |
| $LA_{eq}$ | 56.0 dB | | |
| $LC_{eq}$ | 67.9 dB | $LC_{eq}$ - $LA_{eq}$ | 11.9 dB |
| $LAI_{eq}$ | 57.7 dB | $LAI_{eq}$ - $LA_{eq}$ | 1.7 dB |

### Exceedances

| | Count | Duration |
|---|---|---|
| LAS > 65.0 dB | 0 | 0:00:00.0 |
| LAS > 85.0 dB | 0 | 0:00:00.0 |
| LZpeak > 135.0 dB | 0 | 0:00:00.0 |
| LZpeak > 137.0 dB | 0 | 0:00:00.0 |
| LZpeak > 140.0 dB | 0 | 0:00:00.0 |

### Community Noise

| LDN | LDay | LNight |
|---|---|---|
| 56.0 dB | 56.0 dB | 0.0 dB |

| LDEN | LDay | LEve | LNight |
|---|---|---|---|
| 56.0 dB | 56.0 dB | --- dB | --- dB |

### Any Data

| | A | | C | | Z | |
|---|---|---|---|---|---|---|
| | Level | Time Stamp | Level | Time Stamp | Level | Time Stamp |
| $L_{eq}$ | 56.0 dB | | 67.9 dB | | 75.5 dB | |
| $Ls_{(max)}$ | 64.3 dB | 2022-08-02 10:54:17 | 75.8 dB | 2022-08-02 11:00:19 | 90.5 dB | 2022-08-02 10:58:19 |
| $LF_{(max)}$ | 69.5 dB | 2022-08-02 10:56:55 | 78.9 dB | 2022-08-02 11:00:19 | 94.3 dB | 2022-08-02 10:58:18 |
| $LI_{(max)}$ | 72.0 dB | 2022-08-02 10:56:55 | 80.8 dB | 2022-08-02 10:58:18 | 97.0 dB | 2022-08-02 10:58:18 |
| $LS_{(min)}$ | 50.4 dB | 2022-08-02 10:53:15 | 63.4 dB | 2022-08-02 10:59:42 | 66.9 dB | 2022-08-02 10:52:03 |
| $LF_{(min)}$ | 49.7 dB | 2022-08-02 10:57:44 | 61.5 dB | 2022-08-02 10:59:41 | 64.4 dB | 2022-08-02 10:59:41 |
| $LI_{(min)}$ | 50.4 dB | 2022-08-02 10:57:42 | 63.8 dB | 2022-08-02 10:52:02 | 67.6 dB | 2022-08-02 10:52:02 |
| $L_{Peak(max)}$ | 83.8 dB | 2022-08-02 10:59:19 | 86.6 dB | 2022-08-02 10:58:18 | 100.8 dB | 2022-08-02 10:58:18 |

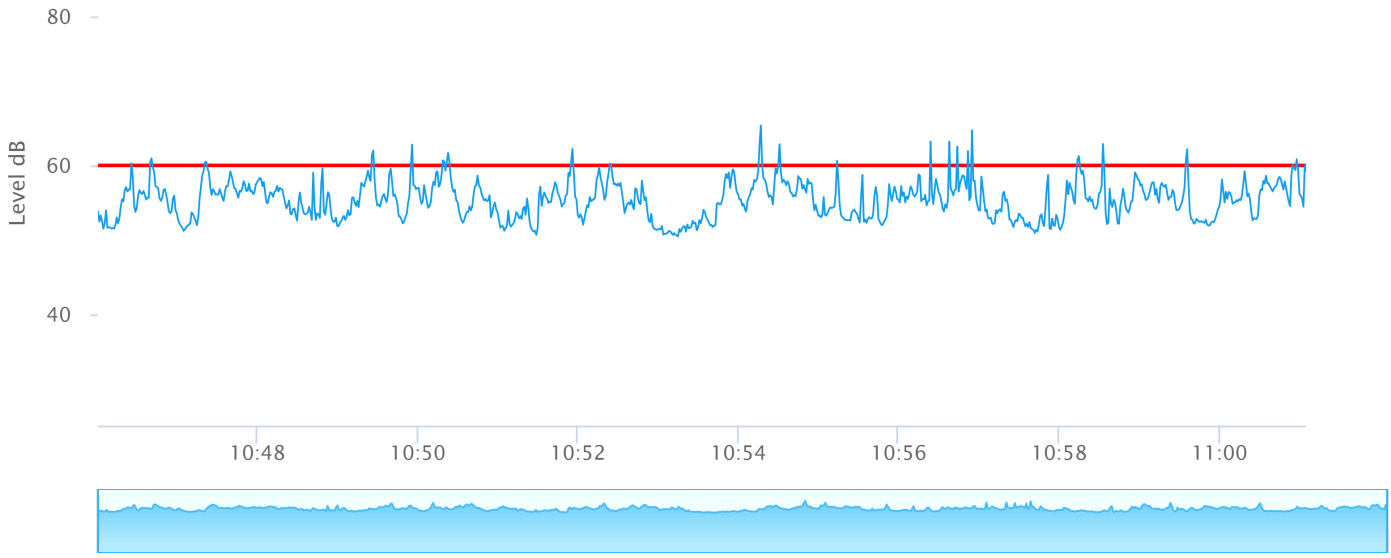
### Overloads

| Count | Duration |
|---|---|
| 0 | 0:00:00.0 |

### Statistics

| | |
|---|---|
| LAS 5.0 | 59.3 dB |
| LAS 10.0 | 58.3 dB |
| LAS 33.3 | 56.4 dB |
| LAS 50.0 | 55.5 dB |
| LAS 66.6 | 54.2 dB |
| LAS 90.0 | 52.2 dB |

## Time History



# Measurement Report

## Report Summary

| | | | |
|---|---|---|---|
| Meter's File Name | 831_Data.097.s | Computer's File Name | 831C_10304-20220802 110404-831_Data.097.ldbin |
| Meter | 831C 10304 | | |
| Firmware | 04.5.1R0 | | |
| User | Rachel Mills Coyne | Location: | East of Bagley Avenue |
| Job Description: | 9431 W. Venice Blvd Project | | |
| Note: | Heavy vehicle traffic, moderate pedestrian traffic, delivery truck | | |
| Start Time | 2022-08-02 11:04:04 | Duration | 0:15:00.7 |
| End Time | 2022-08-02 11:19:04 | Run Time | 0:15:00.7 |
| Pause Time | 0:00:00.0 | | |

## Results

### Overall Metrics

| | | | |
|---|---|---|---|
| $LA_{eq}$ | 60.4 dB | | |
| LAE | 89.9 dB | SEA | --- dB |
| EA | 108.7 µPa²h | LAFTM5 | 64.8 dB |
| $LZ_{peak}$ | 105.7 dB | 2022-08-02 11:16:57 | |
| $LAS_{max}$ | 75.8 dB | 2022-08-02 11:15:28 | |
| $LAS_{min}$ | 49.9 dB | 2022-08-02 11:08:46 | |
| $LA_{eq}$ | 60.4 dB | | |
| $LC_{eq}$ | 71.7 dB | $LC_{eq}$ - $LA_{eq}$ | 11.4 dB |
| $LAI_{eq}$ | 62.6 dB | $LAI_{eq}$ - $LA_{eq}$ | 2.2 dB |

### Exceedances

| | Count | Duration |
|---|---|---|
| LAS > 65.0 dB | 18 | 0:01:09.1 |
| LAS > 85.0 dB | 0 | 0:00:00.0 |
| LZpeak > 135.0 dB | 0 | 0:00:00.0 |
| LZpeak > 137.0 dB | 0 | 0:00:00.0 |
| LZpeak > 140.0 dB | 0 | 0:00:00.0 |

### Community Noise

| LDN | LDay | LNight |
|---|---|---|
| 60.4 dB | 60.4 dB | 0.0 dB |

| LDEN | LDay | LEve | LNight |
|---|---|---|---|
| 60.4 dB | 60.4 dB | --- dB | --- dB |

### Any Data

| | A | | C | | Z | |
|---|---|---|---|---|---|---|
| | Level | Time Stamp | Level | Time Stamp | Level | Time Stamp |
| $L_{eq}$ | 60.4 dB | | 71.7 dB | | 78.1 dB | |
| $Ls_{(max)}$ | 75.8 dB | 2022-08-02 11:15:28 | 88.2 dB | 2022-08-02 11:08:11 | 95.0 dB | 2022-08-02 11:16:57 |
| $LF_{(max)}$ | 78.7 dB | 2022-08-02 11:15:28 | 91.5 dB | 2022-08-02 11:08:10 | 101.3 dB | 2022-08-02 11:16:57 |
| $LI_{(max)}$ | 79.2 dB | 2022-08-02 11:15:28 | 92.2 dB | 2022-08-02 11:08:10 | 103.4 dB | 2022-08-02 11:16:57 |
| $LS_{(min)}$ | 49.9 dB | 2022-08-02 11:08:46 | 64.1 dB | 2022-08-02 11:08:38 | 68.2 dB | 2022-08-02 11:18:08 |
| $LF_{(min)}$ | 49.3 dB | 2022-08-02 11:08:45 | 61.9 dB | 2022-08-02 11:17:22 | 64.4 dB | 2022-08-02 11:17:22 |
| $LI_{(min)}$ | 49.8 dB | 2022-08-02 11:08:46 | 64.9 dB | 2022-08-02 11:15:20 | 68.4 dB | 2022-08-02 11:18:08 |
| $L_{Peak(max)}$ | 90.8 dB | 2022-08-02 11:15:28 | 96.8 dB | 2022-08-02 11:08:10 | 105.7 dB | 2022-08-02 11:16:57 |

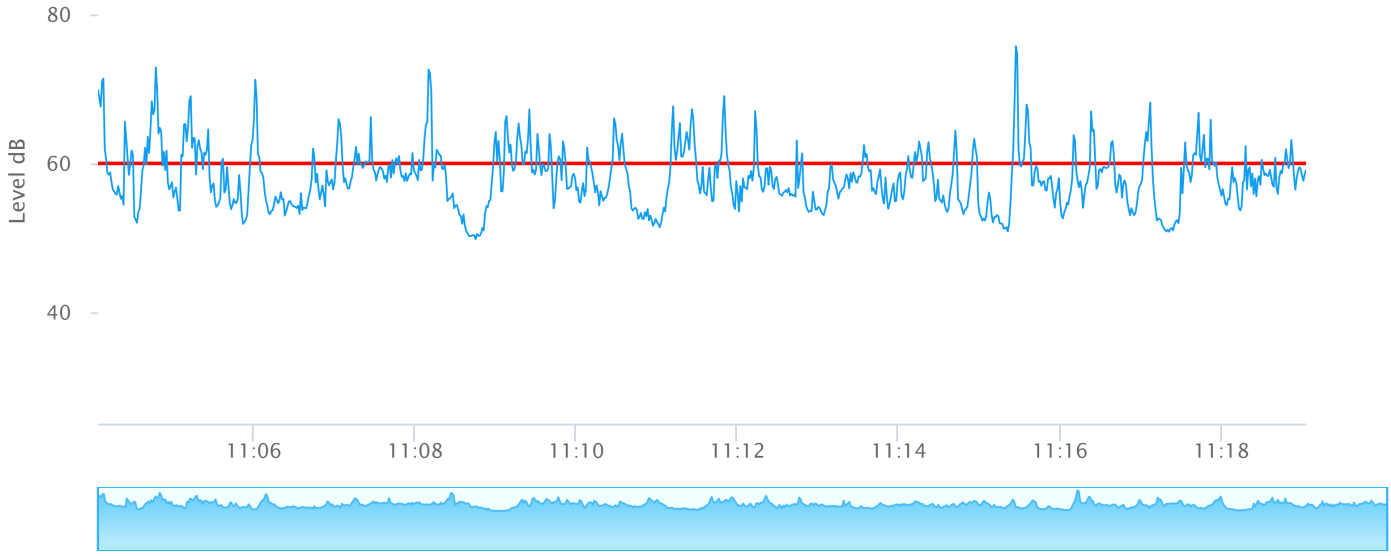
### Overloads

| Count | Duration |
|---|---|
| 0 | 0:00:00.0 |

### Statistics

| | |
|---|---|
| LAS 5.0 | 65.0 dB |
| LAS 10.0 | 63.2 dB |
| LAS 33.3 | 59.4 dB |
| LAS 50.0 | 57.9 dB |
| LAS 66.6 | 56.4 dB |
| LAS 90.0 | 53.5 dB |

## Time History



**Report date:** 1/6/23
**Project:** 9431 Venice Boulevard
**Phase:** Demolition/Site Clearing

**RECEPTOR #1 (Residences west of Watseka Ave.)**

| Description | Land Use | Ambient/Baseline (dBA) Daytime |
|---|---|---|
| Residences west of Watseka Ave. | Residential | 56.0 |

| Equipment | | | | | | | Without Mitigation | | | With Mitigation | | |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| | | | | | | | Estimated Shielding | Calculated (dBA) | | Estimated Shielding | Calculated (dBA) | |
| Description | Impact Device | Usage(%) | Spec. Max (dBA) | Actual Max (dBA) | Receptor Distance to Project Site (Feet) | Receptor Distance to Centerline of Project Site (Feet) | (dBA) | *Lmax | Leq | (dBA) | *Lmax | Leq |
| Concrete/Industrial Saw | No | 20 | 90 | 90 | 400 | 450 | 10 | 60.9 | 53.9 | 30 | 40.9 | 33.9 |
| Dozer | No | 40 | 85 | 82 | 400 | 450 | 10 | 52.9 | 48.9 | 30 | 35.9 | 31.9 |
| | | | | | | Construction Noise Level (dBA Leq) | | | 55.1 | | Results | 36.1 |
| | | | | | | Noise Leve Above Ambient | | | -0.9 | Noise Leve Above Ambient | | -19.9 |

**RECEPTOR #2 (Culver Palms Church of Christ; 9764 S. Watseka Avenue)**

| Description | Land Use | Ambient/Baseline (dBA) Daytime |
|---|---|---|
| Culver Palms Church of Christ; 9764 S. Watseka Avenue | Church | 56.0 |

| Equipment | | | | | | | Without Mitigation | | | With Mitigation | | |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| | | | | | | | Estimated Shielding | Calculated (dBA) | | Estimated Shielding | Calculated (dBA) | |
| Description | Impact Device | Usage(%) | Spec. Max (dBA) | Actual Max (dBA) | Receptor Distance to Project Site (Feet) | Receptor Distance to Centerline of Project Site (Feet) | (dBA) | *Lmax | Leq | (dBA) | *Lmax | Leq |
| Concrete/Industrial Saw | No | 20 | 90 | 90 | 200 | 250 | 10 | 66.0 | 59.0 | 30 | 46.0 | 39.0 |
| Dozer | No | 40 | 85 | 82 | 200 | 250 | 10 | 58.0 | 54.0 | 30 | 41.0 | 37.0 |
| | | | | | | Construction Noise Level (dBA Leq) | | | 60.2 | | Results | 41.2 |
| | | | | | | Noise Leve Above Ambient | | | 4.2 | Noise Leve Above Ambient | | -14.8 |

**RECEPTOR #3 (Residences east of Watseka Avenue and west of Cardiff Avenue)**

| Description | Land Use | Ambient/Baseline (dBA) Daytime |
|---|---|---|
| Residences east of Watseka Avenue and west of Cardiff Avenue | Residential | 56.0 |

| Equipment | | | | | | | Without Mitigation | | | With Mitigation | | |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| | | | | | | | Estimated Shielding | Calculated (dBA) | | Estimated Shielding | Calculated (dBA) | |
| Description | Impact Device | Usage(%) | Spec. Max (dBA) | Actual Max (dBA) | Receptor Distance to Project Site (Feet) | Receptor Distance to Centerline of Project Site (Feet) | (dBA) | *Lmax | Leq | (dBA) | *Lmax | Leq |
| Concrete/Industrial Saw | No | 20 | 90 | 90 | 75 | 130 | 0 | 81.7 | 74.7 | 20 | 61.7 | 54.7 |
| Dozer | No | 40 | 85 | 82 | 75 | 130 | 0 | 73.7 | 69.7 | 20 | 56.7 | 52.7 |
| | | | | | | Construction Noise Level (dBA Leq) | | | 75.9 | | Results | 56.8 |
| | | | | | | Noise Leve Above Ambient | | | 19.9 | Noise Leve Above Ambient | | 0.8 |

**RECEPTOR #4 (Residences immedaitely north of Project Site fronting Cardiff Avenue and Bagley Avenue)**

| Description | Land Use | Ambient/Baseline (dBA) Daytime |
|---|---|---|
| Residences immedaitely north of Project Site fronting Cardiff Avenue and Bagley Avenue | Residential | 56.0 |

| Equipment | | | | | | | Without Mitigation | | | With Mitigation | | |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| | | | | | | | Estimated Shielding | Calculated (dBA) | | Estimated Shielding | Calculated (dBA) | |
| Description | Impact Device | Usage(%) | Spec. Max (dBA) | Actual Max (dBA) | Receptor Distance to Project Site (Feet) | Receptor Distance to Centerline of Project Site (Feet) | (dBA) | *Lmax | Leq | (dBA) | *Lmax | Leq |
| Concrete/Industrial Saw | No | 20 | 90 | 90 | 30 | 90 | 0 | 84.9 | 77.9 | 20 | 64.9 | 57.9 |
| Dozer | No | 40 | 85 | 82 | 30 | 90 | 0 | 76.9 | 72.9 | 20 | 59.9 | 55.9 |
| | | | | | | Construction Noise Level (dBA Leq) | | | 79.1 | | Results | 60.0 |
| | | | | | | Noise Leve Above Ambient | | | 23.1 | Noise Leve Above Ambient | | 4.0 |

**RECEPTOR #5 (Residences east of Bagley Avenue and west of Canfield Avenue)**

| Description | Land Use | Ambient/Baseline (dBA) Daytime |
|---|---|---|
| Residences east of Bagley Avenue and west of Canfield Avenue | Residential | 60.4 |

| Equipment | | | | | | | Without Mitigation | | | With Mitigation | | |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| | | | | | | | Estimated Shielding | Calculated (dBA) | | Estimated Shielding | Calculated (dBA) | |
| Description | Impact Device | Usage(%) | Spec. Max (dBA) | Actual Max (dBA) | Receptor Distance to Project Site (Feet) | Receptor Distance to Centerline of Project Site (Feet) | (dBA) | *Lmax | Leq | (dBA) | *Lmax | Leq |
| Concrete/Industrial Saw | No | 20 | 90 | 90 | 250 | 300 | 0 | 74.4 | 67.4 | 30 | 44.4 | 37.4 |
| Dozer | No | 40 | 85 | 82 | 250 | 300 | 0 | 66.4 | 62.5 | 30 | 39.4 | 35.5 |
| | | | | | | Construction Noise Level (dBA Leq) | | | 68.6 | | Results | 39.6 |
| | | | | | | Noise Leve Above Ambient | | | 8.2 | Noise Leve Above Ambient | | -20.8 |

**RECEPTOR #6 (Mixed-Use with Residential; 9343-9345 W. Venice Boulevard)**

| Description | Land Use | Ambient/Baseline (dBA) Daytime |
|---|---|---|
| Mixed-Use with Residential; 9343-9345 W. Venice Boulevard | Residential | 60.4 |

| Equipment | | | | | | | Without Mitigation | | | With Mitigation | | |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| | | | | | | | Estimated Shielding | Calculated (dBA) | | Estimated Shielding | Calculated (dBA) | |
| Description | Impact Device | Usage(%) | Spec. Max (dBA) | Actual Max (dBA) | Receptor Distance to Project Site (Feet) | Receptor Distance to Centerline of Project Site (Feet) | (dBA) | *Lmax | Leq | (dBA) | *Lmax | Leq |
| Concrete/Industrial Saw | No | 20 | 90 | 90 | 235 | 285 | 10 | 64.9 | 57.9 | 30 | 44.9 | 37.9 |
| Dozer | No | 40 | 85 | 82 | 235 | 285 | 10 | 56.9 | 52.9 | 30 | 39.9 | 35.9 |
| | | | | | | Construction Noise Level (dBA Leq) | | | 59.1 | | Results | 40.0 |
| | | | | | | Noise Leve Above Ambient | | | -1.3 | | Noise Leve Above Ambient | -20.4 |

**RECEPTOR #7 (Mixed-Use with Residential; 9315 W. Venice Boulevard)**

| Description | Land Use | Ambient/Baseline (dBA) Daytime |
|---|---|---|
| Mixed-Use with Residential; 9315 W. Venice Boulevard | Residential | 60.4 |

| Equipment | | | | | | | Without Mitigation | | | With Mitigation | | |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| | | | | | | | Estimated Shielding | Calculated (dBA) | | Estimated Shielding | Calculated (dBA) | |
| Description | Impact Device | Usage(%) | Spec. Max (dBA) | Actual Max (dBA) | Receptor Distance to Project Site (Feet) | Receptor Distance to Centerline of Project Site (Feet) | (dBA) | *Lmax | Leq | (dBA) | *Lmax | Leq |
| Concrete/Industrial Saw | No | 20 | 90 | 90 | 400 | 450 | 10 | 60.9 | 53.9 | 30 | 40.9 | 33.9 |
| Dozer | No | 40 | 85 | 82 | 400 | 450 | 10 | 52.9 | 48.9 | 30 | 35.9 | 31.9 |
| | | | | | | Construction Noise Level (dBA Leq) | | | 55.1 | | Results | 36.1 |
| | | | | | | Noise Leve Above Ambient | | | -5.3 | | Noise Leve Above Ambient | -24.3 |

**RECEPTOR #8 (Multi-family Residential, 3816 Watseka Avenue)**

| Description | Land Use | Ambient/Baseline (dBA) Daytime |
|---|---|---|
| Multi-family Residential, 3816 Watseka Avenue | Residential | 56 |

| Equipment | | | | | | | Without Mitigation | | | With Mitigation | | |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| | | | | | | | Estimated Shielding | Calculated (dBA) | | Estimated Shielding | Calculated (dBA) | |
| Description | Impact Device | Usage(%) | Spec. Max (dBA) | Actual Max (dBA) | Receptor Distance to Project Site (Feet) | Receptor Distance to Centerline of Project Site (Feet) | (dBA) | *Lmax | Leq | (dBA) | *Lmax | Leq |
| Concrete/Industrial Saw | No | 20 | 90 | 90 | 355 | 405 | 10 | 61.8 | 54.8 | 30 | 41.8 | 34.8 |
| Dozer | No | 40 | 85 | 82 | 355 | 405 | 10 | 53.8 | 49.9 | 30 | 36.8 | 32.9 |
| | | | | | | Construction Noise Level (dBA Leq) | | | 56.0 | | Results | 37.0 |
| | | | | | | Noise Leve Above Ambient | | | 0.0 | | Noise Leve Above Ambient | -19.0 |

***Notes:***

*1. Daytime noise levels are based on noise levels monitored in the vicinity.*
*2. An attenuation factor of 10 dBA was applied for sensitive receptors where buildings separate the Project Site and the associated senstive receptor.*
*3. Calculations based on the loudest two pieces of heavy construction equipment specific to each phase.*

*Source: Roadway Construction Noise Model (RCNM),Version 1.1*

**Report date:** 1/6/23
**Project:** 9431 Venice Boulevard
**Phase:** Grading

**RECEPTOR #1 (Residences west of Watseka Ave.)**

| Description | Land Use | Ambient/Baseline (dBA) Daytime |
|---|---|---|
| Residences west of Watseka Ave. | Residential | 56.0 |

| Equipment | | | | | | | Without Mitigation | | | With Mitigation | | |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| | | | | | | | Estimated Shielding | Calculated (dBA) | | Estimated Shielding | Calculated (dBA) | |
| Description | Impact Device | Usage(%) | Spec. Max (dBA) | Actual Max (dBA) | Receptor Distance to Project Site (Feet) | Receptor Distance to Centerline of Project Site (Feet) | (dBA) | *Lmax | Leq | (dBA) | *Lmax | Leq |
| Grader | No | 40 | 85 | 85 | 400 | 450 | 10 | 55.9 | 51.9 | 30 | 35.9 | 31.9 |
| Tractor/Backhoe | No | 40 | 85 | 82 | 400 | 450 | 10 | 52.9 | 48.9 | 30 | 35.9 | 31.9 |
| | | | | | | | Construction Noise Level (dBA Leq) | | 53.7 | | Results | 34.9 |
| | | | | | | | Noise Leve Above Ambient | | -2.3 | Noise Leve Above Ambient | | -21.1 |

**RECEPTOR #2 (Culver Palms Church of Christ; 9764 S. Watseka Avenue)**

| Description | Land Use | Ambient/Baseline (dBA) Daytime |
|---|---|---|
| Culver Palms Church of Christ; 9764 S. Watseka Avenue | Church | 56.0 |

| Equipment | | | | | | | Without Mitigation | | | With Mitigation | | |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| | | | | | | | Estimated Shielding | Calculated (dBA) | | Estimated Shielding | Calculated (dBA) | |
| Description | Impact Device | Usage(%) | Spec. Max (dBA) | Actual Max (dBA) | Receptor Distance to Project Site (Feet) | Receptor Distance to Centerline of Project Site (Feet) | (dBA) | *Lmax | Leq | (dBA) | *Lmax | Leq |
| Grader | No | 40 | 85 | 85 | 200 | 250 | 10 | 61.0 | 57.0 | 30 | 41.0 | 37.0 |
| Tractor/Backhoe | No | 40 | 85 | 82 | 200 | 250 | 10 | 58.0 | 54.0 | 30 | 41.0 | 37.0 |
| | | | | | | | Construction Noise Level (dBA Leq) | | 58.8 | | Results | 40.1 |
| | | | | | | | Noise Leve Above Ambient | | 2.8 | Noise Leve Above Ambient | | -15.9 |

**RECEPTOR #3 (Residences east of Watseka Avenue and west of Cardiff Avenue)**

| Description | Land Use | Ambient/Baseline (dBA) Daytime |
|---|---|---|
| Residences east of Watseka Avenue and west of Cardiff Avenue | Residential | 56.0 |

| Equipment | | | | | | | Without Mitigation | | | With Mitigation | | |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| | | | | | | | Estimated Shielding | Calculated (dBA) | | Estimated Shielding | Calculated (dBA) | |
| Description | Impact Device | Usage(%) | Spec. Max (dBA) | Actual Max (dBA) | Receptor Distance to Project Site (Feet) | Receptor Distance to Centerline of Project Site (Feet) | (dBA) | *Lmax | Leq | (dBA) | *Lmax | Leq |
| Grader | No | 40 | 85 | 85 | 75 | 130 | 0 | 76.7 | 72.7 | 20 | 56.7 | 52.7 |
| Tractor/Backhoe | No | 40 | 85 | 82 | 75 | 130 | 0 | 73.7 | 69.7 | 20 | 56.7 | 52.7 |
| | | | | | | | Construction Noise Level (dBA Leq) | | 74.5 | | Results | 55.7 |
| | | | | | | | Noise Leve Above Ambient | | 18.5 | Noise Leve Above Ambient | | -0.3 |

**RECEPTOR #4 (Residences immedaitely north of Project Site fronting Cardiff Avenue and Bagley Avenue)**

| Description | Land Use | Ambient/Baseline (dBA) Daytime |
|---|---|---|
| Residences immedaitely north of Project Site fronting Cardiff Avenue and Bagley Avenue | Residential | 56.0 |

| Equipment | | | | | | | Without Mitigation | | | With Mitigation | | |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| | | | | | | | Estimated Shielding | Calculated (dBA) | | Estimated Shielding | Calculated (dBA) | |
| Description | Impact Device | Usage(%) | Spec. Max (dBA) | Actual Max (dBA) | Receptor Distance to Project Site (Feet) | Receptor Distance to Centerline of Project Site (Feet) | (dBA) | *Lmax | Leq | (dBA) | *Lmax | Leq |
| Grader | No | 40 | 85 | 85 | 30 | 90 | 0 | 79.9 | 75.9 | 20 | 59.9 | 55.9 |
| Tractor/Backhoe | No | 40 | 85 | 82 | 30 | 90 | 0 | 76.9 | 72.9 | 20 | 59.9 | 55.9 |
| | | | | | | | Construction Noise Level (dBA Leq) | | 77.7 | | Results | 58.9 |
| | | | | | | | Noise Leve Above Ambient | | 21.7 | Noise Leve Above Ambient | | 2.9 |

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**RECEPTOR #5 (Residences east of Bagley Avenue and west of Canfield Avenue)**

| Description | Land Use | Ambient/Baseline (dBA) Daytime |
|---|---|---|
| Residences east of Bagley Avenue and west of Canfield Avenue | Residential | 60.4 |

| Equipment | | | | | | | Without Mitigation | | | With Mitigation | | |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| | | | | | | | Estimated Shielding | Calculated (dBA) | | Estimated Shielding | Calculated (dBA) | |
| Description | Impact Device | Usage(%) | Spec. Max (dBA) | Actual Max (dBA) | Receptor Distance to Project Site (Feet) | Receptor Distance to Centerline of Project Site (Feet) | (dBA) | *Lmax | Leq | (dBA) | *Lmax | Leq |
| Grader | No | 40 | 85 | 85 | 250 | 300 | 10 | 59.4 | 55.5 | 30 | 39.4 | 35.5 |
| Tractor/Backhoe | No | 40 | 85 | 82 | 250 | 300 | 10 | 56.4 | 52.5 | 30 | 39.4 | 35.5 |
| | | | | | | Construction Noise Level (dBA Leq) | | | 57.2 | | Results | 38.5 |
| | | | | | | Noise Leve Above Ambient | | | -3.2 | | Noise Leve Above Ambient | -21.9 |

**RECEPTOR #6 (Mixed-Use with Residential; 9343-9345 W. Venice Boulevard)**

| Description | Land Use | Ambient/Baseline (dBA) Daytime |
|---|---|---|
| Mixed-Use with Residential; 9343-9345 W. Venice Boulevard | Residential | 60.4 |

| Equipment | | | | | | | Without Mitigation | | | With Mitigation | | |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| | | | | | | | Estimated Shielding | Calculated (dBA) | | Estimated Shielding | Calculated (dBA) | |
| Description | Impact Device | Usage(%) | Spec. Max (dBA) | Actual Max (dBA) | Receptor Distance to Project Site (Feet) | Receptor Distance to Centerline of Project Site (Feet) | (dBA) | *Lmax | Leq | (dBA) | *Lmax | Leq |
| Grader | No | 40 | 85 | 85 | 235 | 285 | 10 | 59.9 | 55.9 | 30 | 39.9 | 35.9 |
| Tractor/Backhoe | No | 40 | 85 | 82 | 5 | 100 | 10 | 66.0 | 62.0 | 30 | 49.0 | 45.0 |
| | | | | | | Construction Noise Level (dBA Leq) | | | 63.0 | | Results | 45.5 |
| | | | | | | Noise Leve Above Ambient | | | 2.6 | | Noise Leve Above Ambient | -14.9 |

**RECEPTOR #7 (Mixed-Use with Residential; 9315 W. Venice Boulevard)**

| Description | Land Use | Ambient/Baseline (dBA) Daytime |
|---|---|---|
| Mixed-Use with Residential; 9315 W. Venice Boulevard | Residential | 60.4 |

| Equipment | | | | | | | Without Mitigation | | | With Mitigation | | |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| | | | | | | | Estimated Shielding | Calculated (dBA) | | Estimated Shielding | Calculated (dBA) | |
| Description | Impact Device | Usage(%) | Spec. Max (dBA) | Actual Max (dBA) | Receptor Distance to Project Site (Feet) | Receptor Distance to Centerline of Project Site (Feet) | (dBA) | *Lmax | Leq | (dBA) | *Lmax | Leq |
| Grader | No | 40 | 85 | 85 | 400 | 450 | 10 | 55.9 | 51.9 | 30 | 35.9 | 31.9 |
| Tractor/Backhoe | No | 40 | 85 | 82 | 400 | 450 | 10 | 52.9 | 48.9 | 30 | 35.9 | 31.9 |
| | | | | | | Construction Noise Level (dBA Leq) | | | 53.7 | | Results | 34.9 |
| | | | | | | Noise Leve Above Ambient | | | -6.7 | | Noise Leve Above Ambient | -25.5 |

**RECEPTOR #8 (Multi-family Residential, 3816 Watseka Avenue)**

| Description | Land Use | Ambient/Baseline (dBA) Daytime |
|---|---|---|
| Multi-family Residential, 3816 Watseka Avenue | Residential | 56 |

| Equipment | | | | | | | Without Mitigation | | | With Mitigation | | |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| | | | | | | | Estimated Shielding | Calculated (dBA) | | Estimated Shielding | Calculated (dBA) | |
| Description | Impact Device | Usage(%) | Spec. Max (dBA) | Actual Max (dBA) | Receptor Distance to Project Site (Feet) | Receptor Distance to Centerline of Project Site (Feet) | (dBA) | *Lmax | Leq | (dBA) | *Lmax | Leq |
| Grader | No | 40 | 85 | 85 | 355 | 405 | 10 | 56.8 | 52.9 | 30 | 36.8 | 32.9 |
| Tractor/Backhoe | No | 40 | 85 | 82 | 355 | 405 | 10 | 53.8 | 49.9 | 30 | 36.8 | 32.9 |
| | | | | | | Construction Noise Level (dBA Leq) | | | 54.6 | | Results | 35.9 |
| | | | | | | Noise Leve Above Ambient | | | -1.4 | | Noise Leve Above Ambient | -20.1 |

***Notes:***

*1. Daytime noise levels are based on noise levels monitored in the vicinity.*
*2. An attenuation factor of 10 dBA was applied for sensitive receptors where buildings separate the Project Site and the associated senstive receptor.*
*3. Calculations based on the loudest two pieces of heavy construction equipment specific to each phase.*

*Source: Roadway Construction Noise Model (RCNM),Version 1.1*

**Report date:** 1/6/23
**Project:** 9431 Venice Boulevard
**Phase:** Building Construction

**RECEPTOR #1 (Residences west of Watseka Ave.)**

| Description | Land Use | Ambient/Baseline (dBA) Daytime |
|---|---|---|
| Residences west of Watseka Ave. | Residential | 56.0 |

| Equipment | | | | | | | Without Mitigation | | | With Mitigation | | |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| Description | Impact Device | Usage(%) | Spec. Max (dBA) | Actual Max (dBA) | Receptor Distance to Project Site (Feet) | Receptor Distance to Centerline of Project Site (Feet) | Estimated Shielding (dBA) | Calculated (dBA) *Lmax | Calculated (dBA) Leq | Estimated Shielding (dBA) | Calculated (dBA) *Lmax | Calculated (dBA) Leq |
| Roller | No | 20 | 85 | 80 | 400 | 450 | 10 | 50.9 | 43.9 | 30 | 35.9 | 28.9 |
| Generator | No | 50 | 82 | 81 | 400 | 450 | 10 | 51.9 | 48.9 | 30 | 32.9 | 29.9 |
| | | | | | | Construction Noise Level (dBA Leq) | | | 50.1 | | Results | 32.5 |
| | | | | | | Noise Leve Above Ambient | | | -5.9 | | Noise Leve Above Ambient | -23.5 |

**RECEPTOR #2 (Culver Palms Church of Christ; 9764 S. Watseka Avenue)**

| Description | Land Use | Ambient/Baseline (dBA) Daytime |
|---|---|---|
| Culver Palms Church of Christ; 9764 S. Watseka Avenue | Church | 56.0 |

| Equipment | | | | | | | Without Mitigation | | | With Mitigation | | |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| Description | Impact Device | Usage(%) | Spec. Max (dBA) | Actual Max (dBA) | Receptor Distance to Project Site (Feet) | Receptor Distance to Centerline of Project Site (Feet) | Estimated Shielding (dBA) | Calculated (dBA) *Lmax | Calculated (dBA) Leq | Estimated Shielding (dBA) | Calculated (dBA) *Lmax | Calculated (dBA) Leq |
| Roller | No | 20 | 85 | 80 | 200 | 250 | 10 | 56.0 | 49.0 | 30 | 41.0 | 34.0 |
| Generator | No | 50 | 82 | 81 | 200 | 250 | 10 | 57.0 | 54.0 | 30 | 38.0 | 35.0 |
| | | | | | | Construction Noise Level (dBA Leq) | | | 55.2 | | Results | 37.6 |
| | | | | | | Noise Leve Above Ambient | | | -0.8 | | Noise Leve Above Ambient | -18.4 |

**RECEPTOR #3 (Residences east of Watseka Avenue and west of Cardiff Avenue)**

| Description | Land Use | Ambient/Baseline (dBA) Daytime |
|---|---|---|
| Residences east of Watseka Avenue and west of Cardiff Avenue | Residential | 56.0 |

| Equipment | | | | | | | Without Mitigation | | | With Mitigation | | |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| Description | Impact Device | Usage(%) | Spec. Max (dBA) | Actual Max (dBA) | Receptor Distance to Project Site (Feet) | Receptor Distance to Centerline of Project Site (Feet) | Estimated Shielding (dBA) | Calculated (dBA) *Lmax | Calculated (dBA) Leq | Estimated Shielding (dBA) | Calculated (dBA) *Lmax | Calculated (dBA) Leq |
| Roller | No | 20 | 85 | 80 | 75 | 130 | 0 | 71.7 | 64.7 | 20 | 56.7 | 49.7 |
| Generator | No | 50 | 82 | 81 | 75 | 130 | 0 | 72.7 | 69.7 | 20 | 53.7 | 50.7 |
| | | | | | | Construction Noise Level (dBA Leq) | | | 70.9 | | Results | 53.2 |
| | | | | | | Noise Leve Above Ambient | | | 14.9 | | Noise Leve Above Ambient | -2.8 |

**RECEPTOR #4 (Residences immedaitely north of Project Site fronting Cardiff Avenue and Bagley Avenue)**

| Description | Land Use | Ambient/Baseline (dBA) Daytime |
|---|---|---|
| Residences immedaitely north of Project Site fronting Cardiff Avenue and Bagley Avenue | Residential | 56.0 |

| Equipment | | | | | | | Without Mitigation | | | With Mitigation | | |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| Description | Impact Device | Usage(%) | Spec. Max (dBA) | Actual Max (dBA) | Receptor Distance to Project Site (Feet) | Receptor Distance to Centerline of Project Site (Feet) | Estimated Shielding (dBA) | Calculated (dBA) *Lmax | Calculated (dBA) Leq | Estimated Shielding (dBA) | Calculated (dBA) *Lmax | Calculated (dBA) Leq |
| Roller | No | 20 | 85 | 80 | 30 | 90 | 0 | 74.9 | 67.9 | 20 | 59.9 | 52.9 |
| Generator | No | 50 | 82 | 81 | 30 | 90 | 0 | 75.9 | 72.9 | 20 | 56.9 | 53.9 |
| | | | | | | Construction Noise Level (dBA Leq) | | | 74.1 | | Results | 56.4 |
| | | | | | | Noise Leve Above Ambient | | | 18.1 | | Noise Leve Above Ambient | 0.4 |

**RECEPTOR #5 (Residences east of Bagley Avenue and west of Canfield Avenue)**

| Description | Land Use | Ambient/Baseline (dBA) Daytime |
|---|---|---|
| Residences east of Bagley Avenue and west of Canfield Avenue | Residential | 60.4 |

| Equipment | | | | | | | Without Mitigation | | | With Mitigation | | |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| | | | | | | | Estimated Shielding | Calculated (dBA) | | Estimated Shielding | Calculated (dBA) | |
| Description | Impact Device | Usage(%) | Spec. Max (dBA) | Actual Max (dBA) | Receptor Distance to Project Site (Feet) | Receptor Distance to Centerline of Project Site (Feet) | (dBA) | *Lmax | Leq | (dBA) | *Lmax | Leq |
| Roller | No | 20 | 85 | 80 | 250 | 300 | 10 | 54.4 | 47.4 | 30 | 39.4 | 32.4 |
| Generator | No | 50 | 82 | 81 | 250 | 300 | 10 | 55.4 | 52.4 | 30 | 36.4 | 33.4 |
| | | | | | | | Construction Noise Level (dBA Leq) | | 53.6 | | Results | 36.0 |
| | | | | | | | Noise Leve Above Ambient | | -6.8 | Noise Leve Above Ambient | | -24.4 |

**RECEPTOR #6 (Mixed-Use with Residential; 9343-9345 W. Venice Boulevard)**

| Description | Land Use | Ambient/Baseline (dBA) Daytime |
|---|---|---|
| Mixed-Use with Residential; 9343-9345 W. Venice Boulevard | Residential | 60.4 |

| Equipment | | | | | | | Without Mitigation | | | With Mitigation | | |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| | | | | | | | Estimated Shielding | Calculated (dBA) | | Estimated Shielding | Calculated (dBA) | |
| Description | Impact Device | Usage(%) | Spec. Max (dBA) | Actual Max (dBA) | Receptor Distance to Project Site (Feet) | Receptor Distance to Centerline of Project Site (Feet) | (dBA) | *Lmax | Leq | (dBA) | *Lmax | Leq |
| Roller | No | 20 | 85 | 80 | 235 | 285 | 10 | 54.9 | 47.9 | 30 | 39.9 | 32.9 |
| Generator | No | 50 | 82 | 81 | 235 | 285 | 10 | 55.9 | 52.9 | 30 | 36.9 | 33.9 |
| | | | | | | | Construction Noise Level (dBA Leq) | | 54.1 | | Results | 36.4 |
| | | | | | | | Noise Leve Above Ambient | | -6.3 | Noise Leve Above Ambient | | -24.0 |

**RECEPTOR #7 (Mixed-Use with Residential; 9315 W. Venice Boulevard)**

| Description | Land Use | Ambient/Baseline (dBA) Daytime |
|---|---|---|
| Mixed-Use with Residential; 9315 W. Venice Boulevard | Residential | 60.4 |

| Equipment | | | | | | | Without Mitigation | | | With Mitigation | | |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| | | | | | | | Estimated Shielding | Calculated (dBA) | | Estimated Shielding | Calculated (dBA) | |
| Description | Impact Device | Usage(%) | Spec. Max (dBA) | Actual Max (dBA) | Receptor Distance to Project Site (Feet) | Receptor Distance to Centerline of Project Site (Feet) | (dBA) | *Lmax | Leq | (dBA) | *Lmax | Leq |
| Roller | No | 20 | 85 | 80 | 400 | 450 | 10 | 50.9 | 43.9 | 30 | 35.9 | 28.9 |
| Generator | No | 50 | 82 | 81 | 400 | 450 | 10 | 51.9 | 48.9 | 30 | 32.9 | 29.9 |
| | | | | | | | Construction Noise Level (dBA Leq) | | 50.1 | | Results | 32.5 |
| | | | | | | | Noise Leve Above Ambient | | -10.3 | Noise Leve Above Ambient | | -27.9 |

**RECEPTOR #8 (Multi-family Residential, 3816 Watseka Avenue)**

| Description | Land Use | Ambient/Baseline (dBA) Daytime |
|---|---|---|
| Multi-family Residential, 3816 Watseka Avenue | Residential | 56 |

| Equipment | | | | | | | Without Mitigation | | | With Mitigation | | |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| | | | | | | | Estimated Shielding | Calculated (dBA) | | Estimated Shielding | Calculated (dBA) | |
| Description | Impact Device | Usage(%) | Spec. Max (dBA) | Actual Max (dBA) | Receptor Distance to Project Site (Feet) | Receptor Distance to Centerline of Project Site (Feet) | (dBA) | *Lmax | Leq | (dBA) | *Lmax | Leq |
| Roller | No | 20 | 85 | 80 | 355 | 405 | 10 | 51.8 | 44.8 | 30 | 36.8 | 29.8 |
| Generator | No | 50 | 82 | 81 | 355 | 405 | 10 | 52.8 | 49.8 | 30 | 33.8 | 30.8 |
| | | | | | | | Construction Noise Level (dBA Leq) | | 51.0 | | Results | 33.4 |
| | | | | | | | Noise Leve Above Ambient | | -5.0 | Noise Leve Above Ambient | | -22.6 |

***Notes:***

*1. Daytime noise levels are based on noise levels monitored in the vicinity.*

*2. An attenuation factor of 10 dBA was applied for sensitive receptors where buildings separate the Project Site and the associated senstive receptor.*

*3. Calculations based on the loudest two pieces of heavy construction equipment specific to each phase.*

*Source: Roadway Construction Noise Model (RCNM),Version 1.1*

**Report date:** 1/6/23
**Project:** 9431 Venice Boulevard
**Phase:** Architectural Coatings

**RECEPTOR #1 (Residences west of Watseka Ave.)**

| Description | Land Use | Ambient/Baseline (dBA) Daytime |
|---|---|---|
| Residences west of Watseka Ave. | Residential | 56.0 |

| Equipment | | | | | | | Without Mitigation | | | With Mitigation | | |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| | | | | | | | Estimated Shielding | Calculated (dBA) | | Estimated Shielding | Calculated (dBA) | |
| Description | Impact Device | Usage(%) | Spec. Max (dBA) | Actual Max (dBA) | Receptor Distance to Project Site (Feet) | Receptor Distance to Centerline of Project Site (Feet) | (dBA) | *Lmax | Leq | (dBA) | *Lmax | Leq |
| Air Compressor | No | 40 | 80 | 78 | 400 | 450 | 10 | 48.9 | 44.9 | 30 | 30.9 | 26.9 |
| Air Compressor | No | 40 | 80 | 78 | 400 | 450 | 10 | 48.9 | 44.9 | 30 | 30.9 | 26.9 |
| | | | | | | | Construction Noise Level (dBA Leq) | | 47.9 | | Results | 29.9 |
| | | | | | | | Noise Leve Above Ambient | | -8.1 | Noise Leve Above Ambient | | -26.1 |

**RECEPTOR #2 (Culver Palms Church of Christ; 9764 S. Watseka Avenue)**

| Description | Land Use | Ambient/Baseline (dBA) Daytime |
|---|---|---|
| Culver Palms Church of Christ; 9764 S. Watseka Avenue | Church | 56.0 |

| Equipment | | | | | | | Without Mitigation | | | With Mitigation | | |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| | | | | | | | Estimated Shielding | Calculated (dBA) | | Estimated Shielding | Calculated (dBA) | |
| Description | Impact Device | Usage(%) | Spec. Max (dBA) | Actual Max (dBA) | Receptor Distance to Project Site (Feet) | Receptor Distance to Centerline of Project Site (Feet) | (dBA) | *Lmax | Leq | (dBA) | *Lmax | Leq |
| Air Compressor | No | 40 | 80 | 78 | 200 | 250 | 10 | 54.0 | 50.0 | 30 | 36.0 | 32.0 |
| Air Compressor | No | 40 | 80 | 78 | 200 | 250 | 10 | 54.0 | 50.0 | 30 | 36.0 | 32.0 |
| | | | | | | | Construction Noise Level (dBA Leq) | | 53.1 | | Results | 35.1 |
| | | | | | | | Noise Leve Above Ambient | | -2.9 | Noise Leve Above Ambient | | -20.9 |

**RECEPTOR #3 (Residences east of Watseka Avenue and west of Cardiff Avenue)**

| Description | Land Use | Ambient/Baseline (dBA) Daytime |
|---|---|---|
| Residences east of Watseka Avenue and west of Cardiff Avenue | Residential | 56.0 |

| Equipment | | | | | | | Without Mitigation | | | With Mitigation | | |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| | | | | | | | Estimated Shielding | Calculated (dBA) | | Estimated Shielding | Calculated (dBA) | |
| Description | Impact Device | Usage(%) | Spec. Max (dBA) | Actual Max (dBA) | Receptor Distance to Project Site (Feet) | Receptor Distance to Centerline of Project Site (Feet) | (dBA) | *Lmax | Leq | (dBA) | *Lmax | Leq |
| Air Compressor | No | 40 | 80 | 78 | 75 | 130 | 0 | 69.7 | 65.7 | 20 | 51.7 | 47.7 |
| Air Compressor | No | 40 | 80 | 78 | 75 | 130 | 0 | 69.7 | 65.7 | 20 | 51.7 | 47.7 |
| | | | | | | | Construction Noise Level (dBA Leq) | | 68.7 | | Results | 50.7 |
| | | | | | | | Noise Leve Above Ambient | | 12.7 | Noise Leve Above Ambient | | -5.3 |

**RECEPTOR #4 (Residences immedaitely north of Project Site fronting Cardiff Avenue and Bagley Avenue)**

| Description | Land Use | Ambient/Baseline (dBA) Daytime |
|---|---|---|
| Residences immedaitely north of Project Site fronting Cardiff Avenue and Bagley Avenue | Residential | 56.0 |

| Equipment | | | | | | | Without Mitigation | | | With Mitigation | | |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| | | | | | | | Estimated Shielding | Calculated (dBA) | | Estimated Shielding | Calculated (dBA) | |
| Description | Impact Device | Usage(%) | Spec. Max (dBA) | Actual Max (dBA) | Receptor Distance to Project Site (Feet) | Receptor Distance to Centerline of Project Site (Feet) | (dBA) | *Lmax | Leq | (dBA) | *Lmax | Leq |
| Air Compressor | No | 40 | 80 | 78 | 30 | 90 | 0 | 72.9 | 68.9 | 20 | 54.9 | 50.9 |
| Air Compressor | No | 40 | 80 | 78 | 30 | 90 | 0 | 72.9 | 68.9 | 20 | 54.9 | 50.9 |
| | | | | | | | Construction Noise Level (dBA Leq) | | 71.9 | | Results | 53.9 |
| | | | | | | | Noise Leve Above Ambient | | 15.9 | Noise Leve Above Ambient | | -2.1 |

**RECEPTOR #5 (Residences east of Bagley Avenue and west of Canfield Avenue)**

| Description | Land Use | Ambient/Baseline (dBA) Daytime |
|---|---|---|
| Residences east of Bagley Avenue and west of Canfield Avenue | Residential | 60.4 |

| Equipment | | | | | | | Without Mitigation | | | With Mitigation | | |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| | | | | | | | Estimated Shielding | Calculated (dBA) | | Estimated Shielding | Calculated (dBA) | |
| Description | Impact Device | Usage(%) | Spec. Max (dBA) | Actual Max (dBA) | Receptor Distance to Project Site (Feet) | Receptor Distance to Centerline of Project Site (Feet) | (dBA) | *Lmax | Leq | (dBA) | *Lmax | Leq |
| Air Compressor | No | 40 | 80 | 78 | 250 | 300 | 10 | 52.4 | 48.5 | 30 | 34.4 | 30.5 |
| Air Compressor | No | 40 | 80 | 78 | 250 | 300 | 10 | 52.4 | 48.5 | 30 | 34.4 | 30.5 |
| | | | | | | | Construction Noise Level (dBA Leq) | | 51.5 | | Results | 33.5 |
| | | | | | | | Noise Leve Above Ambient | | -8.9 | Noise Leve Above Ambient | | -26.9 |

PARKER ENVIRONMENTAL CONSULTANTS

| RECEPTOR #6 (Mixed-Use with Residential; 9343-9345 W. Venice Boulevard) | | |
|---|---|---|
| | Ambient/Baseline (dBA) | |
| Description | Land Use | Daytime |
| Mixed-Use with Residential; 9343-9345 W. Venice Boulevard | Residential | 60.4 |

| Equipment | | | | | | | Without Mitigation | | | With Mitigation | | |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| | | | | | | | Estimated Shielding | Calculated (dBA) | | Estimated Shielding | Calculated (dBA) | |
| Description | Impact Device | Usage(%) | Spec. Max (dBA) | Actual Max (dBA) | Receptor Distance to Project Site (Feet) | Receptor Distance to Centerline of Project Site (Feet) | (dBA) | *Lmax | Leq | (dBA) | *Lmax | Leq |
| Air Compressor | No | 40 | 80 | 78 | 235 | 285 | 10 | 52.9 | 48.9 | 30 | 34.9 | 30.9 |
| Air Compressor | No | 40 | 80 | 78 | 235 | 285 | 10 | 52.9 | 48.9 | 30 | 34.9 | 30.9 |
| | | | | | | Construction Noise Level (dBA Leq) | | | 51.9 | | Results | 33.9 |
| | | | | | | Noise Leve Above Ambient | | | -8.5 | | Noise Leve Above Ambient | -26.5 |

| RECEPTOR #7 (Mixed-Use with Residential; 9315 W. Venice Boulevard) | | |
|---|---|---|
| | Ambient/Baseline (dBA) | |
| Description | Land Use | Daytime |
| Mixed-Use with Residential; 9315 W. Venice Boulevard | Residential | 60.4 |

| Equipment | | | | | | | Without Mitigation | | | With Mitigation | | |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| | | | | | | | Estimated Shielding | Calculated (dBA) | | Estimated Shielding | Calculated (dBA) | |
| Description | Impact Device | Usage(%) | Spec. Max (dBA) | Actual Max (dBA) | Receptor Distance to Project Site (Feet) | Receptor Distance to Centerline of Project Site (Feet) | (dBA) | *Lmax | Leq | (dBA) | *Lmax | Leq |
| Air Compressor | No | 40 | 80 | 78 | 400 | 450 | 10 | 48.9 | 44.9 | 30 | 30.9 | 26.9 |
| Air Compressor | No | 40 | 80 | 78 | 400 | 450 | 10 | 48.9 | 44.9 | 30 | 30.9 | 26.9 |
| | | | | | | Construction Noise Level (dBA Leq) | | | 47.9 | | Results | 29.9 |
| | | | | | | Noise Leve Above Ambient | | | -12.5 | | Noise Leve Above Ambient | -30.5 |

| RECEPTOR #8 (Multi-family Residential, 3816 Watseka Avenue) | | |
|---|---|---|
| | Ambient/Baseline (dBA) | |
| Description | Land Use | Daytime |
| Multi-family Residential, 3816 Watseka Avenue | Residential | 56 |

| Equipment | | | | | | | Without Mitigation | | | With Mitigation | | |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| | | | | | | | Estimated Shielding | Calculated (dBA) | | Estimated Shielding | Calculated (dBA) | |
| Description | Impact Device | Usage(%) | Spec. Max (dBA) | Actual Max (dBA) | Receptor Distance to Project Site (Feet) | Receptor Distance to Centerline of Project Site (Feet) | (dBA) | *Lmax | Leq | (dBA) | *Lmax | Leq |
| Air Compressor | No | 40 | 80 | 78 | 355 | 405 | 10 | 49.8 | 45.9 | 30 | 31.8 | 27.9 |
| Air Compressor | No | 40 | 80 | 78 | 355 | 405 | 10 | 49.8 | 45.9 | 30 | 31.8 | 27.9 |
| | | | | | | Construction Noise Level (dBA Leq) | | | 48.9 | | Results | 30.9 |
| | | | | | | Noise Leve Above Ambient | | | -7.1 | | Noise Leve Above Ambient | -25.1 |

***Notes:***

*1. Daytime noise levels are based on noise levels monitored in the vicinity.*
*2. An attenuation factor of 10 dBA was applied for sensitive receptors where buildings separate the Project Site and the associated senstive receptor.*
*3. Calculations based on the loudest two pieces of heavy construction equipment specific to each phase.*

*Source: Roadway Construction Noise Model (RCNM),Version 1.1*

PARKER ENVIRONMENTAL CONSULTANTS

**Construction Noise Impact Summary Without Mitigation**

| Address | Ambient Noise (dBA Leq) | Noise Level Impact (dBA Leq) by Phase | | | | Construction Noise Threshold (dBA Leq)** | Noise Impact Above Threshold |
|---|---|---|---|---|---|---|---|
| | | Demo | Grading | Building | Architectural Coating | | |
| RECEPTOR #1 (Residences west of Watseka Ave.) | 56.0 | 55.1 | 53.7 | 50.1 | 47.9 | 61.0 | 0.0 |
| RECEPTOR #2 (Culver Palms Church of Christ; 9764 S. Watseka Avenue) | 56.0 | 60.2 | 58.8 | 55.2 | 53.1 | 61.0 | -0.8 |
| RECEPTOR #3 (Residences east of Watseka Avenue and west of Cardiff Avenue) | 56.0 | 75.9 | 74.5 | 70.9 | 68.7 | 61.0 | 14.9 |
| RECEPTOR #4 (Residences immedaitely north of Project Site fronting Cardiff Avenue and Bagley Avenue) | 56.0 | 79.1 | 77.7 | 74.1 | 71.9 | 61.0 | 18.1 |
| RECEPTOR #5 (Residences east of Bagley Avenue and west of Canfield Avenue) | 60.4 | 68.6 | 57.2 | 53.6 | 51.5 | 65.4 | 3.2 |
| RECEPTOR #6 (Mixed-Use with Residential; 9343-9345 W. Venice Boulevard) | 60.4 | 59.1 | 63.0 | 54.1 | 51.9 | 65.4 | -2.4 |
| RECEPTOR #7 (Mixed-Use with Residential; 9315 W. Venice Boulevard) | 60.4 | 55.1 | 53.7 | 50.1 | 47.9 | 65.4 | 0.0 |
| RECEPTOR #8 (Multi-family Residential, 3816 Watseka Avenue) | 56.0 | 56.0 | 54.6 | 51.0 | 48.9 | 61.0 | -5.0 |

** Significance criteria is based on a 5- dBA noise increase above ambient threshold.

**Construction Noise Impact Summary With Mitigation**

| Address | Ambient Noise (dBA Leq) | Noise Level Impact (dBA Leq) by Phase | | | | Construction Noise Threshold (dBA Leq)** | Noise Impact Above Threshold |
|---|---|---|---|---|---|---|---|
| | | Demo | Grading | Building | Architectural Coating | | |
| RECEPTOR #1 (Residences west of Watseka Ave.) | 56.0 | 36.1 | 34.9 | 32.5 | 29.9 | 61.0 | 0.0 |
| RECEPTOR #2 (Culver Palms Church of Christ; 9764 S. Watseka Avenue) | 56.0 | 41.2 | 40.1 | 37.6 | 35.1 | 61.0 | 0.0 |
| RECEPTOR #3 (Residences east of Watseka Avenue and west of Cardiff Avenue) | 56.0 | 56.8 | 55.7 | 53.2 | 50.7 | 61.0 | 0.0 |
| RECEPTOR #4 (Residences immedaitely north of Project Site fronting Cardiff Avenue and Bagley Avenue) | 56.0 | 60.0 | 58.9 | 56.4 | 53.9 | 61.0 | 0.0 |
| RECEPTOR #5 (Residences east of Bagley Avenue and west of Canfield Avenue) | 60.4 | 39.6 | 38.5 | 36.0 | 33.5 | 65.4 | 0.0 |
| RECEPTOR #6 (Mixed-Use with Residential; 9343-9345 W. Venice Boulevard) | 60.4 | 40.0 | 45.5 | 36.4 | 33.9 | 65.4 | 0.0 |
| RECEPTOR #7 (Mixed-Use with Residential; 9315 W. Venice Boulevard) | 60.4 | 36.1 | 34.9 | 32.5 | 29.9 | 65.4 | 0.0 |
| RECEPTOR #8 (Multi-family Residential, 3816 Watseka Avenue) | 56.0 | 37.0 | 35.9 | 33.4 | 30.9 | 61.0 | 0.0 |

** Significance criteria is based on a 5- dBA noise increase above ambient threshold.

## APPENDIX F: TRIP GENERATION ASSESSMENT

**F.1**: KOA Corporation,
Trip Generation & VMT Screening Assessment for the
9431 W. Venice Boulevard Residential Mixed-Use Project,
City of Los Angeles,
July 19, 2022.

**F.2**: Los Angeles Department Transportation, LADOT
Correspondence Letter: Trip Generation Assessment of the
Proposed Mixed-Use Project
Located at 9431-9443 West Venice Boulevard,
August 8, 2022.

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300 Corporate Pointe, Suite 470, Culver City, CA 90230
T: (310) 473-6508 | www.koacorp.com
MONTEREY PARK ORANGE ONTARIO SAN DIEGO LA QUINTA CULVER CITY

Email Transmittal

July 19, 2022

Mr. Wes Pringle, P.E.
Transportation Engineer
Metro Development Review
City of Los Angeles Department of Transportation
100 S. Main Street, 9th Floor
Los Angeles, CA 90012

Re: Trip Generation & VMT Screening Assessment for the 9431 W. Venice Boulevard Residential Mixed-Use Project, City of Los Angeles

Dear Wes,

Venice Cardiff, LLC is proposing to develop a residential mixed-use project on a 0.29-acre lot at 9431-9443 W. Venice Boulevard and 3780 S. Cardiff Avenue in the Palms neighborhood of the City of Los Angeles (the "City"). The project will consist of the construction of a new residential mixed-use building, with five stories of Type III-A construction over two stories of Type I-A construction (ground and subterranean parking levels). The seven-story building will contain up to 47 multifamily dwelling units, 5 of which will be reserved for Very Low Income (VLI) households, and approximately 2,627 square feet of restaurant space (the "Project"). The existing site contains an active commercial building that will be removed as part of Project development. The Project site is located in the Palms – Mar Vista – Del Rey Community Plan Area within a Mixed Use District that runs along Venice Boulevard. The site is bounded by Venice Boulevard to the south, Cardiff Avenue to the west, an alley to the north, and commercial uses and surface parking lots to the east. The Project Site Location Map is shown in Figure 1. In order to determine the level of transportation analysis required for the Project, a trip generation and vehicle miles traveled (VMT) screening analysis has been performed. The results are presented in this technical letter.

## PROJECT DESCRIPTION

The conceptual site plan is provided in Figure 2. The proposed Project will include five stories of residential dwelling units; a ground floor with residential and restaurant uses, and limited automobile parking; and a subterranean parking level. The Project site is located in a Transit Oriented Communities (TOC) Tier 3 area. Per the provisions of the State Density Bonus Law as amended by Assembly Bill (AB) 2345, the Project will be required to provide no more than 0.5 automobile parking spaces per dwelling unit given that it is a development project with at least 11 percent VLI dwelling units located within one-half mile of a major transit stop. The site is also located in a Transit Priority Area zoning overlay. The proposed building will

contain approximately 2,627 square feet of commercial restaurant space accessed from the ground level. It will also provide residential amenities such as a gym, lobby, and mail room on the ground floor; courtyard with BBQ, dining area, lounge space, and spa on the second floor; and an open-air deck on the roof.

The Project proposes to provide a total of 38 automobile parking spaces between the subterranean (25) and ground-floor (13) levels of the building. The automobile parking will be accessed via two-way driveways that will intersect the south side of the alley. A central driveway will provide access to the limited automobile parking on the ground level, and a driveway at the east end of the site will provide ramp access to the subterranean parking level.

The Project will also provide 42 long-term and 7 short-term bicycle parking spaces, for a total supply of 49 bicycle parking spaces. The long-term bicycle parking will be located on the subterranean parking level at the southwest corner of the building. The short-term bicycle parking will be provided at the main entrances of the building (lobby and restaurant) on the ground level. The overall Project parking supply will meet the City's Municipal Code automobile and bicycle parking requirements. The proposed Project will be constructed and operational in 2027.

## TRANSPORTATION ASSESSMENT SCREENING CRITERIA

In July 2019, the City of Los Angeles Department of Transportation (LADOT) updated the City's *Transportation Assessment Guidelines* (the "TAG") to conform to the requirements of Senate Bill 743 (SB 743). The TAG replaced the *Transportation Impact Study Guidelines* (December 2016) and shifted the performance metric for evaluating transportation impacts under the California Environmental Quality Act (CEQA) from level of service (LOS) to VMT for studies completed within the City. The TAG was updated in July 2020, with further refined and clarified analysis methodologies. Per the TAG, a Transportation Assessment (TA) is required when a development project is likely to add 250 or more net daily vehicle trips to the local street system. This trip generation assessment has been conducted to determine if the Project would generate 250 or more net daily vehicle trips, and thereby require the preparation of a TA.

The City has updated the TAG to ensure compliance with Section 15064.3, subdivision (b)(1) of the CEQA Guidelines, which asks if a development project would result in a substantial increase in VMT. The TAG sets the following criterion for determining significant transportation impacts based on VMT:

> *For a land use project, would the project conflict or be inconsistent with CEQA Guidelines section 15064.3, subdivision (b)(1)?*

To assist in determining which development projects would conflict with CEQA Guidelines section 15064.3, subdivision (b)(1), the TAG establishes two screening criteria to evaluate the requirement of further analysis of a land use project's impact based on VMT. Both of the following criteria must be met in order to require further analysis of a land use project's VMT contribution:

1. *The land use project would generate a net increase of 250 or more daily vehicle trips.*
2. *The land use project would generate a net increase in daily VMT.*

## PROJECT TRIP GENERATION ASSESSMENT

Along with the updated TAG, the LADOT developed the VMT Calculator Version 1.3 v141 (the "VMT Calculator"). The VMT Calculator estimates the daily vehicle trips, daily VMT, daily household VMT per capita, and daily work VMT per employee for land use projects. The VMT Calculator utilizes average daily

trip generation rates from the Institute of Transportation Engineers (ITE) *Trip Generation Manual* (9th Edition, 2012) and empirical trip generation data to determine the base daily trips associated with a land use project. The number of daily trips is further refined using data from the Environmental Protection Agency's Mixed-Use Model and the City's Travel Demand Forecasting Model.

The VMT Calculator was utilized to determine the net daily trip generation for the Project. The VMT Calculator contains a set of land-use categories with trip generation rates and corresponding trip type data that can be chosen as best matching a land use project's characteristics. For the proposed Project and existing site land uses, the trip generation rates and trip type percentages for the most similar land uses were applied in the VMT Calculator. The VMT Calculator results are shown in Attachment A.

As shown in Attachment A, the "Housing | Multi-Family", "Housing | Affordable Housing – Family", and "Retail | High-Turnover Sit-Down Restaurant" land use trip rates were applied to the corresponding proposed Project uses. As the Project site presently contains an active commercial building with a variety of commercial uses (gym, salon, medical office, and retail), the "Retail | General Retail" land use trip rates were assumed for the existing building. The existing building contains between 6,500 and 7,000 square feet of leasable commercial space. However, the smaller building size listed on ZIMAS (5,251 square feet) was utilized to provide a more conservative existing use credit in the trip generation analysis. As shown, based on the VMT Calculator screening results, the Project will generate 183 net daily vehicle trips and 1,124 net daily VMT. As the Project will generate fewer than 250 net daily vehicle trips, the Project will not require the preparation of a TA or further VMT analysis based on the screening criteria in the TAG.

## PROJECT TRANSPORTATION IMPACTS

Per the TAG, a TA is required when a development project is likely to add 250 or more net daily vehicle trips to the local street system. Given that the Project is estimated to add 183 net daily vehicle trips to the local street system on a typical weekday, the Project is not expected to result in significant impacts to the surrounding transportation system. Therefore, neither a TA nor further analysis of transportation impacts is required for the Project.

Please contact me if you have any questions.

Sincerely,

Ryan J. Kelly, TE
Senior Engineer
TR 2547

RK
C22764

# FIGURE 1

# PROJECT SITE LOCATION MAP

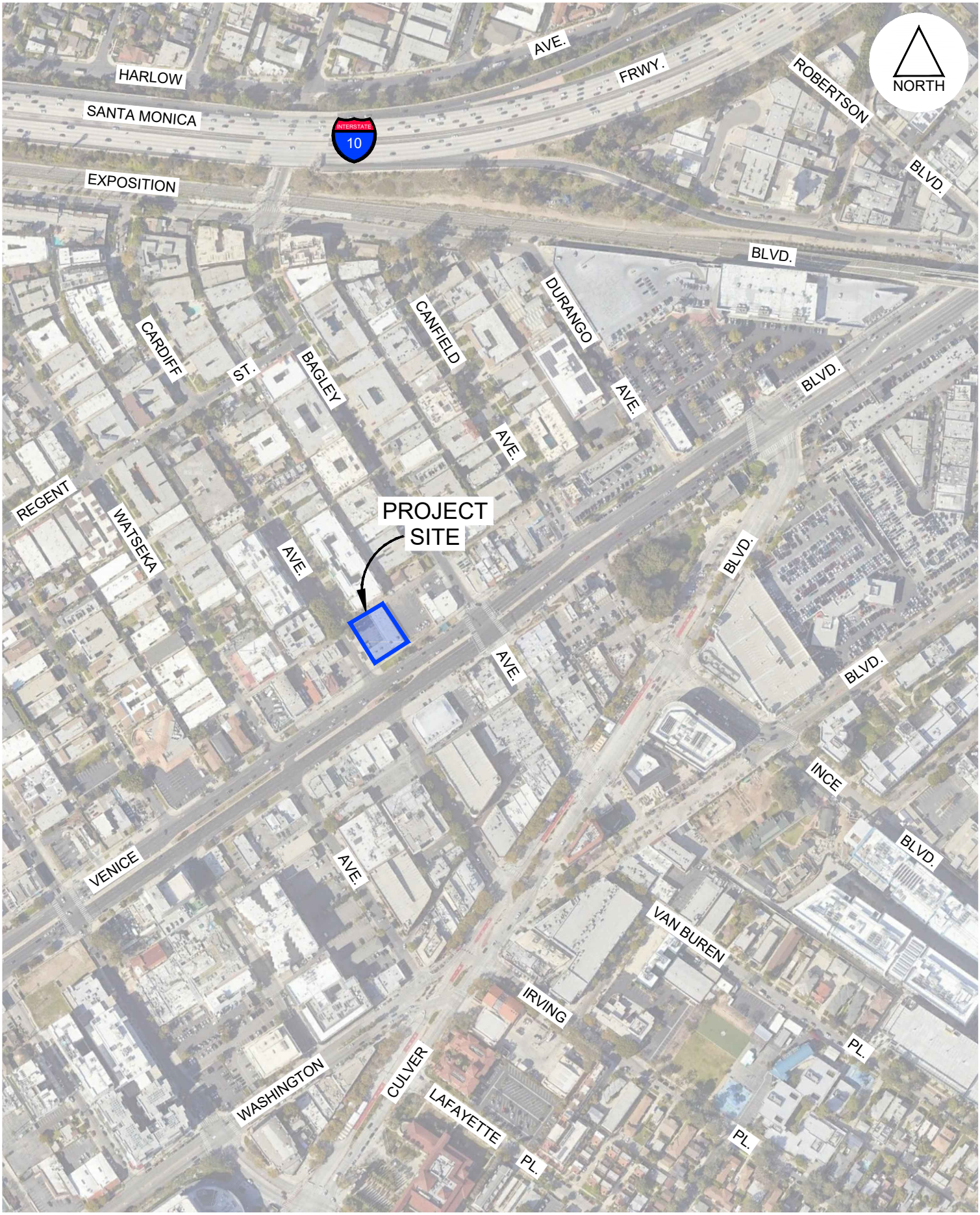



FIGURE 1

7/15/2022
FN: JC28110\PROJ-SITE LOCATION

PROJECT SITE LOCATION MAP

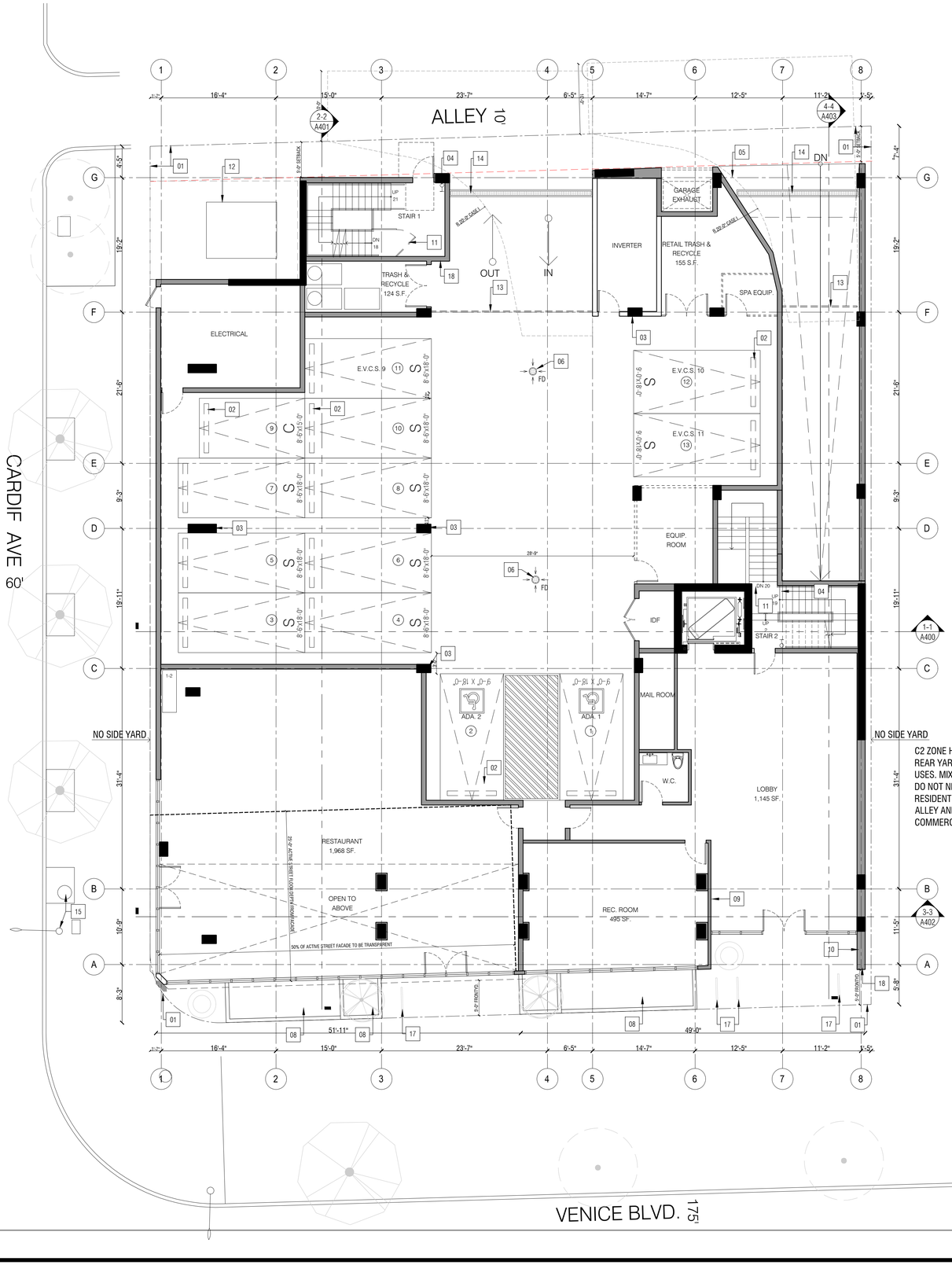
300 Corporate Pointe, Suite 470
Culver City, California 90230
Ph (310) 473 6508 F (310) 444 9771
WWW.KOACORP.COM

# FIGURE 2

# CONCEPTUAL PROJECT SITE PLAN

## BUILDING NOTES:

1. ALL EXTERIOR WALLS ARE 2 HR. FIRE-RATED WALLS
2. ALL DEMISING WALLS ARE 1 HR. FIRE-RATED
3. ALL EXTERIOR GLASS AND GLAZING SHALL COMPLY WITH CBC CHAPTER 24 & 26 AND RESIDENTIAL CODE R308.4.2.
4. ALL MECHANICAL SHAFT ARE 2 HR. FIRE-RATED
5. ALL REFUSE CHUTE VENT SHAFT 2 HR. FIRE-RATED
6. ELEVATOR SHAFT WALL 2 HR. FIRE-RATED
7. BATHROOM EXHAUST FANS SHALL BE "ENERGY STAR " COMPLIANT AND BE DUCTED TO TERMINATE OUTSIDE OF THE BUILDING.
8. BATHROOM EXHAUST FANS, NOT FUNCTIONING AS A COMPONENT OF A WHOLE HOUSE VENTILATION SYSTEM, MUST BE CONTROLLED BY A HUMIDITY CONTROL.
9. FOR BATHROOM EXHAUST FAN AND LIGHTING LOCATIONS, SEE REFLECTED CEILING PLANS AND ENLARGED UNIT PLANS.
10. EXIT SIGNS SHALL BE INTERNALLY OR EXTERNALLY ILLUMINATED
11. EXIT SIGNS ILLUMINATED BY AN EXTERNAL SOURCE SHALL HAVE AN INTENSITY OF NOT LESS THAN 5 FOOT CANDLES (54 lUX).
12. INTERNALLY ILLUMINATED SIGNS SHALL BE LISTED AND LABELED AND SHALL BE INSTALLED IN ACCORDANCE WITH THE MANUFACTURER'S INSTRUCTIONS AND SECTION 2702.
13. EXIT SIGNS SHALL BE ILLUMINATED AT ALL TIMES.
14. EXIT SIGNS SHALL BE CONNECTED TO AN EMERGENCY POWER SYSTEM THAT WILL PROVIDE AN ILLUMINATION OF NOT LESS THAN 90MIN. IN CASE OF PRIMARY POWER LOSS. (1013.5-1013.6.3)
15. EGRESS DOORS SHALL BE READILY OPENABLE FROM THE EGRESS SIDE WITHOUT THE USE OF A KEY OR SPECIAL KNOWLEDGE OR EFFORT. (1010.1.9)
16. DOOR HANDLES, LOCK AND OTHER OPERATING DEVICES SHALL BE INSTALLED AT A MIN. 34" AND A MAX. 48" ABOVE THE FINISHED FLOOR.(1010.1.9.2)
17. ALL EGRESS DOOR OPERATION SHALL ALSO COMPLY WITH SECTION1010.1.9
18. THE MEANS OF EGRESS, INCLUDING THE EXIT DISCHARGE, SHALL BE ILLUMINATED AT ALL TIMES THE BUILDING SPACE SERVED BY THE MEANS OF EGRESS IS OCCUPIED. THE MEANS OF EGRESS ILLUMINATION LEVEL SHALL NOT BE LESS THAN 1FOOT-CANDLE AT THE WALKING SURFACE. (1008.1)
19. THE POWER SUPPLY FOR MEANS OF EGRESS ILLUMINATION SHALL NORMALLY BE PROVIDED BY THE PREMISES' ELECTRICAL SUPPLY. IN THE EVENT OF POWER SUPPLY FAILURE, AN EMERGENCY ELECTRICAL SYSTEM SHALL AUTOMATICALLY ILLUMINATE THE FOLLOWING AREAS (1008.3):
20. AISLES AND UNENCLOSED EGRESS STAIRWAYS IN ROOMS AND SPACES THAT REQUIRE TWO OR MORE MEANS OF EGRESS;
21. CORRIDORS, EXIT ENCLOSURES AND EXIT PASSAGEWAYS IN BUILDINGS REQUIRED TO HAVE TWO OR MORE EXITS.;
22. EXTERIOR EGRESS COMPONENTS AT OTHER THAN THEIR LEVEL OF EXIT DISCHARGE UNTIL EXIT DISCHARGE IS ACCOMPLISHED FOR BUILDINGS REQUIRED TO HAVE TWO OR MORE EXITS.
23. INTERIOR EXIT DISCHARGE ELEMENTS, AS PERMITTED IN SECTION 1028.1, IN BUILDINGS REQUIRED TO HAVE TWO OR MORE EXITS.
24. EXTERIOR LANDINGS, AS REQUIRED BY SECTION 1010.1.6, FOR EXIT DISCHARGE DOORWAYS IN BUILDINGS REQUIRED TO HAVE TWO OR MORE EXITS.
25. THE EMERGENCY POWER SYSTEM SHALL PROVIDE POWER FOR A DURATION OF NOT LESS THAN 90 MINUTES AND SHALL CONSIST OF STORAGE BATTERIES, UNIT EQUIPMENT OR AN ON-SITE GENERATOR. THE INSTALLATION OF THE EMERGENCY POWER SYSTEM SHALL BE IN ACCORDANCE WITH SECTION 2702. (1008.3)
26. EMERGENCY LIGHTING FACILITIES SHALL BE ARRANGED TO PROVIDE INITIAL ILLUMINATION THAT IS AT LEAST AN AVERAGE OF 1 FOOT-CANDLE (11 LUX) AND A MINIMUM AT ANY POINT OF 0.1 FOOT-CANDLE (1 MEASURED ALONG THE PATH OF EGRESS AT FLOOR LEVEL. ILLUMINATION LEVELS SHALL BE PERMITTED TO DECLINE TO 0.6 FOOTCANDLE (6 LUX) AVERAGE AND A MINIMUM AT ANY POINT OF 0.06 FOOT-CANDLE (0.6 LUX) AT THE END OF THE EMERGENCY LIGHTING TIME DURATION. A MAXIMUM-TO-MINIMUM ILLUMINATION UNIFORMITY RATIO OF 40 TO 1 SHALL NOT BE EXCEEDED. (1008.3)
27. THE EXIT SIGNS SHALL ALSO BE CONNECTED TO AN EMERGENCY ELECTRICAL SYSTEM PROVIDED FROM STORAGE BATTERIES UNIT EQUIPMENT OR AN ON-SITE GENERATOR SET, AND THE SYSTEM SHALL BE INSTALLED IN ACCORDANCE WITH THE ELECTRICAL CODE. FOR HIGH RISE BUILDINGS, SEE SECTION 403.




## PLAN KEYNOTES

| | |
|---|---|
| 01 | PROPERTY LINE |
| 02 | WHEEL STOP |
| 03 | CONCRETE COLUMN WITH W/ STEEL CORNER GUARD C.I.P. |
| 04 | STANDPIPE - REFER TO FIRE PROTECTION |
| 05 | GARAGE EXHAUST FAN - REFER TO MECH DWGS |
| 06 | EMERGENCY DRAIN - REFER TO PLUMBING PLANS |
| 07 | BOLLARDS |
| 08 | PLANTER PER LANDSCAPE PLANS |
| 09 | FIRE ENUNCIATOR PANEL |
| 10 | BUILDING INTERCOM |
| 11 | STAIR BARRIER PER CBC 1023.8 - SEE DETAIL ON AD130 |
| 12 | TRANSFORMER PAD & SWITCHBOARD - PER ELECTRICAL |
| 13 | PARKING ROLL DOWN GATE -SEE DETAIL 6 AD130 |
| 14 | TRENCH DRAIN - REFER TO PLUMBING PLANS |
| 15 | EXISTING UTILITY POLE |
| 16 | EXISTING FIRE HYDRANT |
| 17 | SHORT TERM BICYCLE PARKING SEE DETAILS ON G100 |
| 18 | HOSE BIB |

C2 ZONE HAS NO FRONT YARD, NO SIDE AND NO REAR YARD REQUIREMENTS FOR COMMERCIAL USES. MIXED USE PROJECTS ON C2 ZONED LOTS DO NOT NEED TO PROVIDE SETBACKS IF THE RESIDENTIAL PORTIONS ABUT A STREET OR ALLEY AND THE FIRST FLOOR IS USED FOR COMMERCIAL PURPOSES.

0 4' 8' 16'

NORTH

13 CARS - F.A.R. 3,608 S.F.

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


K T A

Kevin Tsai Architecture

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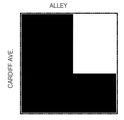
LICENSED ARCHITECT
KUO-HUEI TSAI
No. C-33710
05/31/23
RENEWAL DATE
STATE OF CALIFORNIA

architects stamp

consultant

KEY PLAN:





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


| # | DATE | ISSUE DESCRIPTION |
|---|---|---|
| 01 | 08/07/2022 | FEASIBILITY STUDY |

D R A F T
NOT FOR CONSTRUCTION

PROJECT TITLE:

# VENICE RESIDENCE

9431 VENICE BLVD.
LOS ANGELES, CA 90232

PIC/PM: XX
DRAWN BY: STAFF
JOB NO: 21-12

DRAWING TITLE:

## 1ST FLOOR PLAN

SHEET:

# A201

# ATTACHMENT A

# VMT CALCULATOR (VERSION 1.3 V141) OUTPUT REPORTS

# CITY OF LOS ANGELES VMT CALCULATOR Version 1.3

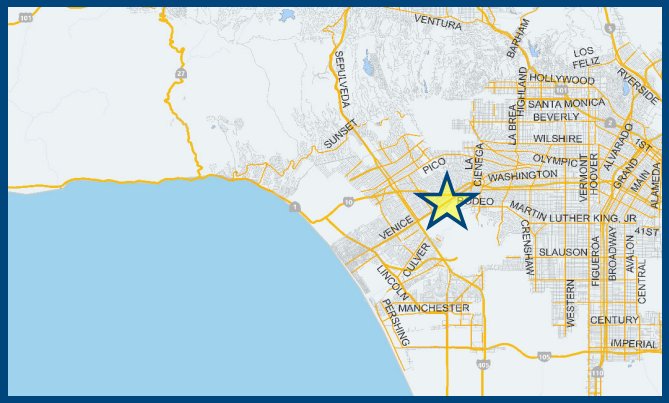
*Project Screening Criteria: Is this project required to conduct a vehicle miles traveled analysis?*

## Project Information

**Project:** 9431 Venice Boulevard Project

**Scenario:** With Project

**Address:** 9431 W VENICE BLVD, 90232




**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 |
|---|---|---|
| Retail \| General Retail | 5.251 | ksf |
| Retail \| General Retail | 5.251 | ksf |

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

## Proposed Project Land Use

| Land Use Type | Value | Unit |
|---|---|---|
| Retail \| High-Turnover Sit-Down Restaurant | 2.627 | ksf |
| Housing \| Multi-Family | 42 | DU |
| Housing \| Affordable Housing - Family | 5 | DU |
| Retail \| High-Turnover Sit-Down Restaurant | 2.627 | ksf |

☐ 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 |
|---|---|
| 168 Daily Vehicle Trips | 351 Daily Vehicle Trips |
| 1,182 Daily VMT | 2,306 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 | 183 Net Daily Trips |
| The net increase in daily VMT ≤ 0 | 1,124 Net Daily VMT |
| The proposed project consists of only retail land uses ≤ 50,000 square feet total. | 2.627 ksf |

**The proposed project is not required to perform VMT analysis.**

Measuring the Miles

7/18/2022

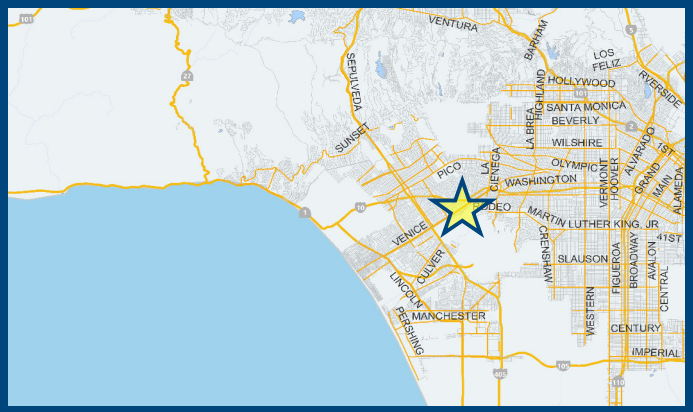
# CITY OF LOS ANGELES VMT CALCULATOR Version 1.3

## Project Information

**Project:** 9431 Venice Boulevard Project

**Scenario:** With Project

**Address:** 9431 W VENICE BLVD, 90232




| Proposed Project Land Use Type | Value | Unit |
|---|---|---|
| Housing \| Multi-Family | 42 | DU |
| Housing \| Affordable Housing - Family | 5 | DU |
| Retail \| High-Turnover Sit-Down Restaurant | 2.627 | ksf |

## TDM Strategies

Select each section to show individual strategies

Use ☑ to denote if the TDM strategy is part of the proposed project or is a mitigation strategy

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

### A Parking

**Reduce Parking Supply**
☑ Proposed Prj ☐ Mitigation
107 city code parking provision for the project site
38 actual parking provision for the project site

**Unbundle Parking**
☐ Proposed Prj ☐ Mitigation
175 monthly parking cost (dollar) for the project site

**Parking Cash-Out**
☐ Proposed Prj ☐ Mitigation
50 percent of employees eligible

**Price Workplace Parking**
☐ Proposed Prj ☐ Mitigation
6.00 daily parking charge (dollar)
50 percent of employees subject to priced parking

**Residential Area Parking Permits**
☐ Proposed Prj ☐ Mitigation
200 cost (dollar) of annual permit

### B Transit

### C Education & Encouragement

### D Commute Trip Reductions

### E Shared Mobility

### F Bicycle Infrastructure

### G Neighborhood Enhancement

## Analysis Results

| Proposed Project | With Mitigation |
|---|---|
| **305** Daily Vehicle Trips | **305** Daily Vehicle Trips |
| **2,006** Daily VMT | **2,006** Daily VMT |
| **N/A** Household VMT per Capita | **N/A** Household VMT per Capita |
| **N/A** Work VMT per Employee | **N/A** Work VMT per Employee |

### Significant VMT Impact?

| Proposed Project | With Mitigation |
|---|---|
| **Household: N/A** Threshold = 7.4 15% Below APC | **Household: N/A** Threshold = 7.4 15% Below APC |
| **Work: N/A** Threshold = 11.1 15% Below APC | **Work: N/A** Threshold = 11.1 15% Below APC |

Measuring the Miles

7/18/2022

# CITY OF LOS ANGELES VMT CALCULATOR

## Report 1: Project & Analysis Overview

Date: July 18, 2022
Project Name: 9431 Venice Boulevard Project
Project Scenario: With Project
Project Address: 9431 W VENICE BLVD, 90232

*Version 1.3*

| Project Information | | | |
|---|---|---|---|
| **Land Use Type** | | **Value** | **Units** |
| **Housing** | *Single Family* | *0* | *DU* |
| | Multi Family | 42 | DU |
| | *Townhouse* | *0* | *DU* |
| | *Hotel* | *0* | *Rooms* |
| | *Motel* | *0* | *Rooms* |
| **Affordable Housing** | Family | 5 | DU |
| | *Senior* | *0* | *DU* |
| | *Special Needs* | *0* | *DU* |
| | *Permanent Supportive* | *0* | *DU* |
| **Retail** | *General Retail* | *0.000* | *ksf* |
| | *Furniture Store* | *0.000* | *ksf* |
| | *Pharmacy/Drugstore* | *0.000* | *ksf* |
| | *Supermarket* | *0.000* | *ksf* |
| | *Bank* | *0.000* | *ksf* |
| | *Health Club* | *0.000* | *ksf* |
| | High-Turnover Sit-Down Restaurant | 2.627 | ksf |
| | *Fast-Food Restaurant* | *0.000* | *ksf* |
| | *Quality Restaurant* | *0.000* | *ksf* |
| | *Auto Repair* | *0.000* | *ksf* |
| | *Home Improvement* | *0.000* | *ksf* |
| | *Free-Standing Discount* | *0.000* | *ksf* |
| | *Movie Theater* | *0* | *Seats* |
| *Office* | *General Office* | *0.000* | *ksf* |
| | *Medical Office* | *0.000* | *ksf* |
| *Industrial* | *Light Industrial* | *0.000* | *ksf* |
| | *Manufacturing* | *0.000* | *ksf* |
| | *Warehousing/Self-Storage* | *0.000* | *ksf* |
| *School* | *University* | *0* | *Students* |
| | *High School* | *0* | *Students* |
| | *Middle School* | *0* | *Students* |
| | *Elementary* | *0* | *Students* |
| | *Private School (K-12)* | *0* | *Students* |
| *Other* | | *0* | *Trips* |

# CITY OF LOS ANGELES VMT CALCULATOR

## Report 1: Project & Analysis Overview

Date: July 18, 2022
Project Name: 9431 Venice Boulevard Project
Project Scenario: With Project
Project Address: 9431 W VENICE BLVD, 90232

*Version 1.3*

## Analysis Results

Total Employees: 11
Total Population: 110

| *Proposed Project* | | *With Mitigation* | |
|---|---|---|---|
| 305 | Daily Vehicle Trips | 305 | Daily Vehicle Trips |
| 2,006 | Daily VMT | 2,006 | Daily VMT |
| N/A | Household VMT per Capita | N/A | Household VMT per Capita |
| N/A | Work VMT per Employee | N/A | Work VMT per Employee |

## Significant VMT Impact?

### APC: West Los Angeles

Impact Threshold: 15% Below APC Average
Household = 7.4
Work = 11.1

| *Proposed Project* | | *With Mitigation* | |
|---|---|---|---|
| VMT Threshold | Impact | VMT Threshold | Impact |
| Household > 7.4 | N/A | Household > 7.4 | N/A |
| Work > 11.1 | N/A | Work > 11.1 | N/A |

# CITY OF LOS ANGELES VMT CALCULATOR

## Report 2: TDM Inputs

Date: July 18, 2022
Project Name: 9431 Venice Boulevard Project
Project Scenario: With Project
Project Address: 9431 W VENICE BLVD, 90232

*Version 1.3*

### TDM Strategy Inputs

| Strategy Type | | Description | Proposed Project | Mitigations |
|---|---|---|---|---|
| **Parking** | Reduce parking supply | City code parking provision (spaces) | 107 | 107 |
| | | Actual parking provision (spaces) | 38 | 38 |
| | *Unbundle parking* | *Monthly cost for parking ($)* | *$0* | *$0* |
| | *Parking cash-out* | *Employees eligible (%)* | *0%* | *0%* |
| | *Price workplace parking* | *Daily parking charge ($)* | *$0.00* | *$0.00* |
| | | *Employees subject to priced parking (%)* | *0%* | *0%* |
| | *Residential area parking permits* | *Cost of annual permit ($)* | *$0* | *$0* |

(cont. on following page)

## TDM Strategy Inputs, Cont.

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

(cont. on following page)

## TDM Strategy Inputs, Cont.

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

(cont. on following page)

## TDM Strategy Inputs, Cont.

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

# CITY OF LOS ANGELES VMT CALCULATOR

## Report 3: TDM Outputs

Date: July 18, 2022
Project Name: 9431 Venice Boulevard Project
Project Scenario: With Project
Project Address: 9431 W VENICE BLVD, 90232

*Version 1.3*

### TDM Adjustments by Trip Purpose & Strategy

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

# CITY OF LOS ANGELES VMT CALCULATOR

**Report 3: TDM Outputs**

Date: July 18, 2022
Project Name: 9431 Venice Boulevard Project
Project Scenario: With Project
Project Address: 9431 W VENICE BLVD, 90232

*Version 1.3*

## 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 sections 1 - 2 |
| | Pedestrian network improvements | *0.0%* | *0.0%* | *0.0%* | *0.0%* | *0.0%* | *0.0%* | *0.0%* | *0.0%* | *0.0%* | *0.0%* | *0.0%* | *0.0%* | |

## Final Combined & Maximum TDM Effect

| | *Home Based Work Production* | | *Home Based Work Attraction* | | *Home Based Other Production* | | *Home Based Other Attraction* | | *Non-Home Based Other Production* | | *Non-Home Based Other Attraction* | |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| | Proposed | Mitigated | Proposed | Mitigated | Proposed | Mitigated | Proposed | Mitigated | Proposed | Mitigated | Proposed | Mitigated |
| **COMBINED TOTAL** | *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%* |

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

*where X%=*

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

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

# CITY OF LOS ANGELES VMT CALCULATOR

## Report 4: MXD Methodology

Date: July 18, 2022
Project Name: 9431 Venice Boulevard Project
Project Scenario: With Project
Project Address: 9431 W VENICE BLVD, 90232

*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 | 42 | -23.8% | 32 | 6.8 | 286 | 218 |
| Home Based Other Production | 116 | -49.1% | 59 | 4.8 | 557 | 283 |
| Non-Home Based Other Production | 103 | -5.8% | 97 | 6.9 | 711 | 669 |
| Home-Based Work Attraction | 15 | -33.3% | 10 | 10.5 | 158 | 105 |
| Home-Based Other Attraction | 167 | -43.1% | 95 | 6.7 | 1,119 | 637 |
| Non-Home Based Other Attraction | 62 | -6.5% | 58 | 6.8 | 422 | 394 |

### MXD Methodology with TDM Measures

| | *Proposed Project* | | | *Project with Mitigation Measures* | | |
|---|---|---|---|---|---|---|
| | TDM Adjustment | Project Trips | Project VMT | TDM Adjustment | Mitigated Trips | Mitigated VMT |
| Home Based Work Production | -13.0% | 28 | 190 | -13.0% | 28 | 190 |
| Home Based Other Production | -13.0% | 51 | 246 | -13.0% | 51 | 246 |
| Non-Home Based Other Production | -13.0% | 84 | 582 | -13.0% | 84 | 582 |
| Home-Based Work Attraction | -13.0% | 9 | 91 | -13.0% | 9 | 91 |
| Home-Based Other Attraction | -13.0% | 83 | 554 | -13.0% | 83 | 554 |
| Non-Home Based Other Attraction | -13.0% | 50 | 343 | -13.0% | 50 | 343 |

### MXD VMT Methodology Per Capita & Per Employee

Total Population: 110
Total Employees: 11
APC: West Los Angeles

| | *Proposed Project* | *Project with Mitigation Measures* |
|---|---|---|
| *Total Home Based Production VMT* | **436** | **436** |
| *Total Home Based Work Attraction VMT* | **91** | **91** |
| *Total Home Based VMT Per Capita* | **N/A** | **N/A** |
| *Total Work Based VMT Per Employee* | **N/A** | **N/A** |

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

# CITY OF LOS ANGELES

INTER-DEPARTMENTAL CORRESPONDENCE

9431 West Venice Boulevard
DOT Case No. Other WLA22-113607

Date: August 8, 2022

To: Susan Jimenez, Administrative Clerk
Department of City Planning

From: Eduardo Hermoso, Transportation Engineer
Department of Transportation

Subject: **TRIP GENERATION ASSESSMENT FOR THE PROPOSED MIXED USE PROJECT LOCATED AT 9431-9443 WEST VENICE BOULEVARD**

The Department of Transportation (DOT) has completed the review of a trip generation analysis and Vehicle Miles Travel (VMT) screening assessment report, prepared by KOA Corporation, dated July 22, 2022, for the proposed mixed-use project located at 9431-9443 West Venice Boulevard. In compliance with Senate Bill (SB) 743 and the California Environmental Quality Act (CEQA), a VMT analysis is required to identify the project's ability to promote the reduction of green-house gas emissions, 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 DOT's Transportation Assessment Guidelines (TAG), as described below.

## DISCUSSION AND FINDINGS

Project Description

The project scope will consist of replacing an existing active commercial building to construct a mixed-use development made up 47 multifamily dwelling units, five of which will serve very low-income households, and approximately 2,627 square feet (sf) of restaurant space. The proposed project will include five stories of residential dwelling units; at-grade and a subterranean parking levels; and a ground floor with residential and restaurant uses. Vehicular access to the residential and commercial parking spaces will be provided through an alleyway. The project is expected to be completed and operational in 2027.

VMT 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 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 Engineer (ITE) Trip Generation Manual, 9th Edition as well as applying trip generation adjustments when applicable, based on socioeconomic data and the built environment factors of the project's surroundings, it was determined that the project **does not** exceed the net 250 daily vehicle trips threshold to require a transportation impact analysis. Therefore, DOT will not require the preparation of a transportation impact assessment for this project. The VMT calculator version 1.3 was the latest VMT calculator available at the time the analysis was submitted and accepted by DOT. A copy of the VMT calculator screening page, with the corresponding net daily trips estimate, is provided as **Attachment A** to this report.

Highway Dedication and Street Widening Requirements

The applicant for the project shall consult the Bureau of Engineering (BOE) for any highway dedication or street widening requirements. These requirements must be guaranteed before the issuance of any building permit through the B-permit process of the BOE. They must be constructed and completed prior to the issuance of any certificate of occupancy to the satisfaction of DOT and BOE.

Driveway Access and Circulation

The proposed site plan illustrated in **Attachment B** is acceptable to DOT; however, review of the study does not constitute approval of the driveway dimensions and internal circulation schemes. Those require separate review and approval, and should be coordinated with DOT's West LA Development Review Section (7166 W. Manchester Avenue, Room #11 at 213-485-1062). The applicant should also check with City Planning regarding the project's driveway placement and design.

If you have any questions, please contact me at (213) 485-1062.

Attachments

c: Dylan Sittig, Council District No. 5
Tim Fremaux, Rudy Guevara, DOT
Mike Patonai, Oscar Gutierrez, BOE
Ryan Kelly, KOA Corporation

9431 W. Venice Blvd
WLA22-113607

Attachment A

# 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: 9431 Venice Boulevard Project
Scenario: With Project
Address: 9431 W VENICE BLVD, 90232

**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 |
|---|---|---|
| Retail \| General Retail | 5.251 | ksf |
| Retail \| General Retail | 5.251 | ksf |

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

## Proposed Project Land Use

| Land Use Type | Value | Unit |
|---|---|---|
| Retail \| High-Turnover Sit-Down Restaurant | 2.627 | ksf |
| Housing \| Multi-Family | 42 | DU |
| Housing \| Affordable Housing - Family | 5 | DU |
| Retail \| High-Turnover Sit-Down Restaurant | 2.627 | ksf |

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 |
|---|---|
| 168 Daily Vehicle Trips | 351 Daily Vehicle Trips |
| 1,182 Daily VMT | 2,306 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 | 183 Net Daily Trips |
| The net increase in daily VMT ≤ 0 | 1,124 Net Daily VMT |
| The proposed project consists of only retail land uses ≤ 50,000 square feet total. | 2.627 ksf |

**The proposed project is not required to perform VMT analysis.**

Measuring the Miles

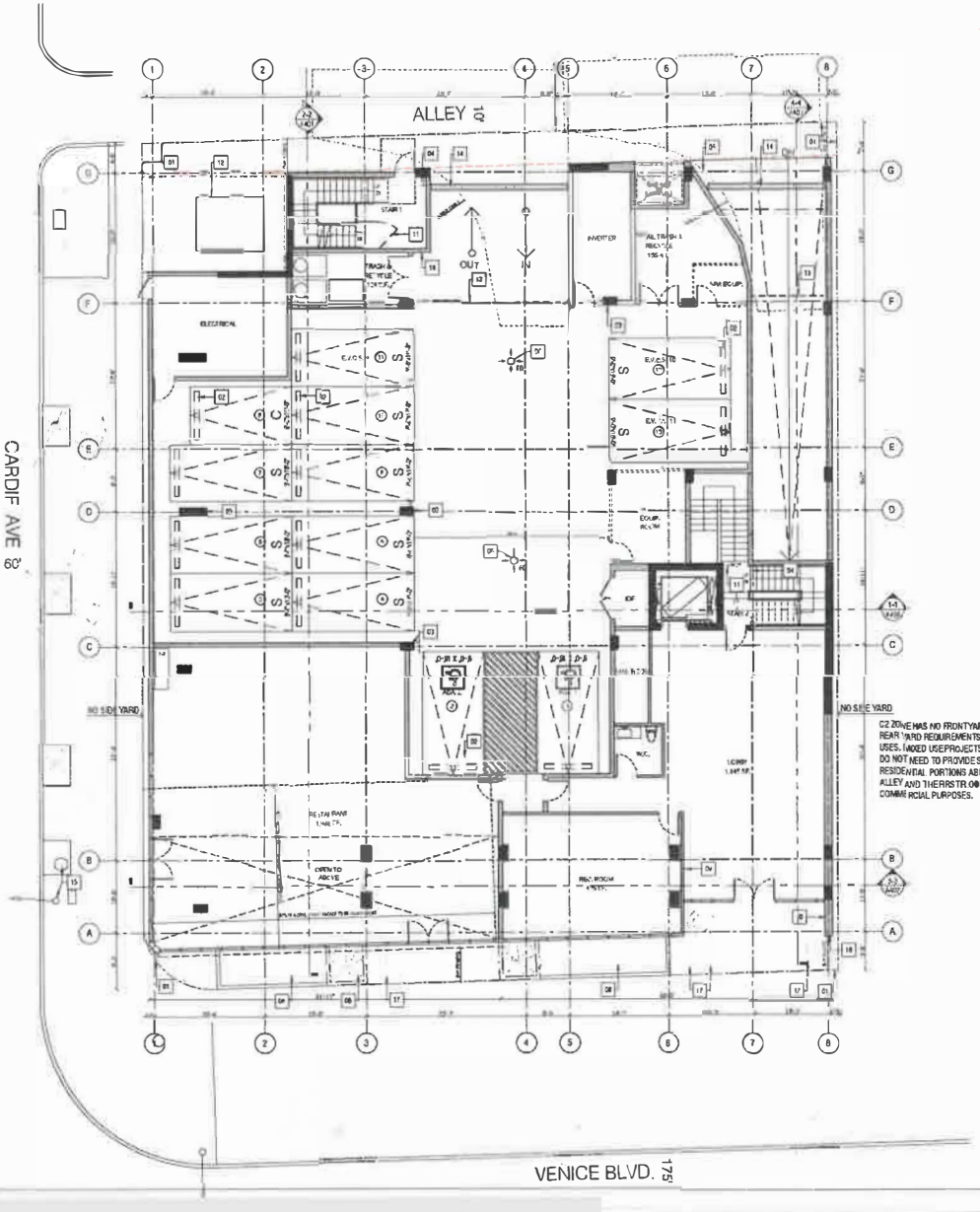
7/22/2022

# 9431 W. Venice Blvd
# WLA22-113607

## Attachment B

### BUILDING NOTES:

1. ALL EXTERIOR WALLS ARE 2 HR. FIRE-RATED WALLS
2. ALL DEMISING WALLS ARE 1 HR. FIRE-RATED
3. ALL EXTERIOR GLASS AND GLAZING SHALL COMPLY WITH CBC CHAPTER 24 & 26 AND RESIDENTIAL CODE R308.4.2.
4. ALL MECHANICAL SHAFT ARE 2 HR. FIRE-RATED
5. ALL REFUSE CHUTE VENT SHAFT 2 HR. FIRE-RATED
6. ELEVATOR SHAFT WALL 2 HR. FIRE-RATED
7. BATHROOM EXHAUST FANS SHALL BE "ENERGY STAR " COMPLIANT AND BE DUCTED TO TERMINATE OUTSIDE OF THE BUILDING.
8. BATHROOM EXHAUST FANS, NOT FUNCTIONING AS A COMPONENT OF A WHOLE HOUSE VENTILATION SYSTEM, MUST BE CONTROLLED BY A HUMIDITY CONTROL.
9. FOR BATHROOM EXHAUST FAN AND LIGHTING LOCATIONS, SEE REFLECTED CEILING PLANS AND ENLARGED UNIT PLANS.
10. EXIT SIGNS SHALL BE INTERNALLY OR EXTERNALLY ILLUMINATED
11. EXIT SIGNS ILLUMINATED BY AN EXTERNAL SOURCE SHALL HAVE AN INTENSITY OF NOT LESS THAN 5 FOOT CANDLES (54 lUX).
12. INTERNALLY ILLUMINATED SIGNS SHALL BE LISTED AND LABELED AND SHALL BE INSTALLED IN ACCORDANCE WITH THE MANUFACTURER'S INSTRUCTIONS AND SECTION 2702.
13. EXIT SIGNS SHALL BE ILLUMINATED AT ALL TIMES.
14. EXIT SIGNS SHALL BE CONNECTED TO AN EMERGENCY POWER SYSTEM THAT WILL PROVIDE AN ILLUMINATION OF NOT LESS THAN 90 MIN. IN CASE OF PRIMARY POWER LOSS. (1013.5-1013.6.3)
15. EGRESS DOORS SHALL BE READILY OPENABLE FROM THE EGRESS SIDE WITHOUT THE USE OF A KEY OR SPECIAL KNOWLEDGE OR EFFORT. (1010.1.9)
16. DOOR HANDLES, LOCK AND OTHER OPERATING DEVICES SHALL BE INSTALLED AT A MIN. 34" AND A MAX. 48" ABOVE THE FINISHED FLOOR (1010.1.9.2)
17. ALL EGRESS DOOR OPERATION SHALL ALSO COMPLY WITH SECTION 1010.1.9
18. THE MEANS OF EGRESS, INCLUDING THE EXIT DISCHARGE, SHALL BE ILLUMINATED AT ALL TIMES THE BUILDING SPACE SERVED BY THE MEANS OF EGRESS IS OCCUPIED. THE MEANS OF EGRESS ILLUMINATION LEVEL SHALL NOT BE LESS THAN 1 FOOT-CANDLE AT THE WALKING SURFACE. (1008.1)
19. THE POWER SUPPLY FOR MEANS OF EGRESS ILLUMINATION SHALL NORMALLY BE PROVIDED BY THE PREMISES' ELECTRICAL SUPPLY. IN THE EVENT OF POWER SUPPLY FAILURE, AN EMERGENCY ELECTRICAL SYSTEM SHALL AUTOMATICALLY ILLUMINATE THE FOLLOWING AREAS (1008.3):
20. AISLES AND UNENCLOSED EGRESS STAIRWAYS IN ROOMS AND SPACES THAT REQUIRE TWO OR MORE MEANS OF EGRESS;
21. CORRIDORS, EXIT ENCLOSURES AND EXIT PASSAGEWAYS IN BUILDINGS REQUIRED TO HAVE TWO OR MORE EXITS ;
22. EXTERIOR EGRESS COMPONENTS AT OTHER THAN THEIR LEVEL OF EXIT DISCHARGE UNTIL EXIT DISCHARGE IS ACCOMPLISHED FOR BUILDINGS REQUIRED TO HAVE TWO OR MORE EXITS.
23. INTERIOR EXIT DISCHARGE ELEMENTS, AS PERMITTED IN SECTION 1028.1, IN BUILDINGS REQUIRED TO HAVE TWO OR MORE EXITS.
24. EXTERIOR LANDINGS, AS REQUIRED BY SECTION 1010.1.6, FOR EXIT DISCHARGE DOORWAYS IN BUILDINGS REQUIRED TO HAVE TWO OR MORE EXITS.
25. THE EMERGENCY POWER SYSTEM SHALL PROVIDE POWER FOR A DURATION OF NOT LESS THAN 90 MINUTES AND SHALL CONSIST OF STORAGE BATTERIES, UNIT EQUIPMENT OR AN ON-SITE GENERATOR. THE INSTALLATION OF THE EMERGENCY POWER SYSTEM SHALL BE IN ACCORDANCE WITH SECTION 2702. (1008.3)
26. EMERGENCY LIGHTING FACILITIES SHALL BE ARRANGED TO PROVIDE INITIAL ILLUMINATION THAT IS AT LEAST AN AVERAGE OF 1 FOOT-CANDLE (11 LUX) AND A MINIMUM AT ANY POINT OF 0.1 FOOT-CANDLE (1 MEASURED ALONG THE PATH OF EGRESS AT FLOOR LEVEL. ILLUMINATION LEVELS SHALL BE PERMITTED TO DECLINE TO 0.6 FOOT-CANDLE (6 LUX) AVERAGE AND A MINIMUM AT ANY POINT OF 0. 06 FOOT-CANDLE (0.6 LUX) AT THE END OF THE EMERGENCY LIGHTING TIME DURATION. A MAXIMUM-TO-MINIMUM ILLUMINATION UNIFORMITY RATIO OF 40 TO 1 SHALL NOT BE EXCEEDED. (1008.3)
27. THE EXIT SIGNS SHALL ALSO BE CONNECTED TO AN EMERGENCY ELECTRICAL SYSTEM PROVIDED FROM STORAGE BATTERIES UNIT EQUIPMENT OR AN ON-SITE GENERATOR SET. AND THE SYSTEM SHALL BE INSTALLED IN ACCORDANCE WITH THE ELECTRICAL CODE. FOR HIGH RISE BUILDINGS, SEE SECTION 403.




### PLAN KEYNOTES

| | |
|---|---|
| 01 | PROPERTY LINE |
| 02 | WHEELSTOP |
| 03 | CONCRETE COLUMN WITH W/ STEEL CORNER GUARD C.I.P. |
| 04 | STANDPIPE - REFER TO FIRE PROTECTION |
| 05 | GARAGE EXHAUST FAN - REFER TO MECH DWGS |
| 06 | EMERGENCY DRAIN - REFER TO PLUMBING PLANS |
| 07 | BOLLARDS |
| 08 | PLANTER PER LANDSCAPE PLANS |
| 09 | FIRE ENUNCIATOR PANEL |
| 10 | BUILDING INTERCOM |
| 11 | STAIR BARRIER PER CBC 1023.8 - SEE DETAIL ON AD130 |
| 12 | TRANSFORMER PAD & SWITCHBOARD - PER ELECTRICAL |
| 13 | PARKING ROLL DOWN GATE - SEE DETAIL 6 AD130 |
| 14 | TRENCH DRAIN - REFER TO PLUMBING PLANS |
| 15 | EXISTING UTILITY POLE |
| 16 | EXISTING FIRE HYDRANT |
| 17 | SHORT TERM BICYCLE PARKING SEE DETAILS ON G100 |
| 18 | HOSEBIB |

C2 ZONE HAS NO FRONTYARD, NO SIDE AND NO REAR YARD REQUIREMENTS FOR COMMERCIAL USES. UNDED USE PROJECTS ON C2 ZONED LOTS DO NOT NEED TO PROVIDE SETBACKS IF THE RESIDENTIAL PORTIONS ABUT A STREET OR ALLEY AND THE FIRST STR OOR IS USED FOR COMMERCIAL PURPOSES.

0 4' 8' 16'

NORTH

13 CARS - F.A.R. 3,608 S.F.

1ST FLOOR PLAN — SCALE 1/8" = 1'-0" — 01


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


LICENSED ARCHITECT — KEVIN HUEI TSAI — No. C-32710 — RENEWAL 08/31/2023 — STATE OF CALIFORNIA

architect's stamp

KEY PLAN

DRAFT

PROJECT TITLE
VENICE RESIDENCE

9431 VENICE BLVD
LOS ANGELES, CA 90232

| | |
|---|---|
| PROJ.NO | XX |
| DRAWN BY | STAFF |
| ARB NO. | 21-XX |

DRAWING TITLE
1ST FLOOR PLAN

SHEET
A201

**APPENDIX G: TREE REPORT**

The Tree Resource,
Tree Report, 9431 Venice Boulevard,
Culver City, CA 90232,
September 1, 2022.

City of Los Angeles,
Urban Forestry Division Referral Form,
April 18, 2023.

*[This Page Intentionally Left Blank]*

REFERRAL FORM

# URBAN FORESTRY REFERRAL – PILOT PROGRAM

This form shall be required for any project:

- ☐ Located within the Mt. Washington/Glassell Park Specific Plan, or
- ☐ For an SB 9 Urban Lot Split or Preliminary Parcel Map within the Valley geography, or
- ☑ Other projects as determined by City Planning,

if there are any protected trees or protected shrubs on the project site and/or or any trees within the adjacent public right-of-way that may be impacted or removed as a result of the project (e.g., any changes to the building footprint, including construction, demolition, or grading).

If required, the applicant shall complete the following **PRIOR TO FILING AN APPLICATION**:

1. Complete the Tree Disclosure Statement (CP-4067).
2. Prepare a Tree Report in accordance with the Tree Report Template (CP-4068). If using an existing Tree Report, it must be prepared within 12 months of submission.
3. Submit the Urban Forestry Referral Form (Referral Form), Tree Disclosure Statement, and Tree Report to the Customer Service Request Portal for Urban Forestry Division Clearances. An Angeleno Account will be required.

The completed Referral Form signed by Urban Forestry staff shall be submitted with case filing materials.

## THIS SECTION TO BE COMPLETED BY THE APPLICANT

**Project Site Address:** 9431-9443 W Venice Blvd & 3780 Cardiff Ave.

**Description of Proposed Project:**

Construction of a 51,052 square foot, 7-story residential development containing a total of 47 dwelling units, including 5 Very Low Income units.

## THIS SECTION TO BE COMPLETED BY CITY STAFF ONLY

### URBAN FORESTRY PRELIMINARY EVALUATION

#### Protected Trees and Protected Shrubs

☑ **Ready to File.** No changes required at this time.

☐ **Ready to File with Modifications.** See attached **Tree Protection Plan** (if applicable, include any Notices to Comply [NTCs]).

☐ **Not Ready to File.** See Urban Forestry Comments below. Note that filing with this box checked will result in delays in case processing.

#### Trees within the Public Right-of-Way

☐ **Ready to File.** No changes required at this time.

☐ **Ready to File with Modifications.** See attached **Tree Protection Plan** (if applicable, include any NTCs or Street Tree Notices [STNs]).

☑ **Not Ready to File.** See Urban Forestry Comments below. Note that filing with this box checked will result in delays in case processing.

#### Urban Forestry Comments

UFD would to waive the condition to widen the street if possible, as it will impact the trees and require them to be removed.

**Urban Forestry Staff Signature:** _____

**Print Name:** Albert Vera **Review Date:** 4/18/23

☐ Additional Documents Attached

☐ Additional Consultation required by:

☐ Bureau of Engineering ☐ Department of Transportation

# TREE REPORT

ALBERT V. FOR BR

REVIEWED BY

4/18/23

Bryan Ramirez, St. Tree Superintendent
Urban Forestry Division
Reviewing Tree Report Only
Review of report does not indicate UFD approval for any tree removal

## PREPARED FOR

Venice Cardiff, LLC

## PROPERTY

9431 Venice Blvd.

Culver City, CA 90232

## CONTACT

[redacted]

September 1, 2022

## PREPARED BY


LISA SMITH, **THE TREE RESOURCE ®**

REGISTERED CONSULTING ARBORIST #464

ISA BOARD CERTIFIED MASTER ARBORIST #WE3782B

ISA TREE RISK ASSESSOR QUALIFIED - INSTRUCTOR

MEMBER OF AMERICAN SOCIETY OF CONSULTING ARBORISTS

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

T 310-663-2290 E lisa@thetreeresource.com

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# TREE REPORT

9431 Venice Blvd.
Culver City, CA 90232

## SUMMARY

| PROJECT OVERVIEW | |
|---|---|
| Site Address | **9431 Venice Blvd., Culver City, CA 90232** |
| Location and/or Specific Plan | **West Los Angeles** |
| Project Description | **New Multi Family Residence** |
| Number of Protected Trees on Site | **0** |
| Number of Recommended Removals | **0** |

This Tree Report was prepared at the request of the property owner, Venice Cardiff, LLC, who is preparing to build multi-family housing on this property. The subject property is 12806.64 square feet and is located in the West Los Angeles area of Los Angeles.

### PROTECTED TREES, URBAN FORESTRY DIVISION

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

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

## NEIGHBOR TREES

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

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

There are four (4) trees located in the parkway perimeter that are considered **City of Los Angeles Street Trees.**

Two (2) of these trees will receive no impact and will be retained and protected in place. Two (2) trees are recommended for removal and replacement to the satisfaction of the Urban Forestry Division.

# ASSIGNMENT

The Assignment included:

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

# LIMITS OF THE ASSIGNMENT

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

# TREE CHARACTERISTICS AND SITE CONDITIONS

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

# IMPACT ANALYSIS AND SPECIFIC RECOMMENDATIONS

**STREET TREES**

Two City of Los Angeles Street African Sumac *(Rhus lancea)* Trees #1 & #2 on Venice Blvd will receive no impact and will be retained and protected in place.

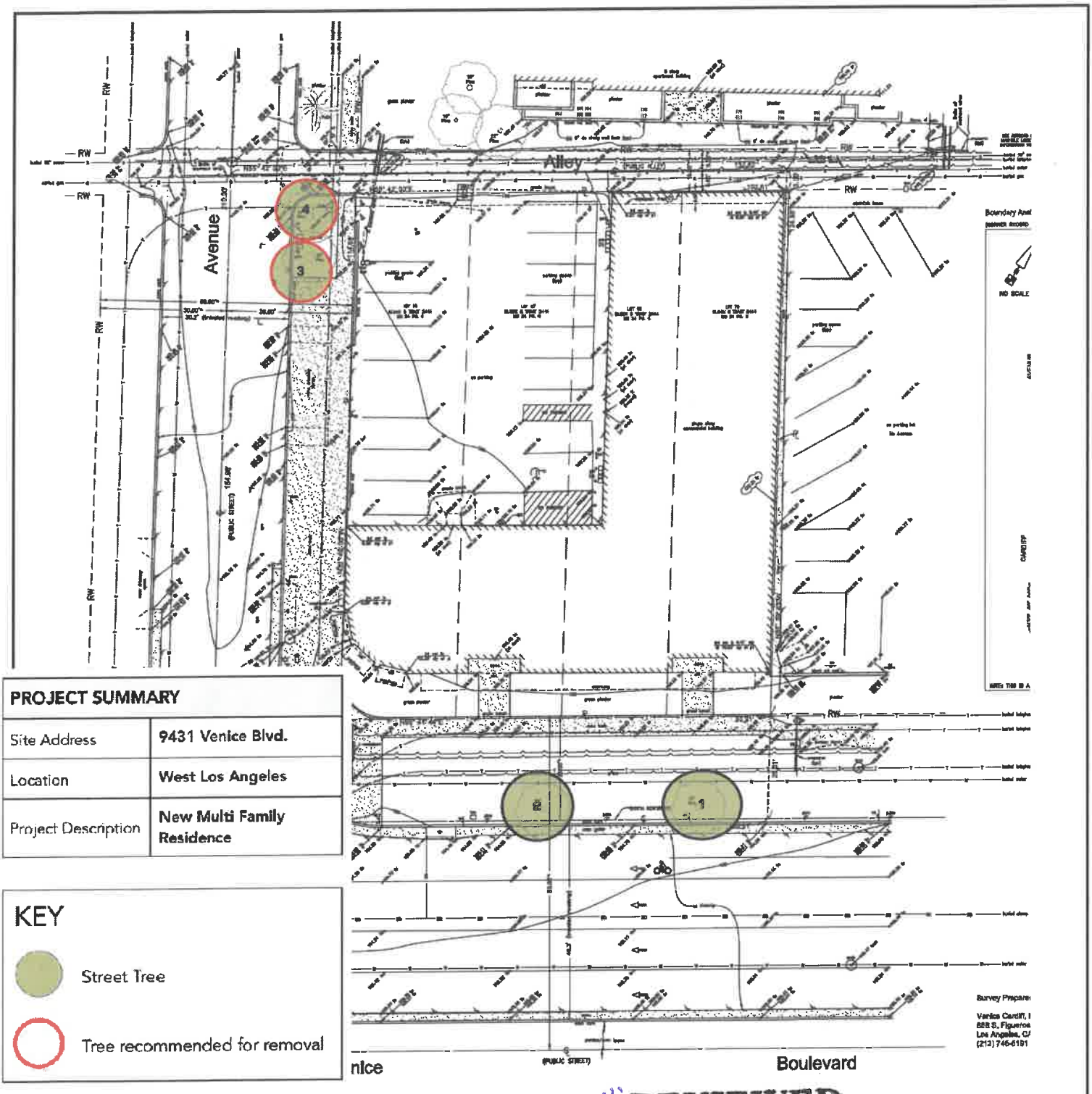
Two street trees, She Oak (*Causarina cunninghamiana)* #3 and #4 on Cardiff Avenue will be impacted by the requirement to widen and improve the existing roadway.

Their BOE requirement indicates to "Dedicate 5 ft along the property alley frontage to complete the 10-ft half alley right-of-way. Dedicate a 15-ft corner radius or a 10-ft by 10-ft corner cut at the intersection of Venice Blvd and Cardiff Avenue.

Also, it indicates "Widen and improve the existing 15-ft half roadway to 18-ft along property frontage along Cardiff Ave with construction of new asphalt pavement, new integral concrete curb and 2-ft gutter, and full width concrete sidewalk (ADA) to abut the new property line"

To accomplish these requirements will require the removal of these two street trees. They are recommended for removal and replacement to the satisfaction of the Urban Forestry Division.

# APPENDIX A.1 - TREE LOCATION MAP, REDUCED




| PROJECT SUMMARY | |
|---|---|
| Site Address | 9431 Venice Blvd. |
| Location | West Los Angeles |
| Project Description | New Multi Family Residence |

## KEY

Street Tree

Tree recommended for removal

**SUMMARY OF REPLACEMENT**

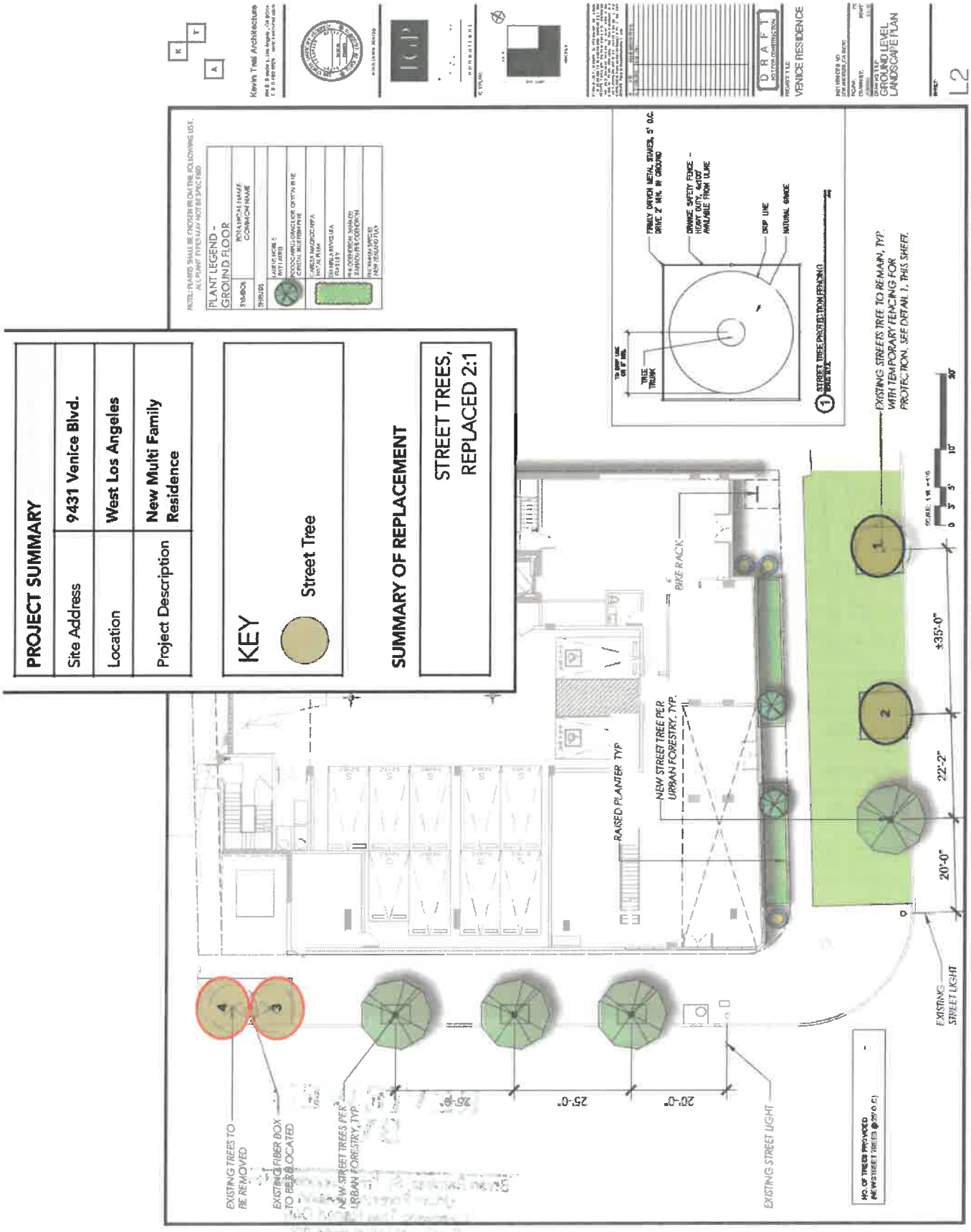
| | |
|---|---|
| STREET TREES, REPLACED 2:1 | |

UFD WOULD LIKE TO WAIVE ABSENT V. THE ST. WIDENING CONDITION FOR THIS

REVIEWED BY 4/18/23

Bryan Ramirez, St. Tree Superintendent
Urban Forestry Division
Reviewing Tree Report Only
Review of report does not indicate UFD approval for any tree removal

# APPENDIX A.2 - **REPLACEMENT** TREE LOCATION MAP



# **APPENDIX B -** PHOTOGRAPHS

**PHOTO 1** -Two street She Oak *(Causarina cunninghamiana)* #3 and #4 trees on Cardiff Avenue will be impacted by the requirement to widen and improve the existing 15ft half roadway to 18ft along property frontage along Cardiff Ave with construction of new asphalt pavement, new integral concrete curb and gutter and full width concrete sidewalk to the new property line. These two street trees are recommended for removal and replacement to the satisfaction of the Urban Forestry Division.

# APPENDIX B - PHOTOGRAPHS

**PHOTO 2** -Two street She Oak *(Causarina cunninghamiana)* #3 and #4 trees on Cardiff Avenue will be impacted by the requirement to widen and improve the existing 15ft half roadway to 18ft along property frontage along Cardiff Ave with construction of new asphalt pavement, new integral concrete curb and gutter and full width concrete sidewalk to the new property line. These two street trees are recommended for removal and replacement to the satisfaction of the Urban Forestry Division.

# **APPENDIX B** - PHOTOGRAPHS

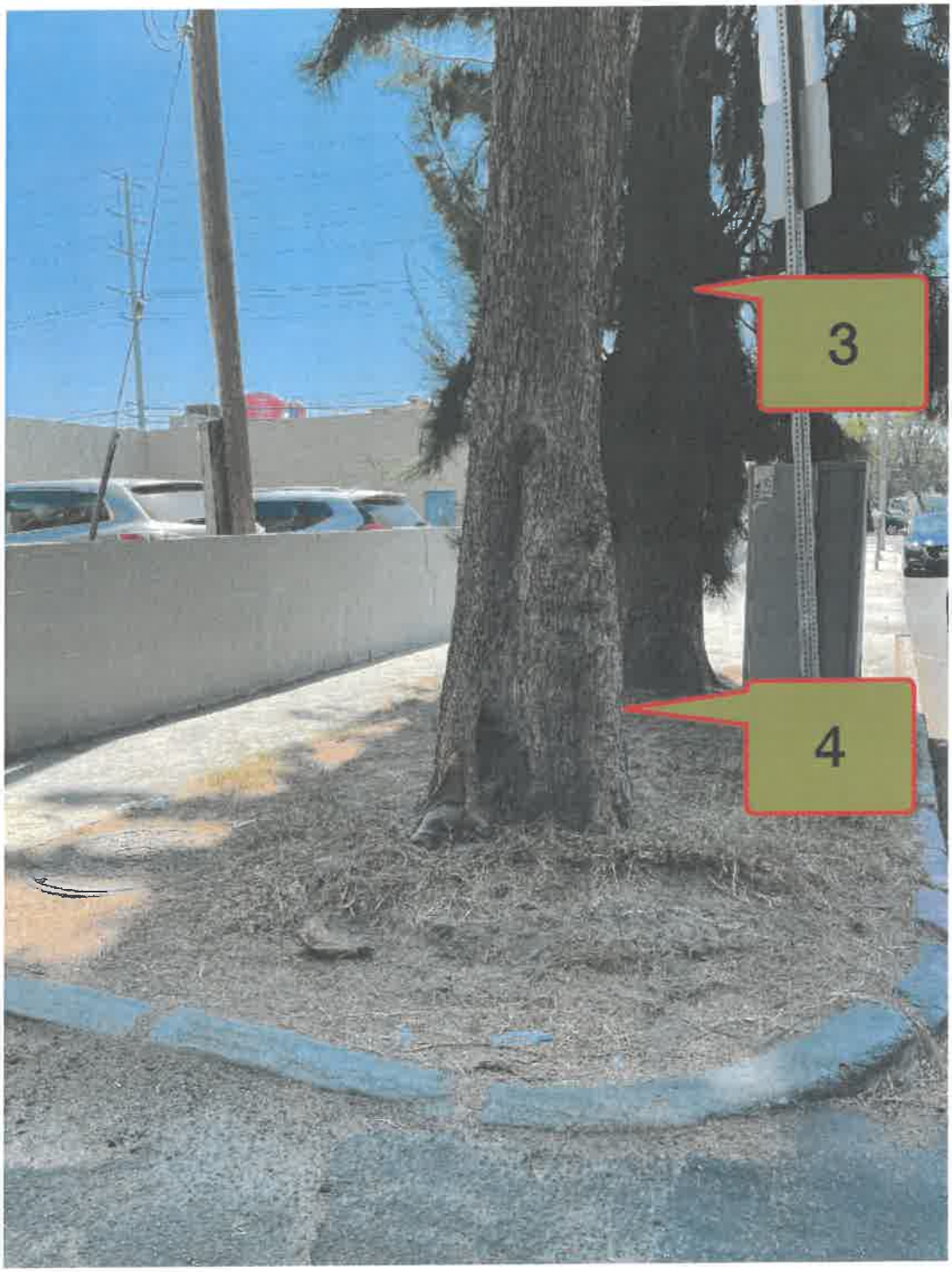



**PHOTO 3** -Two street She Oak *(Causarina cunninghamiana)* #3 and #4 trees on Cardiff Avenue will be impacted by the requirement to widen and improve the existing 15ft half roadway to 18ft along property frontage along Cardiff Ave with construction of new asphalt pavement, new integral concrete curb and gutter and full width concrete sidewalk to the new property line. These two street trees are recommended for removal and replacement to the satisfaction of the Urban Forestry Division.

# **APPENDIX B -** PHOTOGRAPHS

**PHOTO 4** - City of Los Angeles Street African Sumac *(Rhus lancea)* Trees #1, #2 on Venice Blvd will receive no impact and will be retained and protected in place.

# **APPENDIX B -** PHOTOGRAPHS

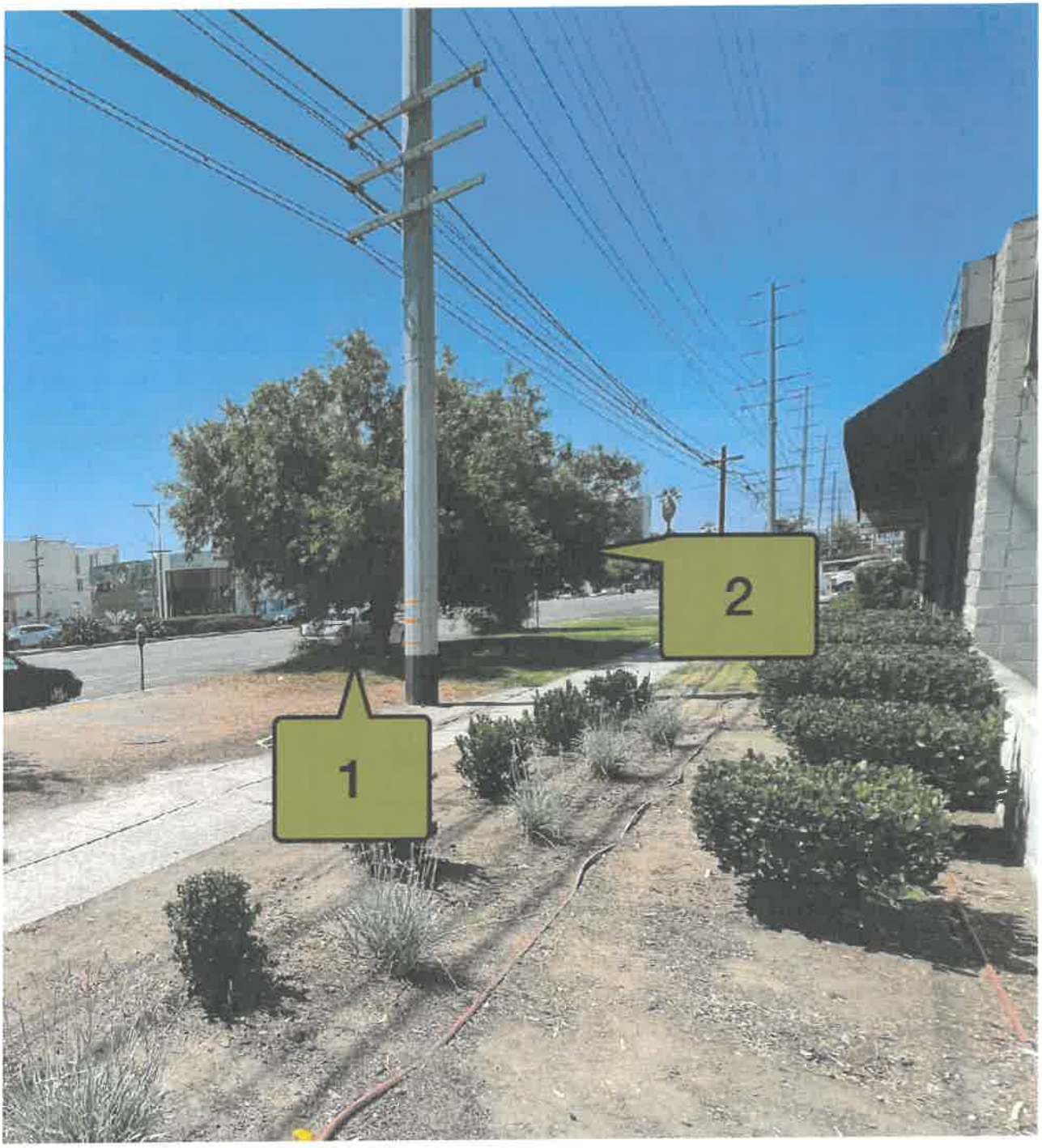



**PHOTO 5** - City of Los Angeles Street African Sumac *(Rhus lancea)* Trees #1, and #2 on Venice Blvd will receive no impact and will be retained and protected in place.

# APPENDIX C - SUMMARY OF FIELD INSPECTION

Rating Code: A = Excellent, B = Good, C = Fair, D = Poor, E = Nearly Dead, F = Dead

| Tree # | Species | Status | DBH (") | Height (') | Spread (') | Summary of Condition | Retain or Remove |
|---|---|---|---|---|---|---|---|
| 1 | African Sumac *Rhus lancea* | Street Venice Blvd | 22 | 20 | 20 | C-D | Retain |
| 2 | African Sumac *Rhus lancea* | Street Venice Blvd | 14 | 18 | 12 | C-D | Retain |
| 3 | She Oak *Causarina cunninghamiana* | Street Cardiff Avenue | 26.5 | 60 | 25 | C | Remove |
| 4 | She Oak *Causarina cunninghamiana* | Street Cardiff Avenue | 22 | 50 | 20 | C | Remove |

# APPENDIX D - SUMMARY OF DATA

## Table 2. Schedule of Proposed Removals

RECOMMENDATION

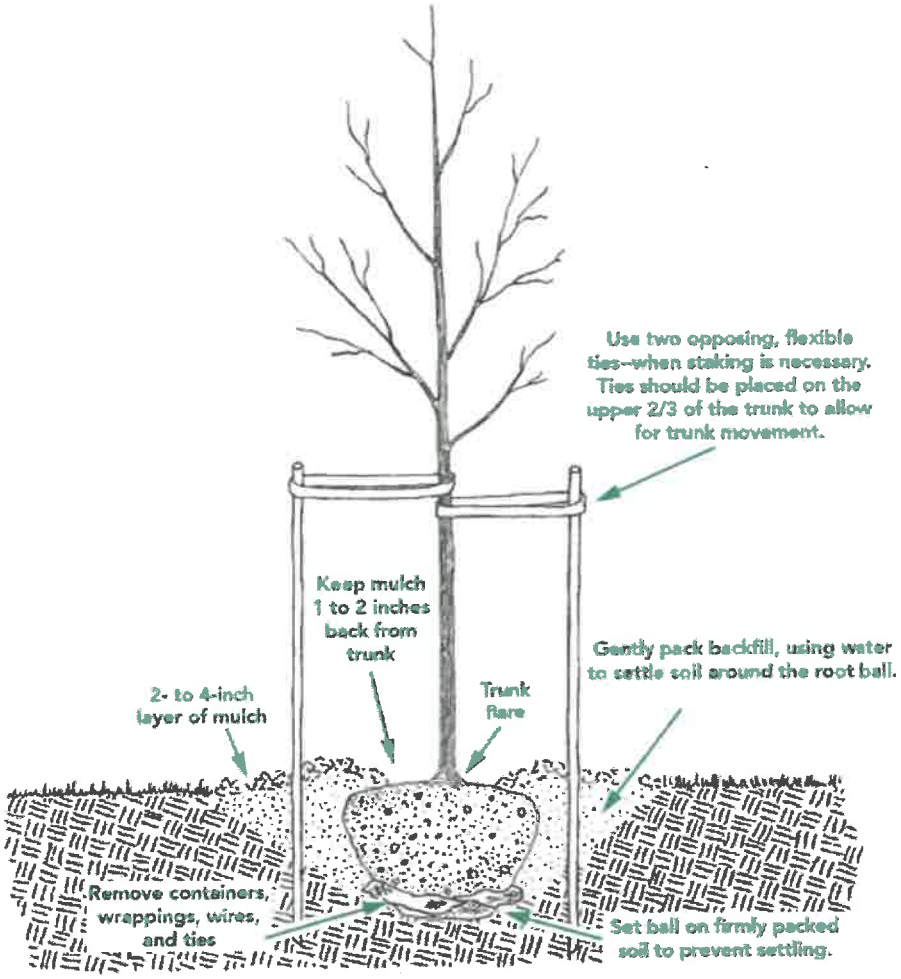
| Tree # | Species | Status | Condition | Retain or Remove | Reason for Removal |
|---|---|---|---|---|---|
| 3 | She Oak *Causarina cunninghamiana* | Street | Fair | Remove | Required Street Widening |
| 4 | She Oak *Causarina cunninghamiana* | Street | Fair | Remove | Required Street Widening |

# APPENDIX D - SUMMARY OF DATA

## Table 3. Summary of Replacement

| | Existing Trees to Be Removed | Trees to be Planted in Replacement |
|---|---|---|
| CITY OF L.A. STREET TREES Replaced 2:1 | 2 | 4 |
| TOTAL | 2 | 4 |

# NEW TREE PLANTING




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

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

## NEW TREE PLANTING, continued

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

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

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

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

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

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

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

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

# TREE MAINTENANCE AND PRUNING

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

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

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

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

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

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

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

**Thinning** is the selective removal of branches to increase light penetration and air movement through the crown. Thinning opens the foliage of a tree, reduces weight on heavy limbs, and helps retain the tree's natural shape.

**Raising** removes the lower branches from a tree to provide clearance for buildings, vehicles, pedestrians, and vistas.

**Reduction** reduces the size of a tree, often for clearance for utility lines. Reducing the height or spread of a tree is best accomplished by pruning back the leaders and branch terminals to lateral branches that are large enough to assume the terminal roles (at least one-third the diameter of the cut stem). Compared to topping, reduction helps maintain the form and structural integrity of the tree.

## TREE MAINTENANCE AND PRUNING, continued

### How Much Should Be Pruned?

Mature trees should require little routine pruning. A widely accepted rule of thumb is never to remove more than one-quarter of a tree's leaf-bearing crown. In a mature tree, pruning even that much could have negative effects. Removing even a single, large- diameter limb can create a wound that the tree may not be able to close. The older and larger a tree becomes, the less energy it has in reserve to close wounds and defend against decay or insect attack. Pruning of mature trees is usually limited to removal of dead or potentially hazardous limbs.

### Wound Dressings

Wound dressings were once thought to accelerate wound closure, protect against insects and diseases, and reduce decay. However, research has shown that dressings do not reduce decay or speed closure and rarely prevent insect or disease infestations. Most experts recommend that wound dressings not be used.

## DISEASES AND INSECTS

Continual observation and monitoring of your tree can alert you to any abnormal changes. Some indicators are: excessive leaf drop, leaf discoloration, sap oozing from the trunk and bark with unusual cracks. Should you observe any changes, you should contact a Tree specialist or Certified Arborist to review the tree and provide specific recommendations. Trees are susceptible to hundreds of pests, many of which are typical and may not cause enough harm to warrant the use of chemicals. However, diseases and insects may be indication of further stress that should be identified by a professional.

## GRADE CHANGES

The growing conditions and soil level of trees are subject to detrimental stress should they be changed during the course of construction. Raising the grade at the base of a tree trunk can have long-term negative consequences. This grade level should be maintained throughout the protected zone. This will also help in maintaining the drainage in which the tree has become accustomed.

## INSPECTION

The property owner should establish an inspection calendar based on the recommendation provided by the tree specialist. This calendar of inspections can be determined based on several factors: the maturity of the tree, location of tree in proximity to high-use areas vs. low-use area, history of the tree, prior failures, external factors (such as construction activity) and the perceived value of the tree to the homeowner.

## Assumptions and Limiting Conditions

No warranty is made, expressed or implied, that problems or deficiencies of the trees or the property will not occur in the future, from any cause. The Consultant shall not be responsible for damages or injuries caused by any tree defects, and assumes no responsibility for the correction of defects or tree related problems.

The owner of the trees may choose to accept or disregard the recommendations of the Consultant, or seek additional advice to determine if a tree meets the owner's risk abatement standards.

The Consulting Arborist has no past, present or future interest in the removal or retaining of any tree. Opinions contained herein are the independent and objective judgments of the consultant relating to circumstances and observations made on the subject site.

The recommendations contained in this report are the opinions of the Consulting Arborist at the time of inspection. These opinions are based on the knowledge, experience, and education of the Consultant. The field inspection was a visual, grade level tree assessment.

The Consulting Arborist shall not be required to give testimony, perform site monitoring, provide further documentation, be deposed, or to attend any meeting without subsequent contractual arrangements for this additional employment, including payment of additional fees for such services as described by the Consultant.

The Consultant assumes no responsibility for verification of ownership or locations of property lines, or for results of any actions or recommendations based on inaccurate information.

This Arborist report may not be reproduced without the express permission of the Consulting Arborist and the client to whom the report was issued. Any change or alteration to this report invalidates the entire report.

Should you have any further questions regarding this property, please contact me at (310) 663-2290.

Respectfully submitted,

**Lisa Smith**

Registered Consulting Arborist #464
ISA Board Certified Master Arborist #WE3782B
ISA Tree Risk Assessor Qualified- Instructor
American Society of Consulting Arborists, Member

# EXHIBIT E

# PUBLIC CORRESPONDENCE

Connie Chauv <connie.chauv@lacity.org>

# Case Number: CPC-2022-7639-DB-CU-HCA

**amanda@toddlee.org** <amanda@toddlee.org> Wed, Jun 28, 2023 at 11:06 AM
To: Connie.Chauv@lacity.org

**Case Number:** CPC-2022-7639-DB-CU-HCA

**Environmental Case Number (s):** ENV-2022-7640-EAF, ENV-2013-622-EIR

**Hearing Date:** June 15, 2023

**Representative:** Jonathan Yang, Irvine & Associates, Inc

**Staff Assigned:** Connie Chauv

As a resident in the adjacent building, facing the alley/Venice Blvd, I have the following concerns:

There are already parking challenges in the area, adding 47 residential units and commercial businesses without assigned parking spaces for all of the residential units, at minimum, will only increase congestion and parking issues. In addition to the residents, a commercial space brings customers and employees needing parking.

The project mentions ensuring the residents of the new building have access to natural daylight while eclipsing the building I live in and blocking my natural light, airflow, and view of the hills.

During construction, there are no plans to mitigate the dust/debris. During the previous construction in the area, I had a flat tire due to a nail from the construction.

As a commercial business will be included there should be no waiver permitted for a loading zone.

The hearing, plans, and documents do not indicate there has been sufficient thought provided for the surrounding residents and businesses.

Thank you for taking the time to read my concerns,
Amanda Huish

Connie Chauv <connie.chauv@lacity.org>

# CPC-2022-7639-DB-CU-HCA

**Kate Fail** <katemfail@gmail.com> Tue, Jun 27, 2023 at 10:17 PM
To: Connie.Chauv@lacity.org

**Case Number:** CPC-2022-7639-DB-CU-HCA
**Environmental Case Number (s):** ENV-2022-7640-EAF, ENV-2013-622-EIR
**Hearing Date:** June 15, 2023
**Representative:** Jonathan Yang, Irvine & Associates, Inc

**Connie Chauv** - Please add me to the mailing notices regarding updates for the next hearing and status changes. My address is in my signature below.

To Whom It May Concern:

I attended the hearing on June 15th, 2023. I expressed concerns on the call and based on the applicants responses I have further concerns which I have detailed below. Please include these concerns prior to the next hearing and decision being made. They are broken down by category and some sources are cited.

**Construction Dust:**

I asked the applicant on the hearing what their plan was to control dust as I have very personal reasons to know. I have a chronic lung condition which is exasterbated by poor air quality which will be affected if this construction is not properly handled. The applicant responded by simply stating they would follow LA municipal codes. By digging into the CA gov files, I found for Rule 403 - Fugitive Dust, the owner/operator must submit a DCP (Dust Control Plan) prior to construction so it is worrisome they could not even outline the basics of what they would be doing to control the dust and makes me worry they won't handle the construction properly even after having a DCP. I live where my bedroom window faces where the haul route of the soil will enter and exit so mere feet away so this is highly concerning for me. What will happen if this project is approved, they don't follow protocols of putting up screens and applying chemical stabilizers and my health takes a dive where I end up in the hospital? Will the city be paying my hospital bills? I know three other individuals who are in my same position within my complex who have faced cancer treatments and auto immune diseases whose windows will face this construction and we need clean air to continue to be medically stable. I ask the city to prioritize the current residents and their health over a complex when we have a brand new complex on our street which isn't even full because of how high the rent prices are.

**Citing**: https://avaqmd.ca.gov/files/14c64d1ae/AV403.pdf

**Parking:**
Currently on Cardiff Avenue there is a drastic shortage of street parking. The complex I live in supplies parking for all units however we rely on street parking for any guests visiting. The parking issues we face daily are:

-Homeless living in their motorhomes/vans parking on our street in one place until they move for street cleaning.
-Workers from Downtown Culver using our street for parking. These employees include but are not limited to Chipotle, Academy of Beauty, Cerveteca, and Tender Greens. We know this by seeing them in their uniforms.
-When the new 'Frame' building complex was built, the city approved painting the curb in front of their complex Green to be a loading zone to allow for their move in/move outs and we lost an additional 3 parking spaces while also adding an entire building complex who does not have visitor parking spaces which meant a larger need for spaces on our street.

The applicant brought up the new exemption stating no parking was required for their building at all so they were being kind enough to provide some, however upon reading this exemption it doesn't seem as though their building qualifies.

**https://planning.lacity.org/odocument/5f912dc2-0380-404c-8afc-f0fb4804f8b0/Implementation_Memo__AB_2097.pdf**

• Include a minimum of 20 percent of the total dwelling units for very low, low, or moderate-income households, students, the elderly, or persons with disabilities. **(This complex will only have 5 very low income units which is 2.35%)**
• Contain fewer than 20 dwelling units. **(This complex will have 47 total units)**

Listening to the hearing on June 15th, the applicant stated they do not have any parking spaces for the retail spaces they are building including the retail employees and they also do not have enough spaces for how many apartments they will have. This means more cars will need spaces on our street. Cardiff Avenue cannot take another massive build on our street without a solve of our parking crisis. I'm unsure if this means permit parking provided to residents only or what but the city needs to address how this will be handled before this project is approved because the developer blew this question off in the hearing.

**LAMC 12.21 C.6 Exemption Request:**

I would implore you to DENY this exemption request. I was shocked to hear on the call the applicant has stated they will not have a loading space for their tenants to move in/out. Moving trucks will never fit to drive down into their subterranean garage. On Venice BLVD with the new traffic cones/pillars, a moving truck will not be able to pull up to load/unload which leaves just Cardiff Avenue as the alley is just a one-way street. However, the space on Cardiff are metered parking spaces so a moving truck cannot take up those spaces. This leaves absolutely no where for the tenants to have a place for a moving truck and also furniture/appliance deliveries. On our call they stated they would not pull permits for those spaces on Cardiff Avenue to use during construction however I bet this will change when they realize they need space to load in their own furniture for the office and common spaces. This exemption should not be approved and on the other hand they should not be allowed to take the metered spaces on Cardiff to use as their loading zone. If they are approved to have a loading zone Venice Blvd must be re-configured which will of course cause more issues with the downstairs retail space but it means Cardiff won't be losing even more parking.

**5' Widening of Sidewalk on Cardiff Avenue:**

I would implore you to DENY the request for the 5' extension of the sidewalk on Cardiff Avenue. This will eliminate street space which has become necessary with the changes to the traffic flow on Venice Blvd. with the new changes on Venice Blvd, it has become harder to see around the parked cars along Venice and making this street corner smaller if you have a car turning in and trying to pull out this will cause car accidents. I also want to make sure they aren't trying to then eliminate the metered parking spaces as it will be tight to have metered spaces on both sides and two cars driving through.

**Homeless Shelter:**
Lastly, I would like to bring attention to the proposed homeless shelter to be built in the parking lot next door to the proposed new building space. It was clear on the call the applicant aims to get this project shut down and for the shelter not to move forward. In Los Angeles we are currently in the midst of a massive homeless crisis and based upon new reports it is majorly due to individuals being unable to afford the high rent. It would be horrible to see a very expensive new building built and sit empty as so many apartments are due to being too expensive and meanwhile a truly needed homeless shelter is shut down. Please ensure if you do choose to move forward with this project they are unable to shut down the construction of this necessary project.

Thank you.

**Kate Fail**
**3756 Cardiff Avenue**
**Apt 310**
**Los Angeles, CA 90034**

Connie Chauv <connie.chauv@lacity.org>

# PUBIC COMMENT for today's CPC-2022-7639-DB-CU-HCA

**Melanie Levine** <melaniel4@gmail.com> Thu, Jun 15, 2023 at 12:53 PM
To: connie.chauv@lacity.org

I am opposing this new construction at 9431 West Venice Boulevard.

-The primary problem is that many people that live and work in this area of the Palms are being priced out by continuing to build luxury housing.
-This causes further congestion to the area, construction, noises, traffic delays, less parking available for existing residents of the area.
-They are not providing enough proportionate housing for low to middle class earners.
-The new building complex lets say charges $4k per month for a one bedroom. That means you must make over $10k a month in order to have that unit. Who is making all that money to fill yet another massive complex?
-There are already too many of these projects in the works, every corner of Venice will become a giant luxury building and we long-time residents don't want that.

Thank you!
Melanie Levine
424-326-3992

Connie Chauv <connie.chauv@lacity.org>

# Abundant Housing LA - Support Letter for 9431 W Venice Blvd

**Kevin Scott** <kevin.robert.scott@gmail.com> Fri, May 19, 2023 at 5:44 PM
To: connie.chauv@lacity.org

Hello Connie,

As the CPC hearing for this project is coming up next week, we wanted to send you AHLA's letter of support for the project. Please find it attached. Thank you!

--
**Kevin Scott** (he/him)
Abundant Housing LA - Education Intern
651-210-3652

**Abundant Housing LA - Support Letter for 9431 W Venice Blvd.pdf**
148K

May 19, 2023

Connie Chauv, City Planner

connie.chauv@lacity.org | (213) 978-0016

Dear City Planning Commission,

We are writing to you in support of the proposed 47-unit mixed-use development, including 5 units affordable for Very Low Income Households, at 9431 West Venice Blvd, CPC-2022-7639-DB-CU-HCA. We urge the city to approve the project with the Density Bonus and incentives and waivers.

The greater Los Angeles region is facing a severe housing shortage, particularly affordable housing. Creating new housing in this neighborhood will help to reduce issues of gentrification and displacement. Abundant Housing LA believes that these housing challenges can only be addressed if everyone in the region does their part.

This project is in a great location for housing, near the Metro E line Palms station, multiple bus stops, multiple schools, parks, and is in a job-rich area. It is great to see the developer using the Density Bonus Law to bring new homes and badly needed affordable housing to the city. Affordable housing programs that depend on a percentage of new construction being affordable need a lot of new construction to have an impact, and the city should work to increase the number of developers using the Density Bonus. This project is good for Los Angeles, and we urge the city to approve the project with the Density Bonus and incentives and waivers.

Best Regards,

Leonora Camner
Leonora Camner
AHLA Executive Director

Jaime Del Rio
Jaime Del Rio
AHLA Director of Organizing

Tami Kagan-Abrams
Tami Kagan-Abrams
AHLA Projects Director

Connie Chauv <connie.chauv@lacity.org>

# CPC-2022-7639-DB-CU-WDI-HCA

**Jason Grant** <Jason@localdevinc.com> Wed, Feb 22, 2023 at 4:05 PM
To: connie.chauv@lacity.org
Cc: Jordan Rubinstein <jordan@centuryparkre.com>

Hi Connie,

I noticed this case file you're assigned to is on hold. Are you able to share why it is on hold? Just curious.

https://planning.lacity.org/pdiscaseinfo/search/encoded/MjYxOTMy0

Kindly,

Jason

Connie Chauv <connie.chauv@lacity.org>

# Request to be added to mailing notices & future hearings - CPC-2022-7639-DB-CU-HCA

**L Sanchez** <lorizsanchez@gmail.com> Fri, Aug 4, 2023 at 12:14 PM
To: Connie.Chauv@lacity.org

Hi Connie,

I am a resident of 3756 Cardiff Apartments and was unable to attend the 1st hearing as I was out of town at that time (June 15, 2023).

Please add me to the mailing notices regarding any and all updates for the next hearing and status changes regarding the following proposed project:

**Case Number:** CPC-2022-7639-DB-CU-HCA
**Environmental Case Number (s):** ENV-2022-7640-EAF, ENV-2013-622-EIR

.My address is shown below. Thank you.

Best regards,

Lori Sanchez
3756 Cardiff Ave, #208
LA, CA 90034
E: lorizsanchez@gmail.com