



# Los Angeles County Department of Regional Planning

*Planning for the Challenges Ahead*



Richard J. Bruckner  
Director

January 24, 2017

The Honorable Board of Supervisors  
County of Los Angeles  
383 Kenneth Hahn Hall of Administration  
500 West Temple Street  
Los Angeles, CA 90012

Dear Supervisors:

**PROJECT R2015-02448-(2)  
GENERAL PLAN AMENDMENT NO. RPPL2016001066  
ZONE CHANGE NO. 201500008  
ADMINISTRATIVE HOUSING PERMIT NO. 201500004  
SITE PLAN REVIEW NO. 201500770  
ENVIRONMENTAL ASSESSMENT NO. RPPL2016001723  
APPLICANT: HOLLYWOOD COMMUNITY HOUSING CORPORATION  
WILLOWBROOK-ENTERPRISE ZONED DISTRICT  
(SECOND SUPERVISORIAL DISTRICT) (3-VOTES)**

## **SUBJECT**

Hollywood Community Housing Corporation (Applicant) is requesting approval of General Plan Amendment No. RPPL2016001066, Zone Change No. 201500008, Administrative Housing Permit No. 201500004, and Site Plan Review No. 201500770 to construct an 85-unit affordable apartment house (Project) on vacant land at 14803 South Stanford Avenue in West Rancho Dominguez-Victoria (Project Site). The requested General Plan Amendment will change the land use category designated on the Project Site from H9 to H30; the requested Zone Change will change the zoning of the Project Site from R-1 to R-3; the requested Administrative Housing Permit will allow a five percent density bonus and two development incentives including an increase in allowable height from 35 feet to 40 feet and a reduction in parking from 169 spaces to 93 spaces. With the approval of the requested General Plan Amendment and Zone Change, the Project would become an allowed, by-right use and can be approved through a ministerial Site Plan Review.

The Project consists of the construction of a new, 112,954 square-foot multi-family residential complex comprised of two, three-story buildings containing 85 dwelling units restricted to extremely low-, very low-, and low-income households (incomes at 30%, 50%, and 60% of Area Median Income (AMI), respectively). Of the 85 units, 43 units will be reserved for extremely low-income households, 25 units will be reserved for very low-

income households, 15 units will be reserved for low-income households, and two units will be reserved as on-site manager units. Ten of these units will also accommodate individuals with mobility and audiological impairments.

The Regional Planning Commission (Commission) held a public hearing on this matter on December 14, 2016, and voted unanimously to recommend approval of the Project to the Board of Supervisors (Board).

**IT IS RECOMMENDED THAT THE BOARD AFTER THE PUBLIC HEARING,**

1. Indicate its intent to ADOPT the Mitigated Negative Declaration and Mitigation Monitoring and Reporting Program (MMRP) associated with Environmental Assessment No. RPPL2016001723, finding that the Project will not have a significant effect on the environment.
2. Indicate its intent to APPROVE General Plan Amendment No. RPPL2016001066 and instruct County Counsel to prepare the necessary Resolution.
3. Indicate its intent to APPROVE Zone Change No. 201500008 and instruct County Counsel to prepare the necessary Ordinance and Findings.
4. Indicate its intent to approve the concurrent Administrative Housing Permit No. 201500004 and prepare the necessary Findings.

**PURPOSE/JUSTIFICATION OF RECOMMENDED ACTION**

The Project includes an amendment to the Los Angeles County General Plan and a Zone Change to accommodate a new, 112,954 square-foot multi-family residential complex comprised of two, three-story buildings containing 85 dwelling units, all of which are restricted to extremely low-, very low-, and low-income households (incomes at 30%, 50%, and 60% of AMI, respectively). Of the 85 units, 43 units will be reserved for extremely low-income households, 25 units will be reserved for very low-income households, 15 units will be reserved for low-income households, and two units will be reserved as on-site manager units. Ten of these units will also accommodate individuals with mobility and audiological impairments.

The Project incorporates 93 surface parking spaces distributed throughout the Project Site as well as nine short-term and 85 long-term bicycle storage spaces. The grounds of the Project Site incorporate numerous outdoor spaces including a community garden, two courtyards with passive and active recreation elements, a plaza, and a dog area. Building 1 also includes a ground floor community room that will be available for use by the broader community.

The Project Site is located in a transition area between lower density, single-family residences to the north and east and higher density residential areas and industrial and commercial areas to the south and west. Re-designating the Project Site H30 and rezoning the Project Site R-3 will maintain the existing land use and zoning pattern in the vicinity of the Project Site without disrupting the existing development pattern of the area. Finally, the Project Site is located near existing public services including McKinley Elementary School 300 feet to the north and Roy Campanella Park directly across South Stanford Avenue from the Project Site.

### Implementation of Strategic Plan Goals

The Project promotes Goal I: Make Investments that Transform Lives, of the Los Angeles County (County) Strategic Plan by allowing the construction of an 85-unit affordable housing complex with all units restricted to extremely low-, very low-, and low-income households (incomes at 30%, 50%, and 60% of AMI, respectively). The Project also promotes this goal by providing on-site case workers to engage with each tenant and jointly develop individualized service plans; substance abuse services; life skills training; benefits education and advocacy; transportation planning and assistance; green education workshops; and recreational activities to foster socialization, formation of a peer support network and community building. Further, the Project promotes Goal II: Foster Vibrant and Resilient Communities, of the County's Strategic Plan by locating low-income housing near existing sources of potential employment and near existing community services including schools and parks. The Project also promotes this goal by incorporating sustainable design features including solar hot water systems; construction design to accommodate a rooftop photovoltaic system; low-flush toilets; low-flow shower heads and faucets; Energy Star rated interior and exterior lighting; Energy Star rated bathroom fans; refrigerators; dishwashers; and laundry facilities; drought-tolerant landscaping; and the use of diverted fly ash in the concrete mix. Further, the Project promotes Goal III: Realize Tomorrow's Government Today, of the County's Strategic Plan by coordinating the development of vacant land owned, in part, by the Los Angeles County Community Development Commission with the private sector to provide needed affordable housing.

### FISCAL IMPACT/FINANCING

The approval of the Project and related General Plan Amendment, Zone Change, and Administrative Housing Permit should not result in any significant costs to the County as the Applicant will bear the full cost of development and construction including infrastructure to serve the Project. No request for financing is being made.

### FACTS AND PROVISIONS/LEGAL REQUIREMENTS

The Commission conducted a public hearing on the Project on December 14, 2016.

On December 14, 2016, the Commission voted to close the public hearing, adopted the Mitigated Negative Declaration (MND) and MMRP for the Project, and adopted a resolution recommending that the BOS approve the General Plan Amendment, Zone Change, and concurrent Administrative Housing Permit with the attached resolution, ordinance, and findings.

A public hearing is required pursuant to Part 4 of Chapter 22.60 of the County Code. Notice of the hearing must be given pursuant to the procedures set forth in Sections 22.60.174 and 22.60.175 of the County Code. These procedures exceed the minimum standards of Government Code Sections 6061 and 65090 relating to notice of public hearing.

### **ENVIRONMENTAL DOCUMENTATION**

An MND was prepared for the Project in accordance with the California Environmental Quality Act (Code Section 21000) and the County's Environmental Document Reporting Procedures and Guidelines. The MND concludes that after implementation of the identified mitigation measures, the Project would not result in any significant adverse impacts to the environment.

### **IMPACT ON CURRENT SERVICES (OR PROJECTS)**

Action on the proposed General Plan Amendment, Zone Change, and concurrent Administrative Housing Permit is not anticipated to have a negative impact on current services as the Applicant will construct adequate infrastructure to serve the Project and through payment of connection and service fees, the Project will cover its fair share to develop new infrastructure as determined to be necessary.

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For further information, please contact Kevin Finkel, AICP, at (213) 974-4854 or kfinkel@planning.lacounty.gov.

Respectfully submitted,



Richard J. Bruckner  
Director

RJB:SA:KAF:ems

Attachments: Resolution  
Ordinance  
General Plan Amendment Map  
Zone Change Map  
Findings  
Commission Staff Reports  
Mitigated Negative Declaration  
Mitigation Monitoring and Reporting Program

c: Executive Office, Board of Supervisors  
County Counsel  
Assessor  
Chief Executive Office  
Public Works

S\_CP\_012417\_BL\_HOLLYWOOD\_COMM\_HOUSING\_CORP

**FINDINGS OF THE REGIONAL PLANNING COMMISSION  
AND ORDER  
COUNTY OF LOS ANGELES  
PROJECT NO. R2015-02448-(2)  
GENERAL PLAN AMENDMENT NO. RPPL2016001066  
ZONE CHANGE NO. 201500008  
ADMINISTRATIVE HOUSING PERMIT NO. 201500004  
SITE PLAN REVIEW NO. 201500770**

1. The Los Angeles County ("County") Regional Planning Commission ("Commission") conducted a duly-noticed public hearing on December 14, 2016, in the matter of Project No. R2015-02448-(2), consisting of General Plan Amendment No. RPPL2016001066, Zone Change No. 201500008, Administrative Housing Permit No. 201500004, Site Plan Review No. 201500770. (The General Plan Amendment, Zone Change, Administrative Housing Permit, and Site Plan Review are referred to collectively as the "Project Permits").
2. Hollywood Community Housing Corporation ("HCHC") ("permittee"), requests the Project Permits to authorize the construction of a 112,954 square-foot, 85-unit multi-family residential affordable housing project ("Project") on a property located at 14803 S. Stanford Avenue in the unincorporated community of West Rancho Dominguez-Victoria ("Project Site").
3. The permittee requests a General Plan Amendment to amend the Los Angeles County General Plan ("General Plan") land use policy map for Assessor Parcel Numbers 6137005036, 6137005902, and 6137005903 from H9 (Residential: 0-9 du/net acre) to H30 (Residential: 0-30 du/net acre).
4. The permittee requests a Zone Change to change Assessor Parcel Numbers 6137005036, 6137005902, and 6137005903 from R-1 (Single Family Residence Zone) to R-3 (Limited Density Multiple Residence Zone).
5. The Project is 100% affordable with affordability levels restricted to extremely low-, very low-, and low-income households (incomes at 30%, 50%, and 60% of Area Median Income ("AMI"), respectively) and qualifies for three development incentives with an Administrative Housing Permit. The permittee requests an Administrative Housing Permit to allow a five percent density bonus and two development incentives including an increase in the maximum allowed building height from 35 feet to 40 feet and a reduction in the amount of required on-site parking from 169 spaces to 93 spaces.
6. The approval of the Project Permits will not become effective unless and until the Board has approved the Plan Amendment and Zone Change, and both have become effective, at which time the Project will be approved through a ministerial Site Plan Review.

7. The Project Site is approximately 2.72 acres in size and consists of three legal lot(s). The Project Site is irregular in shape with relatively flat topography and is currently vacant.
8. The Project Site is located in the Willowbrook-Enterprise Zoned District and is currently zoned R-1.
9. The Project Site is located within the H9 land use category of the Los Angeles County General Plan Land Use Policy Map.
10. Surrounding Zoning within a 500-foot radius includes:
  - North: M-1-IP (Light Manufacturing Zone with an Industrial Preservation Combining Zone), B-1-IP (Buffer Strip Zone with an Industrial Preservation Combining Zone), B-1, R-1, and O-S (Open Space Zone)
  - South: O-S, R-1, R-3-20U (Limited Density Multiple Residence Zone, 20 units per acre maximum density), B-1, and M-1-IP
  - East: O-S
  - West: B-1 and M-1-IP
11. Surrounding land uses within a 500-foot radius include:
  - North: Tanker and bus storage yards, pipe storage yard, Mckinley/Vanguard Elementary School, single-family residences, Roy Campanella Park
  - South: Roy Campanella Park, single-family residences, multi-family residences, warehouse, truck storage yard
  - East: Roy Campanella Park
  - West: Truck, bus, and tanker storage yards
12. There are no previous entitlements associated with the Project Site. In 2015, the Project Site was designated as H9 by the updated Los Angeles County General Plan. In 1948, the Project Site was zoned R-1 by Ordinance No. 5124. Building permit records indicate that at least two single-family residences previously existed on the Project Site, but have since been demolished.
13. The site plan for the Project depicts a new, 112,954 square-foot multi-family residential complex comprised of two, three-story buildings containing 85 dwelling units. Of the 85 units to be constructed, 43 units will be reserved for extremely low-income households, 25 units will be reserved for very low-income households, 15 units will be reserved for low-income households, and two units will be reserved as on-site manager units. Ten of these units will also accommodate individuals with mobility and audiological impairments.

Building 1

Building 1 is on the east side of the Project Site and fronts S. Stanford Avenue. The building form is an irregular rectangle and reaches a maximum height of 34 feet, though the portion of the building fronting S. Stanford Avenue will reach a height of 29 feet. Building 1 contains 21, one- and two-bedroom units; six of these units are on the ground floor; nine of the units are on the second floor; and the final six units are on the third floor. Three of these units are designed to accommodate individuals with mobility impairments. Primary access to the building is on the eastern side from S. Stanford Avenue through the building's ground floor lobby. The ground floor contains a building lobby, a 686 square-foot community room, restroom and laundry facilities, office space for on-site case workers, and a meeting room. The community room will be available for use by both Project tenants and members of the community.

### Building 2

Building 2 is located on the western side of the Project Site, is roughly "u"-shaped, and reaches a maximum height of 40 feet. Building 2 contains 64 units comprised of one-, two-, and three-bedroom configurations. Seven of these units are designed to accommodate individuals with mobility and audiological impairments. The ground floor contains a building lobby, 1,670 square feet of common room space, restroom and laundry facilities, office space for on-site case workers, and a computer room. The ground floor also includes 18 units. The second floor contains a 349 square-foot common room, laundry facilities, an outdoor deck space, and 23 units. The third floor contains a 349 square-foot common room, laundry facilities, and 23 units. Primary access to the building is on the eastern side is from within the Project Site via a breezeway into the ground-floor lobby.

### Grounds

Access to the Project Site is provided via a single driveway along S. Stanford Avenue that provides secure, gate-controlled vehicular access. Parking for the Project is at grade and will be distributed throughout the Project Site, in particular along the northern and western perimeters of the Project Site. In total, the Project is providing 93 surface parking spaces, of which five are Americans with Disabilities Act ("ADA") accessible spaces; this total is inclusive of guest parking spaces.

The Project includes numerous outdoor spaces. Each unit has a balcony or deck. Common outdoor spaces include a community garden, two open air courtyards, and a dog area. The community garden will be located near the vehicular entrance to the Project Site and will cover an approximately 4,000 square-foot area. The community garden includes 23 raised planters, benches, a work table, and sink. Courtyard 1 is located along the south side of the Project Site between Buildings 1 and 2 and is approximately 1,600 square feet. This courtyard is comprised of passive recreational

elements including lawn and ornamental landscaping, benches, and built-in barbeque. Courtyard 2 is located in the interior portion of Building 2 and covers an approximately 5,800 square-foot area. This courtyard is comprised of both passive and active recreational elements including benches and outdoor tables and chair, lawns and ornamental landscaping, as well as a raised mound with slide, climbing rope, sunken lawn area, wooden deck, mister pole, sport court, and drinking fountain. Courtyard 2 is connected to the eastern portion of the Project Site by a 1,400 square-foot open air breezeway/plaza on the ground floor of Building 2. This breezeway/plaza incorporates benches, tables and chairs, and a movie screen installed along one of the perimeter walls. Finally, the dog area is located at the northwest corner of the Project Site and is approximately 4,400 square feet.

14. The Project Site is accessible via S. Stanford Avenue to the east. Primary access to the Project Site will be via a single entrance/exit on S. Stanford Avenue.
15. The Project will provide 93 standard-sized surface parking spaces, inclusive of guest parking and five accessible spaces. The spaces will be distributed throughout the Project Site, predominantly on its northern and western sides; 80 of these spaces will be covered. The Project will also provide nine short-term and 85 long-term bicycle storage spaces.
16. Prior to the Commission's public hearing on the Project, the permittee held several meetings with the community to discuss the Project. In spring 2014, the permittee met with Collective People Together to discuss the Project. On July 17, 2014, the permittee held a community meeting to discuss the Project. On August 8, 2014, the permittee informed residents within 500 feet of the Project Site that environmental studies would be conducted. On June 10, 2015, the permittee held another community meeting regarding the Project. On May 14, 2016, the permittee met with the Olive Circle Homeowners Association to discuss the Project. In October 2016, the permittee met with Watts Labor Community Action Committee to discuss the Project.
17. The Department of Public Works recommends approval of the Project with conditions related to driveway design and closure, the midblock pedestrian crossing, curb ramp construction, planting of street trees, construction of drainage devices, submittal of a street improvement plan, and the completion of a sewer area study. The Fire Department recommends approval of the Project with conditions related to fire access road design and maintenance, fire lane and identification signage, prohibitions on site and building control that impede fire access, fire hydrants, and an additional fire flow test. The Department of Public Health recommends approval of the Project with no conditions. The Department of Parks and Recreation recommends approval of the Project with no conditions.

18. Prior to the Commission's public hearing on the Project, an Initial Study was prepared for the Project in compliance with the California Environmental Quality Act (Public Resources Code section 21000, et seq.) ("CEQA"), the State CEQA Guidelines, and the Environmental Document Reporting Procedures and Guidelines for the County. Based on the Initial Study, Regional Planning staff determined that a Mitigated Negative Declaration ("MND") was the appropriate environmental document for the Project. The mitigation measures necessary to ensure the Project will not have a significant effect on the environment are contained in the Mitigation Monitoring and Reporting Program ("MMRP") prepared for the Project.
19. Pursuant to the provisions of sections 22.60.174 and 22.60.175 of the Zoning Code, the community was appropriately notified of the Project's public hearings by mail, newspaper, and property posting.
20. Prior to the Commission's public hearing, the Department of Regional Planning ("Regional Planning") staff received no correspondence from the public regarding the Project.
21. A duly noticed public hearing was held on December 14, 2016 before the Commission. Commissioners Smith, Louie, Shell, Pedersen, and Modugno were present. The applicant's representative, Eleanor Atkins, presented testimony in favor of the request. There being no further testimony, the Commission closed the public hearing, adopted the Mitigated Negative Declaration and Mitigation Monitoring and Reporting Program for the project and adopted a resolution recommending approval of the requested General Plan Amendment and Zone Change to the Board of Supervisors and the concurrent Administrative Housing Permit.
22. The Commission finds that the Project Site is designated H9, which allows low intensity, single-family residential development at a density of 0 to 9 dwelling units per acre. The Project will construct an 85-unit apartment house that exhibits a residential density of approximately 31 dwelling units per acre, in excess of the 24 dwelling units allowed under the current land use category. The requested land use category, H30, allows for single- and multi-family residential development at a maximum residential density of 30 dwelling units per acre. With approval of the requested General Plan Amendment, the Project Site may be developed with up to 81 dwelling units. The density bonus request is for a five percent increase in the allowed density and would permit the additional four units. With approval of the requested General Plan Amendment and density bonus, the Project would be consistent with intended uses and the maximum allowed residential density of the underlying land use category.
23. The Commission finds that the Project employs smart growth. The Project Site is located in West Rancho Dominguez-Victoria, an urbanized community served by existing public services and associated infrastructure. The Project Site is also

located near industrial and commercial businesses, park space, single- and multi-family residential development, and is well served by public transportation infrastructure. Thus, by constructing the Project in an urban area in proximity to existing employment opportunities and public transportation infrastructure, the Project is employing smart growth principles.

24. The Commission finds that the Project Site is served by adequate community services and infrastructure to accommodate growth and that the Project will provide the necessary infrastructure upgrades to accommodate its operation. The Project Site is located in West Rancho Dominguez-Victoria, an urban community served by existing public services and associated infrastructure. The Project Site is also located in close proximity to industrial and commercial businesses, an existing public park, and single- and multi-family residential development and is well served by public transit infrastructure. Buildout of the Project is not expected to negatively impact existing public services. However, in order to ensure that the Project will not result in future infrastructure impacts, the Project is required to upgrade or install any necessary infrastructure to adequately accommodate Project demand. Thus, the Project will ensure that community services and infrastructure are sufficient to accommodate the growth associated with the Project.
25. The Commission finds that the Project provides the foundation for a strong and diverse economy. The Project Site is located on a vacant site in West Rancho Dominguez-Victoria, an urbanized community in close proximity to existing industrial and commercial businesses. By locating this Project in proximity to potential sources of employment on a vacant site, the Project is helping foster an appropriate jobs-housing balance in this community and will not displace any existing job-generating use.
26. The Commission finds that the Project promotes excellence in environmental resource management. The Project Site is located in West Rancho Dominguez-Victoria, an urban community in the south-central portion of Los Angeles County. There are no known sensitive biological resources on or in the immediate vicinity of the Project Site that would be impacted by its construction and operation. Further, as the Project Site is currently served by existing public services and infrastructure (such as storm drain and sewer systems), and would not be a new source of significant air or water pollution, buildout of the Project is not expected to significantly impact the County's natural resources.
27. The Commission finds that the Project provides healthy, livable, and equitable communities. The Project Site is located in West Rancho Dominguez-Victoria, an urban community in the south-central portion of Los Angeles County. The area surrounding the Project Site is characterized by existing industrial and commercial businesses, open space, and single- and multi-family residential development. Development of an 85-unit multi-family residential complex is compatible with the

existing developed pattern of the area and would not be a new source of significant air or water pollution. The multi-family complex is buffered from the industrial yards to the west by the Project's on-site surface parking area and landscaping located along the western edge of the Project Site. Further, the Project Site is located near several public transportation routes providing access to various communities throughout the region.

28. The Commission finds that the Project is consistent with Housing Element goals related to the provision of a range of housing types. The Project is an 85-unit multi-family residential complex, 43 of which will be reserved for extremely low-income households, 25 for very low-income households, 15 for low-income households, and two units for on-site property managers. Ten of these units will be designed to accommodate individuals with mobility and audiological impairments. According to the Los Angeles County General Plan Housing Element ("Housing Element"), individuals with disabilities make up approximately nine percent of the adult population of Los Angeles County. Further, the Housing Element identifies the lack of affordable housing as a primary source of the County's homeless population. HCHC is coordinating with the Los Angeles County Community Development Commission ("CDC") to facilitate the development of the Project Site to serve some of the County's most vulnerable populations.
29. The Commission finds that the Project is consistent with Housing Element policies related to the use of land use planning and zoning to make underutilized sites available to accommodate the County's Regional Housing Needs Assessment ("RHNA"). Granting of the requested General Plan amendment and zone change would permit more dwelling units than is allowed under existing regulatory conditions. Further, the requested land use category and zone conform to the existing regulatory and development pattern of the area. Furthermore, it will facilitate the County's ability to meet its share of the Regional Housing Needs Assessment allocation. Because of its existing zoning, the Project Site is not identified on the County's inventory of vacant and underutilized sites. However, the property is a vacant lot and approval of the requested General Plan Amendment and Zone Change will create additional opportunity for needed affordable housing.
30. The Commission finds that the Project is consistent with Housing Element policies related to coordination between the public and private sectors in the development of housing for low and moderate income households and those with special needs and the availability of development incentives. The Project Site is comprised of three adjoining parcels. Of these one is owned by HCHC and two are owned by CDC. HCHC is working with the CDC to facilitate coordinated development of the Project Site. In exchange for developing a 100% affordable project, the applicant is requesting two density bonus development incentives: 1) an increase in the maximum allowed building height by five feet and 2) a reduction in code required parking.

31. The Commission finds that the Project is consistent with Housing Element policies related to the promotion of mixed income neighborhoods and a diversity of housing types. The housing stock in the vicinity of the Project Site is a mix of single- and multi-family residences, located to the north, east, and south. Upon completion, the Project will add affordable residential dwelling units to the existing housing stock in the West Rancho Dominguez-Victoria community. The affordable, multi-family character of the Project will contribute to mixed-income neighborhood with a diversity of housing types.
32. The Commission finds that the Project is consistent with Land Use Element goals related to creating a development pattern that discourages sprawl and protects and conserves areas with natural resources and SEAs. The Project Site is currently vacant and located in an urban area. The area surrounding the Project Site is characterized by a mix of industrial and commercial businesses, single- and multi-family residences, public facilities, and open space. The Project would develop an underutilized parcel with no known sensitive biological resources in an urbanized area served by existing public service and urban infrastructure. The Project would concentrate development and therefore will not consume raw, undeveloped land, it will not contribute to sprawl and will not negatively impact the County's natural resources.
33. The Commission finds that the Project is an infill project in an urban area on an existing vacant and underutilized site. The Project Site is currently vacant and located in an urban area. The area surrounding the Project Site is characterized by a mix of industrial and commercial businesses, single- and multi-family residences, public facilities, and open space. The Project would develop an underutilized parcel with no known sensitive biological resources in an urbanized area served by existing public service and urban infrastructure. The Project would concentrate development and therefore will not consume raw, undeveloped land, it will not contribute to sprawl and will not negatively impact the County's natural resources.
34. The Commission finds that the Project promotes environmentally-sensitive and sustainable design, including the use of Leadership in Energy and Environmental Design and Energy Star Homes design elements. The Project is designed to employ the use of several environmentally-sensitive and sustainable features. These include solar hot water systems; construction design to accommodate a rooftop photovoltaic system; low-flush toilets; low-flow shower heads and faucets; Energy Star rated interior and exterior lighting; Energy Star rated bathroom fans; refrigerators; dishwashers; and laundry facilities; no-volatile organic compound interior paints; drought-tolerant landscaping; and the use of diverted fly ash in the concrete mix. The applicant is aiming for the Project design to achieve Leadership in Energy and Environmental Design ("LEED") for Homes Gold Certification.

35. The Commission finds that modified conditions warrant a revision in the zoning plan as it pertains to the area. The unincorporated areas were assigned a RHNA allocation of 30,145 units for the 2014-2021 Housing Element planning period. Housing Element Policy 1.1 states, "Make available through land use planning and zoning an adequate inventory of vacant and underutilized sites to accommodate the County's Regional Housing Needs Assessment (RHNA) allocation". At the time, the Project Site was not intensified as a vacant underutilized site because of its existing zoning. However, HCHC and CDC has identified the project area for housing as the site is surrounded by residential development with potential densities similar to what is being proposed. The General Plan Amendment request to re-designate the Project Site from H9 to H30 and the Zone Change request to rezone the Project Site from R-1 to R-3, and the five percent density bonus request will allow the construction of the new affordable units at a density of approximately 31 dwelling units per acre. This will help the County meet its RHNA allocation.

Further, according to the Housing Element, in 2012, "More than half of all renter households in the unincorporated areas paid more than 30% of their income toward rent." Thus, there is a critical need to provide additional dwelling units with affordable rents targeted at the most vulnerable segments of the population.

36. The Commission finds that the need for the requested zone classification exists within the area. According to the Housing Element, "The lack of affordable housing and the economic recession are factors contributing to the homelessness of an estimated 58,423 people on any given day in Los Angeles County." Further, "12% of unincorporated households were considered "overcrowded," with overcrowding more prevalent among renter households than homeowners." Therefore, the requested General Plan Amendment, Zone Change, and density bonus request allow this Project to directly address a critical need for housing for at-risk populations. According to the Housing Element, low-income individuals and persons with disabilities are two populations that face greater challenges in finding available affordable housing. According to the Housing Element, "Persons with disabilities often have different preferences and accessibility needs when choosing housing. Additionally, as many persons with disabilities do not have the means of earning a living, their options may be narrowed by income." Individuals 65 and older have a significantly higher rate of disability compared to younger populations. Also, it is commonly understood that an appropriate allocation of a household's income to housing should be approximately 30 percent. As noted, in 2012, "More than half of all renter households in the unincorporated areas paid more than 30% of their income toward rent." Thus, there is a critical need to provide additional dwelling units with affordable rents targeted at the most vulnerable segments of the population.

37. The Commission finds that the particular property under consideration is a proper location for the requested zone classification within such area. The Project Site is located in the urban community of West Rancho Dominguez-Victoria. As previously

mentioned, areas north of the Project Site are zoned M-1-IP, B-1-IP, B-1, R-1, and O-S; areas south of the Project Site are zoned O-S, R-1, R-3-20U, B-1, and M-1-IP; areas east of the Project Site area zoned O-S; and areas west of the Project Site are zoned B-1 and M-1-IP. Generally speaking, the Project Site is located in a transition area between lower density, single-family residences to the north and east and higher density residential areas and industrial and commercial areas to the south and west. Re-designating the Project Site H30 and rezoning the Project Site R-3 will maintain the existing land use and zoning pattern in the vicinity of the Project Site without disrupting the existing development pattern. The Project Site is well supported by existing public services and infrastructure including public sewer and water, public open space for outdoor recreational opportunities, and public transportation options.

38. The Commission finds that the placement of the proposed zone at such location will be in the interest of public health, safety and general welfare, and in conformity with good zoning practice. The change of zone from R-1 to R-3 at the Project Site is good zoning practice and is in the interest of the public health, safety, and general welfare of the community. Increasing housing density on vacant, underutilized sites and building in areas supported by existing public services and urban infrastructure, including, but not limited to Roy Campanella Park and public transportation options within 0.25 mile of the Project Site, provides many benefits to the community. The Project Site is located on a residential corridor characterized by a mix of existing single- and multi-family residences and is supported by numerous General Plan policies to support affordable housing development on vacant, underutilized parcels and smart growth development Projects.

The Project is designed in a way to maximize healthy livability. To start, each of the Project's 85 units have access to private balconies or decks. The ground floor of Building 1 contains a 686 square-foot community room, which will be made available for use by tenants and the broader community. The ground floor of Building 2 contains 1,670 square feet of common room space and a computer room. The Project also includes numerous outdoor spaces distributed throughout the Project Site including a community garden, two open air courtyards, and a dog area. The community garden will be located near the vehicular entrance to the Project Site and will cover an approximately 4,000 square-foot area. The community garden will include 23 raised planters, benches, work table, and with sink. Courtyard 1 is located along the south side of the Project Site between Buildings 1 and 2 and covers an approximately 1,600 square-foot area. This courtyard is comprised of passive recreation elements including lawn and ornamental landscaped areas, benches, and built-in barbeque. Courtyard 2 is located in the interior portion of Building 2 and covers an approximately 5,800 square-foot area. This courtyard is comprised of both passive and active recreational elements including benches and outdoor tables and chair, lawn and landscaped areas, as well as a raised mound with slide, climbing rope, sunken lawn area, wooden deck, mister pole, drinking fountain, and sport

court. Courtyard 2 is connected to the front of the Project Site by a 1,400 square-foot breezeway/plaza on the ground floor of Building 2. This breezeway/plaza incorporates benches, tables and chairs, and a movie screen installed along one of the perimeter walls. Finally, the dog area is located at the northwest corner of the Project Site and covers an approximately 4,400 square-foot area. These facilities will encourage social interaction among the facility's tenants. Finally, the Project Site is located directly across S. Stanford Avenue from Roy Campanella Park; the Project proposes to slightly relocate an existing pedestrian cross walk that will provide direct access from the Project Site to the park.

While providing controlled access, each level of both buildings is designed to be open-air in order to permit the free circulation of breezes throughout each building. In addition, the Project is aiming for LEED for Homes Gold Certification and will include the following environmentally sensitive design features: solar hot water systems, construction design to accommodate a rooftop photovoltaic system, low-flush toilets, low-flow shower heads and faucets, the use of Energy Star interior and exterior lighting, the use of Energy Star bathroom fans, refrigerators, dishwashers, and laundry facilities, the use of no-volatile organic compound interior paints, drought-tolerant landscaping, and the use of diverted fly ash in the concrete mix.

39. The Commission finds that with approval of the requested General Plan Amendment, the proposed Zone Change is consistent with the adopted General Plan for the area. As previously stated, the Project Site is located within the H9 land use category of the Los Angeles County General Plan. The Project is a request for a General Plan Amendment, Zone Change, Administrative Housing Permit, and Site Plan Review for the construction of an 85-unit affordable housing development. The General Plan Amendment request is to re-designate the Project Site H30, which allows for single- and multi-family residential development at a maximum residential density of 30 dwelling units per acre. With approval of the requested General Plan Amendment, the Project Site would be able to accommodate the Project and 81 of its 85 dwelling units. The density bonus request is for a five percent increase in the allowed density. The request would allow for the additional four units. With approval of the requested General Plan Amendment and density bonus, the Project would be consistent with intended uses and the maximum allowed residential density of the underlying land use category. The requested Zone Change would rezone the Project Site R-3, which allows for the construction of apartment houses at limited densities. The requested R-3 zone is consistent with the requested H30 land use category and the same land use and zoning pair is exhibited on the property immediately to the south of the Project Site.
40. The Commission finds that the Project includes the minimum number of units to be eligible for a density bonus. The total dwelling units of the qualified Project shall be five units or more. The Project would construct an 85-unit multi-family residential affordable housing Project in excess of the minimum five unit requirement.

41. The Commission finds that the Project will maintain a level of affordability for the minimum amount of time to be eligible for a density bonus. The applicant is required to set aside a minimum of five percent of the units for very low-income earning households or 10 percent of low-income earning households; either option entitles the applicant to a minimum 20 percent density bonus that must be maintained for at least 55 years. In a letter dated August 1, 2016, CDC verified that the Project will be 100% affordable with 25 units reserved for very low-income households for a duration of 55 years consistent with this requirement. Further, the applicant has requested a five percent density bonus, less than the minimum entitled density bonus associated with the Project-verified set aside, consistent with this requirement.
42. The Commission finds that the Project will incorporate an exterior design for the required housing set aside that is compatible with the exterior design of the other units to be eligible for a density bonus. The site plan for the Project indicates that all units will be reserved for extremely low-, very low-, and low-income households. The affordable set aside units will be distributed throughout the two buildings on the Project Site and will not be distinguishable from other units in terms of construction materials, colors, and finishes. The exterior of both buildings will utilize the same construction materials, colors, and finishes. As such, there will be no discernable difference in the exterior appearance of any of the units, consistent with this requirement.
43. The Commission finds that the permittee has requested a building height development incentive. The applicant has requested a five foot increase in height above the 35-foot maximum height allowed in the requested R-3 zone. As depicted in the site plan, the Project reaches a maximum height of 40 feet, consistent with the maximum 10-foot height incentive. Further, the northern interior side of the Project Site adjoins a single-family residential property zoned R-1. As such, the Project is required to be stepped back one foot for each additional foot in height. Therefore, the Project must be designed such that the uppermost five feet of the buildings is stepped back at least 10 feet from the northern property line (inclusive of the R-3 Zone's five-foot interior side yard setback requirement). As depicted on the site plan, Building 1 is set back approximately 99 feet from the northern property line and Building 2 is set back approximately 66 from the northern property line, consistent with this requirement.
44. The Commission finds that the permittee has requested a parking development incentive. Consistent with State law, projects within 0.5 mile of a transportation stop in which all units are reserved for very low- and low-income household to provide parking at a ratio 0.5 spaces per unit, inclusive of guest and accessible spaces and may be tandem and uncovered. The Project Site is located 0.18 mile from a major bus stop at the intersection of S. Stanford Avenue and Compton Boulevard served

by the Los Angeles County Metropolitan Transportation Agency's ("MTA") 51, 52, and 352 bus lines. The Project will provide 46 1-bedroom units and 39 2- and 3-bedroom units, all of which will be set aside for extremely low-, very low-, and low-income households. As such, the Project must provide a minimum of 43 parking spaces. As depicted on the site plan, the Project will provide 93 parking spaces as well as nine short-term and 85 long-term bicycle storage spaces in excess of this requirement.

45. The Commission finds that the Project will assist in satisfying housing needs and is programmed to continue meeting such housing needs. A covenant will be filed with the County restricting the rental of the residential units to extremely low-, very low-, and low-income households (30%, 50%, and 60% of AMI, respectively) as defined in the California Health and Safety Code Section 50079.5 for a period of 55 years from the date of issuance of the Certificate of Occupancy.
46. The Commission finds that the Project exceeds the height limits of the R-3 Zone. No building or structure in the R-3 Zone shall exceed 35 feet in height above grade, except for chimneys and rooftop antennas. The applicant requested a five foot increase in allowable through the Administrative Housing Permit. As described above, the Project is eligible for the requested incentive and is therefore consistent with height requirements.
47. The Commission finds that the Project is consistent with the yard requirements of the R-3 Zone. Each lot of parcel of land shall have a front yard of not less than 15 feet in depth. As depicted on the site plan, the Project will provide a 15-foot front yard setback consistent with this requirement. Each lot or parcel of land shall have interior side yards of not less than five feet. As depicted on the site plan, the Project will provide at least five feet of setback area along both the northern and southern interior side yards consistent with this requirement. Each lot or parcel of land shall have a rear yard of not less than 15 feet in depth. As depicted on the site plan, the Project will provide a 15-foot rear yard setback consistent with this requirement.
48. The Commission finds that the Project is consistent with applicable parking requirements. Premises in Zone R-3 shall provide parking facilities as required by Part 11 of Chapter 22.52. As described above, the Project is eligible to provide parking based on State-mandated ratios. The Project provides parking in excess of what is required and is therefore consistent with parking requirements.
49. The Commission finds that the Project is consistent with applicable requirements of the West Rancho Dominguez-Victoria Community Standards District ("CSD") and must comply with graffiti removal and on-going property maintenance requirements.
50. The Commission finds that pursuant to sections 22.60.174 and 22.60.175 of the County Code, the community was properly notified of the public hearing by mail,

newspaper, and property posting. Additionally, the Project was noticed and case materials were available on Regional Planning's website and at libraries located in the vicinity of the Malibu community. On November 3, 2016, a total of 52 Notices of Public Hearing were mailed to all property owners as identified on the County Assessor's record within a 500-foot radius from the Project Site, as well as four notices to those on the courtesy mailing list for the Malibu Zoned District and to any additional interested parties.

51. The Commission finds that the permittee is subject to payment of the California Department of Fish and Wildlife fees related to the Project's effect on wildlife resources pursuant to section 711.4 of the California Fish and Game Code.
52. The Commission finds that the MMRP, prepared in conjunction with the MND, identifies in detail how compliance with its measures will mitigate or avoid potential adverse impacts to the environment from the Project. The Board further finds that the MMRP's requirements are incorporated into the conditions of approval for this Project, and that approval of this Project is conditioned on the permittee's compliance with the attached conditions of approval and MMRP.
53. After consideration of the MND, together with the comments received during the public review process, the Commission finds on the basis of the whole record before it that there is no substantial evidence that the Project will have a significant effect on the environment, and further finds that the MND reflects the independent judgment and analysis of the Commission.
54. The location of the documents and other materials constituting the record of proceedings upon which the Commission's decision is based in this matter is at the Los Angeles County Department of Regional Planning, 13th Floor, Hall of Records, 320 West Temple Street, Los Angeles, California 90012. The custodian of such documents and materials shall be the Section Head of the Zoning Permits West Section, Department of Regional Planning.

**BASED ON THE FOREGOING, THE REGIONAL PLANNING COMMISSION CONCLUDES THAT:**

Regarding the General Plan Amendment:

- A.1. The proposed amendment employs Smart Growth.
- A.2. The proposed amendment ensures that community services and infrastructure are sufficient to accommodate growth.
- A.3. The proposed amendment provides the foundation for a strong and diverse economy.

- A.4. The proposed amendment promotes excellence in environmental resource management.
- A.5. The proposed amendment provides healthy, livable and equitable communities.
- B. The proposed amendment is consistent with the goals and policies of the General Plan.
- C. The proposed amendment will benefit the public interest and is necessary to realize an unmet local or regional need.

Regarding the Zone Change:

- A. That modified conditions warrant a revision in the zoning plan as it pertains to the area or district under consideration; and
- B. That a need for the proposed zone classification exists within such area or district; and
- C. That the particular property under consideration is a proper location for said zone classification within such area or district; and
- D. That placement of the proposed zone at such location will be in the interest of public health, safety and general welfare, and in conformity with good zoning practice.

Regarding the Administrative Housing Permit:

- A.1. That the incentive is required in order to provide for affordable housing costs or affordable rents, or
- A.2. That the incentive would not have a specific adverse impact upon public health and safety or the physical environment or on any real property that is listed in the California Register or Historical Resources.

**THEREFORE, THE REGIONAL PLANNING COMMISSION:**

1. Certifies that the MND for the Project was completed in compliance with CEQA and the State and County CEQA Guidelines related thereto; certifies that it independently reviewed and considered the MND and that the MND reflects the independent judgment and analysis of Commission as to the environmental consequences of the Project; certifies that it considered the MMRP, finding that it is adequately designed to ensure compliance with the mitigation measures during Project implementation; determined that on the basis of the whole record before the Commission that there is no substantial evidence that the Project will have a significant effect on the

**PROJECT NO. R2015-02448-(2)**  
**GENERAL PLAN AMENDMENT NO. RPPL2016001066**  
**ZONE CHANGE NO. 201500008**  
**ADMINISTRATIVE HOUSING PERMIT NO. 201500004**  
**SITE PLAN REVIEW NO. 201500770**

**FINDINGS**  
**PAGE 16 OF 16**

environment; adopts the MND and finds that the MMRP is adequately designed to ensure compliance with the mitigation measures during Project implementation; and

2. Adopts the resolution recommending that the Board of Supervisors approve General Plan Amendment No. RPPL2016001066, Zone Change No. 201500008, and the concurrent Administrative Housing Permit No. 201500004.

**ACTION DATE: December 14, 2016**

**VOTE: 5:0:0:0**

Concurring: Smith, Louie, Shell, Pedersen, Modugno

Dissenting: 0

Abstaining: 0

Absent: 0

NP:KAF

11/21/2016

c: Each Commissioner, Zoning Enforcement, Building and Safety

**INITIAL STUDY/  
MITIGATED NEGATIVE DECLARATION**

---

HOLLYWOOD COMMUNITY HOUSING CORPORATION

S. STANFORD PROJECT

14733, 14739, and 14803 S. STANFORD AVENUE  
COMPTON CALIFORNIA 90220



Lead Agency

Los Angeles County  
Department of Regional Planning  
320 West Temple Street  
Los Angeles, CA 90012

**November 28, 2016**

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**APPENDICES**

APPENDIX A: AIR QUALITY MODELING WORKSHEETS

APPENDIX B: FAULT RUPTURE HAZARD INVESTIGATION

GEOCON West, Inc., Fault Rupture Hazard Investigation, Proposed Multi-Family Residential Development 14803 S. Stanford Avenue, West Rancho Dominguez, Unincorporated Los Angeles County, California, dated September 19, 2014.

APPENDIX C: GEOTECHNICAL REPORT

GEOCON West, Inc., Geotechnical Investigation, Proposed Multi-Family Residential Development 14733 – 14803 S. Stanford Avenue, West Rancho Dominguez, Unincorporated Los Angeles County, California, APN: 6137-005-036, 6137-005-902, 6137-005-903, dated November 24, 2014.

APPENDIX C: GREENHOUSE GAS EMISSIONS CALCULATIONS WORKSHEETS

APPENDIX D: ENVIRONMENTAL SITE ASSESSMENT

Pacific Environmental Company, Phase One Environmental Site Assessment, 14733 – 14803 S. Stanford Avenue, Compton, California 90220, dated March 4, 2015.

APPENDIX E: NOISE MONITORING DATA AND CALCULATON WORKSHEETS

APPENDIX F: TRAFFIC STUDY

KOA Corporation, Traffic Impact Study for Apartment Project, 14733-14803 Stanford Avenue, West Rancho Dominguez, Los Angeles County, California, dated May 18, 2016.

APPENDIX H: SEWER AREA STUDY

John M. Cruikshank Consultants, Inc., Sewer Area Study for 14733 – 14803 S. Stanford Ave., dated October 4, 2016.

APPENDIX I: CONSULTATION LETTERS

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# Environmental Checklist Form (Initial Study)

County of Los Angeles, Department of Regional Planning

**Project title:** S. Stanford Project / Project No. R2015-02448-(2) / Case No(s). RPPL2016001066, RZC201500008, RHSG201500004, and RPP201500770 (“Proposed Project”)

**Lead agency name and address:** Los Angeles County, 320 West Temple Street, Los Angeles, CA 90012

**Contact Person and phone number:** Kevin Finkel, AICP, Senior Regional Planner, (213) 974-4854

**Project sponsor’s name and address:** Eleanor Atkins, Project Manager, Hollywood Community Housing Corporation (“Applicant”), 5020 Santa Monica Boulevard, Los Angeles CA 90029

**Project location:** 14733, 14739 and 14803 S. Stanford Avenue, Compton, CA 90220 (“Project Site”)  
APN: 6137-005-902, 6137-005-903 and 6137-005-036 USGS Quad: Inglewood 7.5 Minute Quadrangle

**Gross Acreage:** 2.72 acres

**General Plan Designation:** H9 (Residential: 0-9 du/net ac)

**Community/Area Wide Plan designation:** N/A

**Zoning:** R-1 (Single-Family Residence Zone)

**Description of project:** See Project Description below.

**Surrounding land uses and setting:** See Project Description below.

**Other public agencies whose approval may be required (e.g., permits, financing approval, or participation agreement):**

*Public Agency*

Second District of the Los Angeles County Board of Supervisors

Community Development Commission of the County of Los Angeles

Los Angeles County Department of Health Services

*Approval Required*

**Major projects in the area:**

*Project/Case No.*

- 1. City of Compton, 930 W. Compton Boulevard
- 2. City of Compton, 950 W. Alondra Boulevard
- 3. County of Los Angeles, 13218 Avalon Boulevard

*Description and Status*

- 41 dwelling unit condominium project.
- 28 dwelling unit condominium and 3,000 square foot church project.
- 54 dwelling unit apartment project.

**Reviewing Agencies:**

*Responsible Agencies*

- None
- Regional Water Quality Control Board:
- Los Angeles Region
- Lahontan Region
- Coastal Commission
- Army Corps of Engineers

*Special Reviewing Agencies*

- None
- Santa Monica Mountains Conservancy
- National Parks
- National Forest
- Edwards Air Force Base
- Resource Conservation District of Santa Monica Mountains Area
- 

*Regional Significance*

- None
- SCAG Criteria
- Air Quality
- Water Resources
- Santa Monica Mtns. Area
- 

*Trustee Agencies*

- None
- State Dept. of Fish and Wildlife
- State Dept. of Parks and Recreation
- State Lands Commission
- University of California (Natural Land and Water Reserves System)

*County Reviewing Agencies*

- DPW:
  - Land Development Division (Grading & Drainage)
  - Geotechnical & Materials Engineering Division
  - Traffic and Lighting Division
  - Environmental Programs Division

- Fire Department
  - Planning Division
  - Land Development Unit
- Sanitation District
- Public Health/Environmental Health Division: Land Use Program (OWTS), Drinking Water Program (Private Wells), Toxics Epidemiology Program (Noise)
- Sheriff Department
- Parks and Recreation
- Subdivision Committee

**ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED:**

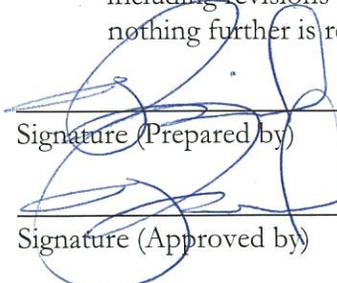
The environmental factors checked below would be potentially affected by this project.

- |  |  |  |
|--|--|--|
| <input checked="" type="checkbox"/> Aesthetics         | <input checked="" type="checkbox"/> Greenhouse Gas Emissions | <input type="checkbox"/> Population/Housing                            |
| <input type="checkbox"/> Agriculture/Forest            | <input type="checkbox"/> Hazards/Hazardous Materials         | <input type="checkbox"/> Public Services                               |
| <input type="checkbox"/> Air Quality                   | <input type="checkbox"/> Hydrology/Water Quality             | <input type="checkbox"/> Recreation                                    |
| <input type="checkbox"/> Biological Resources          | <input type="checkbox"/> Land Use/Planning                   | <input type="checkbox"/> Transportation/Traffic                        |
| <input checked="" type="checkbox"/> Cultural Resources | <input type="checkbox"/> Mineral Resources                   | <input checked="" type="checkbox"/> Utilities/Services                 |
| <input type="checkbox"/> Energy                        | <input checked="" type="checkbox"/> Noise                    | <input checked="" type="checkbox"/> Mandatory Findings of Significance |
| <input type="checkbox"/> Geology/Soils                 |  |  |

DETERMINATION: (To be completed by the Lead Department.)

On the basis of this initial evaluation:

- I find that the proposed project COULD NOT have a significant effect on the environment, and a NEGATIVE DECLARATION will be prepared.
- I find that although the proposed project could have a significant effect on the environment, there will not be a significant effect in this case because revisions in the project have been made by or agreed to by the project proponent. A MITIGATED NEGATIVE DECLARATION will be prepared.
- I find that the proposed project MAY have a significant effect on the environment, and an ENVIRONMENTAL IMPACT REPORT is required.
- I find that the proposed project MAY have a “potentially significant impact” or “potentially significant unless mitigated” impact on the environment, but at least one effect 1) has been adequately analyzed in an earlier document pursuant to applicable legal standards, and 2) has been addressed by mitigation measures based on the earlier analysis as described on attached sheets. An ENVIRONMENTAL IMPACT REPORT is required, but it must analyze only the effects that remain to be addressed.
- I find that although the proposed project could have a significant effect on the environment, because all potentially significant effects (a) have been analyzed adequately in an earlier EIR or NEGATIVE DECLARATION pursuant to applicable standards, and (b) have been avoided or mitigated pursuant to that earlier EIR or NEGATIVE DECLARATION, including revisions or mitigation measures that are imposed upon the proposed project, nothing further is required.

 Signature (Prepared by)	Kevin Finkel	11/28/2016 Date
 Signature (Approved by)	Kevin Finkel	11/28/2016 Date

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## **PROJECT DESCRIPTION:**

### **A. PROJECT LOCATION**

The Project Site is located at 14733, 14739 and 14803 S. Stanford Avenue, Compton, CA 90220. As shown in Figure 1, Project Location Map, the Project Site is located in the unincorporated community of West Rancho Dominguez-Victoria in central Los Angeles County west of the City of Compton and east of the City of Gardena. The Project Site is bounded by S. Stanford Avenue to the east, the Roy Campanella Park to the east across S. Stanford Avenue, a bus yard to the west, single-family residences to the north and multi-family residences to the south.

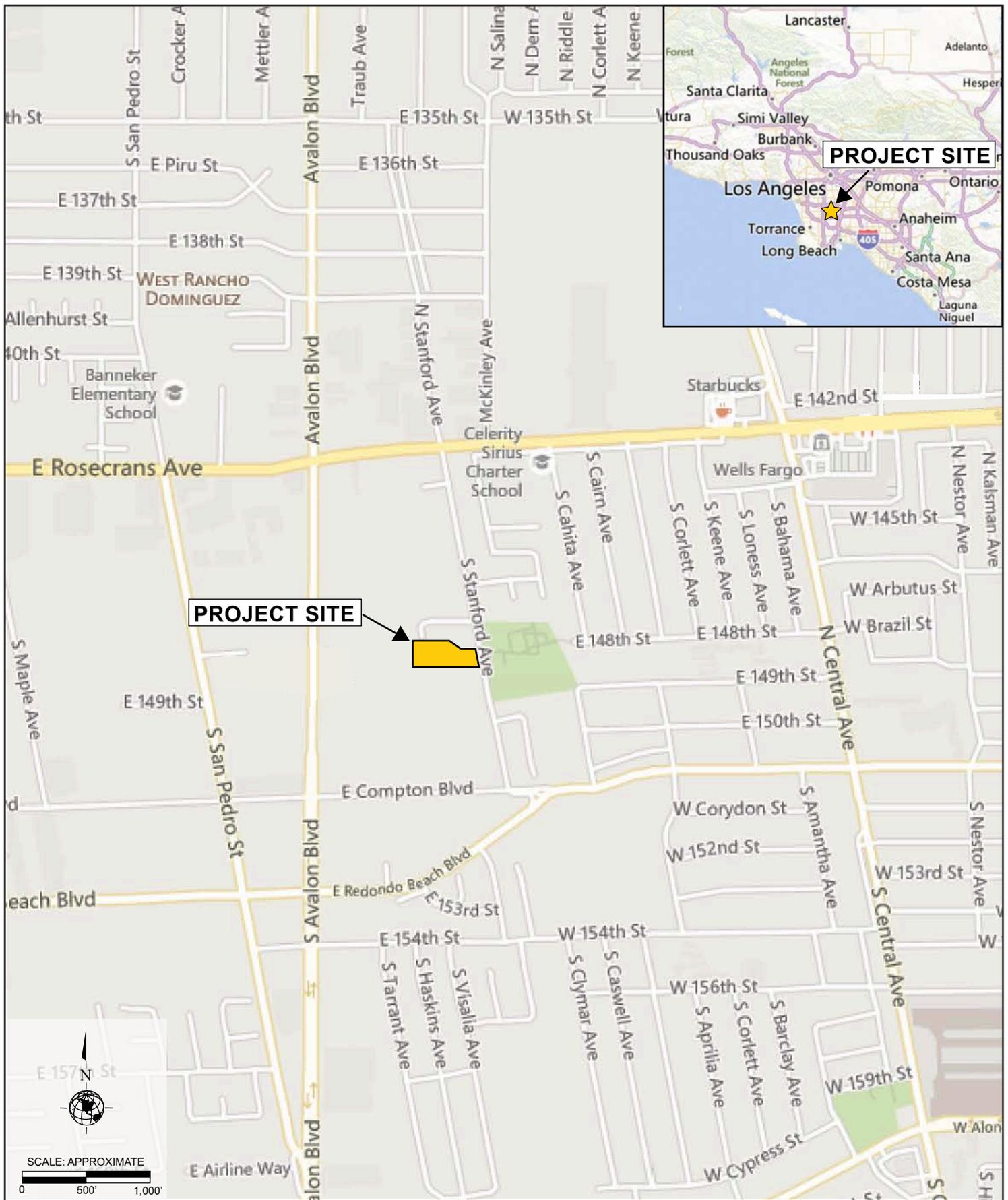
The Project Site is identified by the following County of Los Angeles Assessor Parcel Numbers (APNs): 6137-005-902, 6137-005-903 and 6137-005-036. The Project Site consists of three contiguous, vacant parcels of land that comprise approximately 118,605 square feet (2.72 acres).

#### **Regional and Local Access**

Regional access to the Project Site is provided by the Harbor Freeway (I-110), located west of the Project Site; the Long Beach Freeway (I-710), located east of the Project Site; the Glenn Anderson Freeway (I-105), located north of the Project Site; and the Gardena Freeway (SR-91) located south of the Project Site.

Local access to the Project Site is provided by Avalon Boulevard, S. Stanford Avenue, Central Avenue, Rosecrans Avenue, Compton Boulevard, and Redondo Beach Boulevard. Avalon Boulevard is a four-lane north-south roadway located west of the Project Site. Parking is provided on both sides of Avalon Boulevard in the project vicinity. S. Stanford Avenue is a two-lane north-south roadway located on the east frontage of the Project Site. Parking is provided on both sides of S. Stanford Avenue in the project vicinity. Central Avenue is a four-lane north-south roadway located east of the Project Site. Parking is prohibited on Central Avenue north of the Central Avenue and Compton Boulevard intersection. However, parking is provided on both sides of Central Avenue south of the Central Avenue and Compton Boulevard intersection. Rosecrans Avenue is a six-lane east-west roadway located north of the Project Site. Parking is prohibited on Rosecrans Avenue in the project vicinity. Compton Boulevard is a four-lane east-west roadway located south of the Project Site. Parking is provided on both sides of Compton Boulevard in the project vicinity. Redondo Beach Boulevard is a four-lane east-west roadway during located south of the Project Site. Parking is provided on both sides on Redondo Beach Boulevard in the project vicinity.

The Project Site is served by bus transit lines operated by the Los Angeles County Metropolitan Transportation Authority (Metro) and the City of Compton. Metro Bus Lines 51/52/352 provide access between Compton and Koreatown via Compton Boulevard. Metro Bus Line 125 provides access between El Segundo and Norwalk via Rosecrans Avenue. Compton Renaissance Transit System Line 1 and 5 provide service within the City of Compton via Central Avenue and Compton Boulevard. The Metro Bus stop serving Lines 51/52/352 is located approximately 0.2 miles south of the Project Site at the intersection of S. Stanford Avenue and E. Compton Boulevard. The Metro Bus Line 125 stop is located approximately 0.3 miles north of the Project Site at the intersection of S. Stanford Avenue and E. Rosecrans Avenue. The bus stop serving the Compton Renaissance Transit System Line 1 and 5 is located approximately 0.3 miles east of the Project Site at the Compton Adult School.



Source: Bing Maps, 2015



Figure 1  
Project Location Map

## Existing Conditions

The Project Site is currently undeveloped. The Project Site is comprised of three vacant lots that is bordered by S. Stanford Avenue to the east, the Roy Campanella Park to the east across S. Stanford Avenue, a bus yard to the west, single-family residences to the north, and multi-family residences to the south. An aerial photograph and photographs depicting the current conditions on the Project Site are shown in Figure 2 and 3. Existing vegetation on the Project Site is predominantly bull mallow (*Malva nicaeensis*), which is non-native ruderal vegetation. The Project Site is approximately 110 feet above sea level. The Project Site's topography generally slopes to the middle of the Project Site and is characterized as flat with a small-engineered hill at the highest point of the west edge of the Project Site. The steepest slope of the hill is approximately 25% with the lowest point approximately 13 feet lower than the highest point.

## Land Use and Zoning

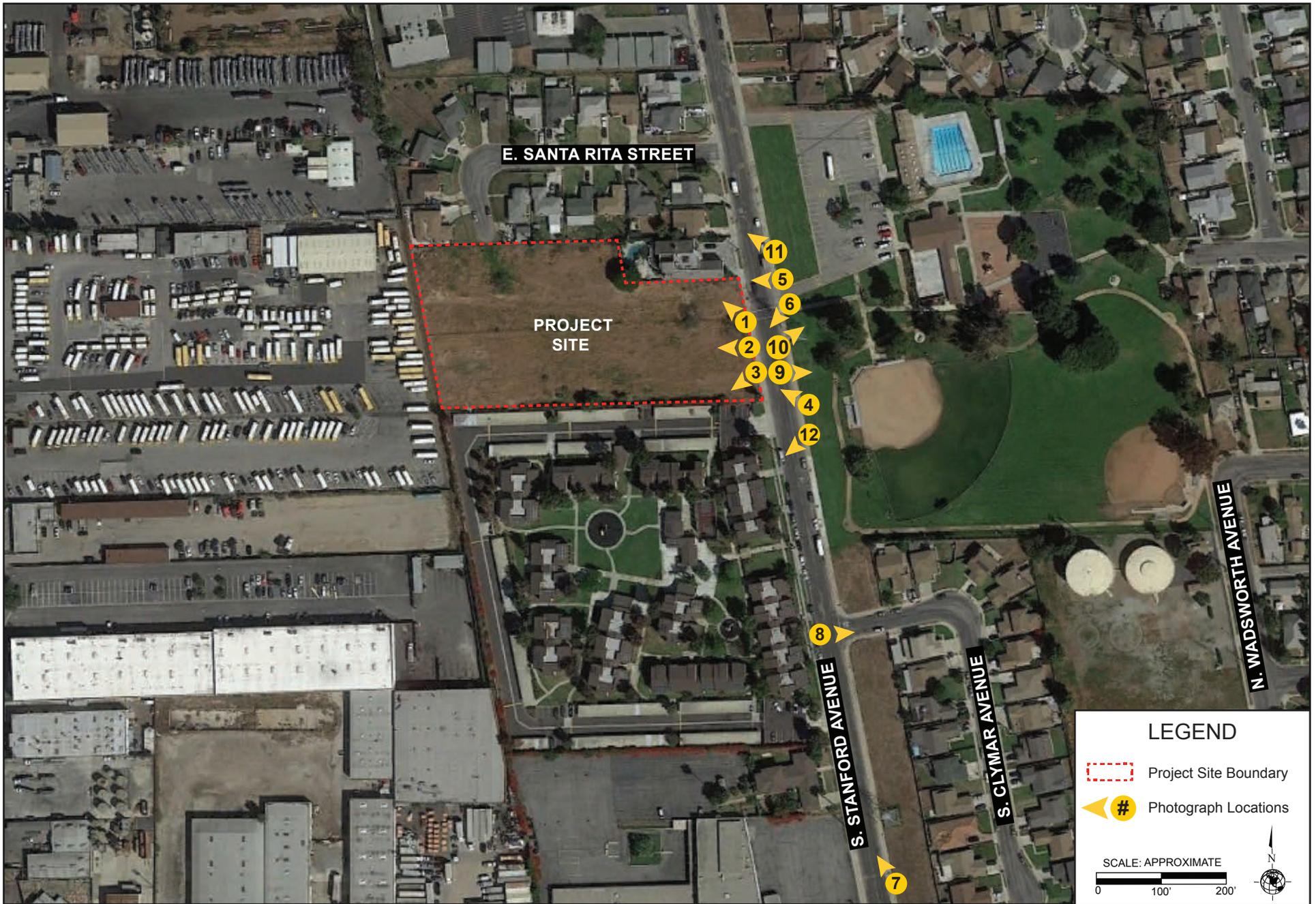
The County adopted the Los Angeles County General Plan 2035 (General Plan) on October 6, 2015. As shown in Figure 4, Zoning and General Plan Land Use Designations, the County of Los Angeles' General Plan designates the Project Site H9 (Residential: 0-9 du/net ac).<sup>1</sup> The H9 (Residential: 0-9 du/net ac) General Plan land use designation allows for the development 0-9 dwelling units per net acre and is intended to guide the development of single-family residences. The Proposed Project includes construction of an 85-unit affordable housing development with 93 surface parking spaces. As such, the Proposed Project would not be consistent with the density or uses allowed for by the General Plan land use designation. Thus, the Applicant is proposing a General Plan Amendment from the existing General Plan land use designation of H9 (Residential: 0-9 du/net ac) to the General Plan land use category of H30 (Residential: 0-30 du/net ac) for the Proposed Project, which allows for 0-30 dwelling units per net acre. With the affordable housing density bonus as part of the General Plan Amendment, the Proposed Project would be consistent with all applicable General Plan land use standards of the H30 land use designation. The General Plan Amendment for the Proposed Project would be consistent with adjacent land uses, specifically the two-story Warwick Terrace Apartments complex to the south of the Project Site, in the General Plan given that the area is a transitional area.

The Project Site is located in the West Rancho Dominguez-Victoria in the unincorporated area of the County of Los Angeles. The Project Site is zoned R-1 (Single-Family Residence Zone). The Proposed Project includes construction of an 85-unit affordable housing development with 93 surface parking spaces. As such, the proposed multi-family residential structure is not consistent with the uses allowed in the R-1 Zone. Thus, the Applicant is proposing a zone change from R-1 to R-3 (Limited Multiple Residence Zone) to accommodate the Proposed Project.

The Applicant is also requesting a 3% affordable housing density bonus. Approval of the requested General Plan amendment changing the category designated on the site from H9 to H30, zone change from R-1 to R-3 zone change, 3% affordable housing density bonus, and the Site Plan approval would allow the Applicant to develop the Proposed Project's 85 units of affordable housing.

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<sup>1</sup> County of Los Angeles, Department of Regional Planning Commission, 2015, Los Angeles County General Plan 2035, Chapter 6: Land Use Element, website: [http://planning.lacounty.gov/assets/upl/project/gp\\_web80-land-use.pdf](http://planning.lacounty.gov/assets/upl/project/gp_web80-land-use.pdf), accessed May 2016.



Source: Google Earth, Aerial View, 2015



Figure 2  
Aerial Photograph of the Project Site



View 1: From the west side of S. Stanford Avenue looking northwest towards the Project Site.



View 2: From the west side of S. Stanford Avenue looking west towards the Project Site.



View 3: From the west side of S. Stanford Avenue looking southwest towards the Project Site.



View 4: From the east side of S. Stanford Avenue looking northwest towards the Project Site.



View 5: From the east side S. Stanford Avenue looking west towards the Project Site.

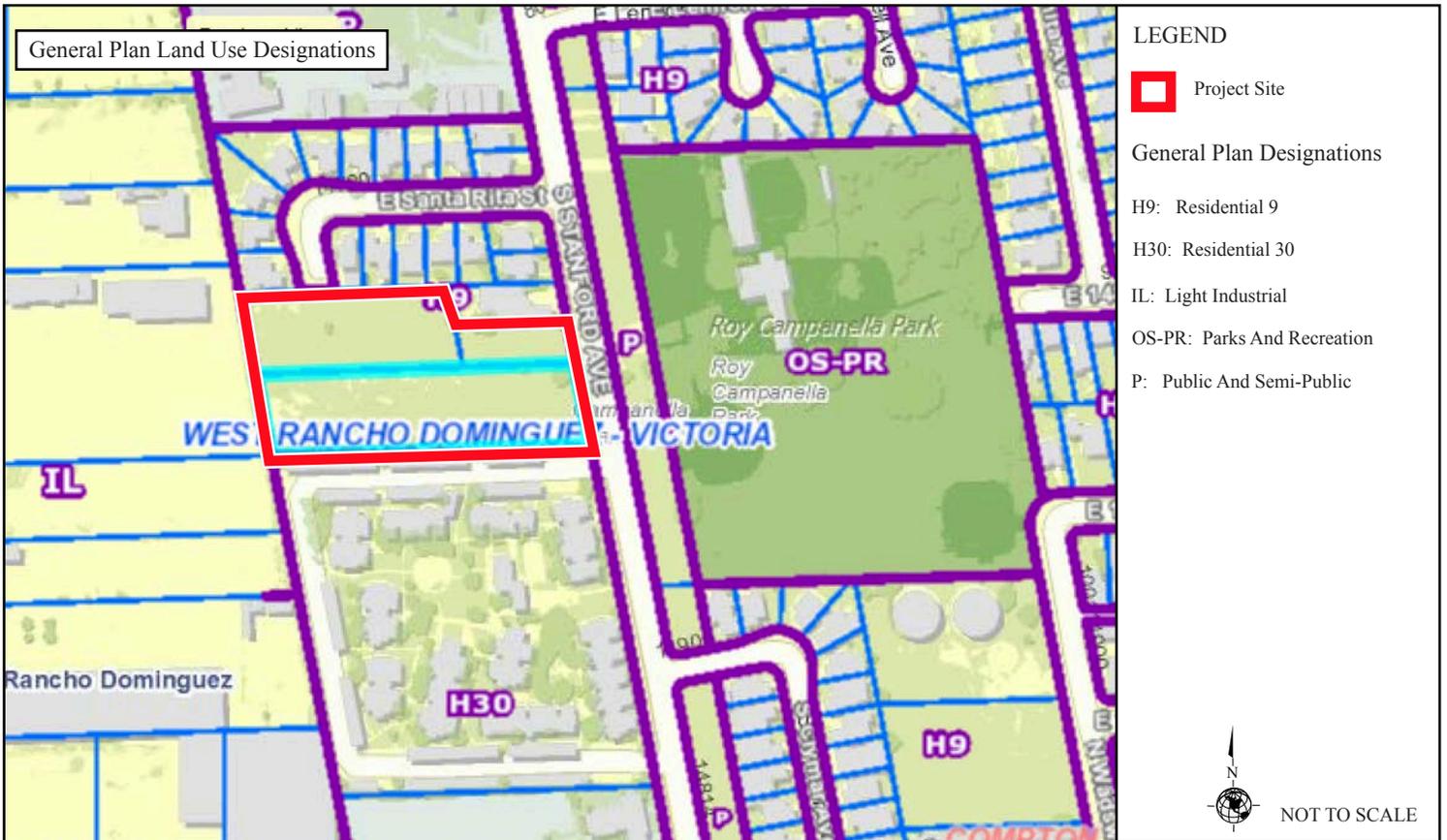
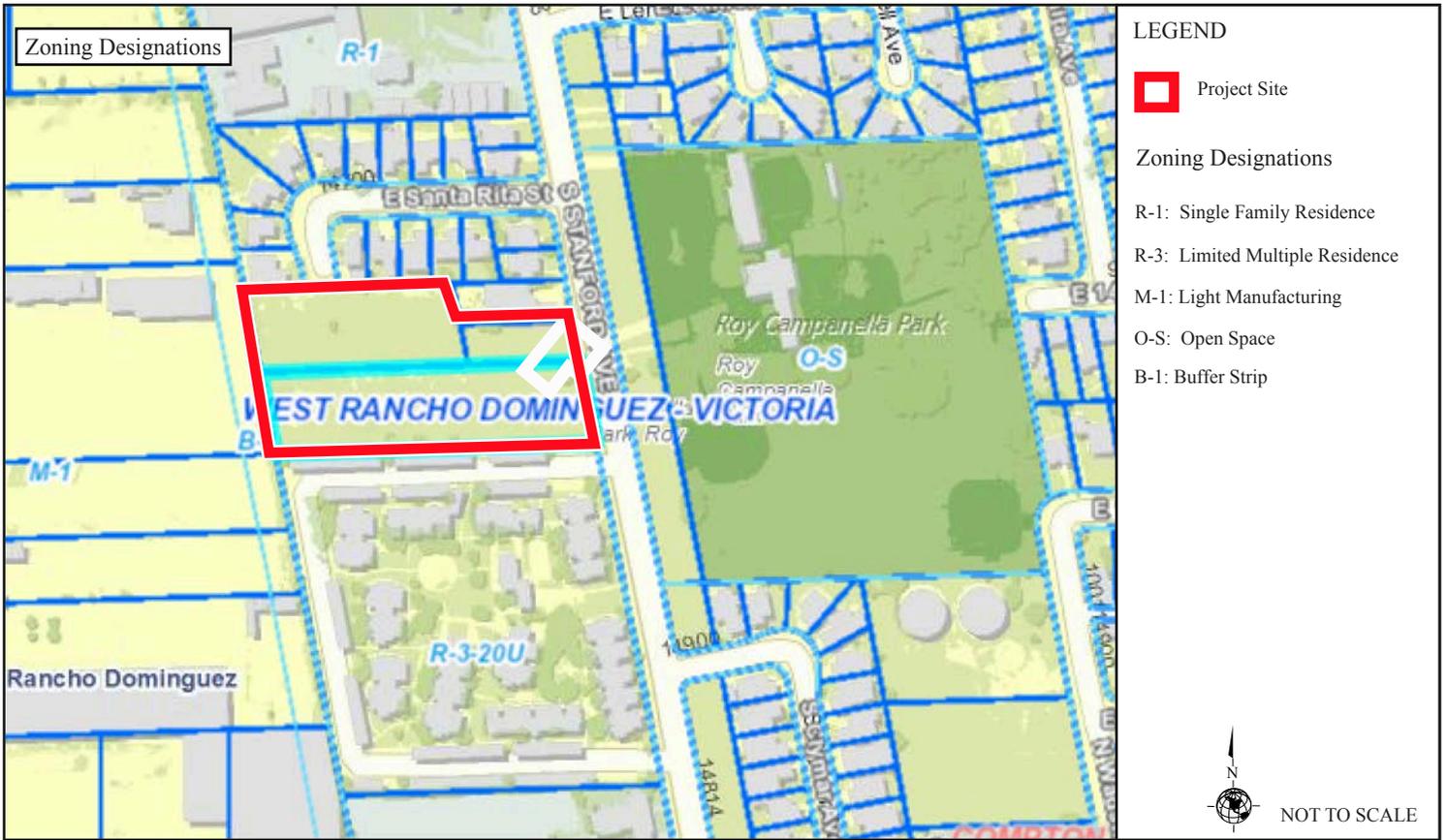


View 6: From the east side of S. Stanford Avenue looking southwest towards the Project Site.

Source: Parker Environmental Consultants, 2015



Figure 3  
Photographs of the Project Site



Source: Los Angeles County Department of Regional Planning, 2015

## **Surrounding Land Uses**

Photographs of the land uses immediately surrounding the Project Site are provided in Figure 5. As shown, the Project Site is surrounded by multi-family residences, single-family residences, light industrial uses, and open space.

To the east of the Project Site is S. Stanford Avenue followed by Roy Campanella Park (see Figure 5, View 9 and 10). Under the General Plan, properties to the east of the Project Site are designated as P (Public and Semi Public) and OS-PR (Parks and Recreation). The properties to the east of the Project Site are zoned O-S (Open Space). To the south of the Project Site are the Warwick Terrace Apartments, which is a two-story apartment complex with one-story carports (see Figure 5, View 7 and 12). Properties to the south of the Project Site are designated as H30. The properties to the south of the Project Site are zoned R-3. To the north of the Project Site are single-family residences (see Figure 5, View 11). Properties to the north are designated as H9. The properties to the north of the Project Site are zoned R-1. To the west of the Project Site is the First Student Bus Yard. Properties to the west are designated as IL (Light Industrial). The properties to the west of the Project Site are zoned B-1 (Buffer Strip Zone) and M-1 (Light Manufacturing).



View 7: From the east side S. Stanford Avenue looking north.



View 8: From the west side of S. Stanford Avenue looking west.



View 9: From the west side of S. Stanford Avenue looking east.



View 10: From the west side of S. Stanford Avenue looking northeast.



View 11: From the east side of S. Stanford Avenue looking northwest.



View 12: From the east side of S. Stanford Avenue looking southwest.

Source: Parker Environmental Consultants, 2015



Figure 5  
Photographs of Surrounding Land Uses

**B. PROPOSED DEVELOPMENT**

The Proposed Project includes construction of an 85-unit affordable housing development with 93 surface parking spaces. The Proposed Project is comprised of two residential structures. Building one is three stories high (approximately 23 and a half feet above grade at its lowest point fronting S. Stanford Avenue and 34 feet above grade at its highest point fronting the interior of the Project Site) and includes 24,701 gross square feet of development. Building one includes 21 residential units (all one-bedroom units), a ground floor lobby, a community room, a meeting room, and two office spaces for the Proposed Project’s residents. Building two is three stories high (approximately 34 and a half feet above grade at its lowest point fronting First Student Bus Yard to the west and 40 feet above grade at its highest point fronting the interior of the Project Site) and includes 88,253 square feet of development. Building two includes 64 units (25 one-bedroom units, 21 two-bedroom units, and 26 three-bedroom units), a kitchenette, utility storage, laundry, computer room, mail room, arcade, two common rooms, a meeting room, and two office spaces for the Proposed Project’s residents. The Proposed Project includes a total of 85 dwelling units and 112,954 gross square feet of development.

A summary of the proposed development program is provided in Table 1, below. The proposed site plan is depicted in Figure 6. Figures 7 through 10 depict the first, second, third and roof level, respectively.

**Table 1  
Proposed Development Program**

Land Uses	Units	Percent of Project
<b>Residential</b>		
1-Bedroom Units	46 du	54.1%
2-Bedroom Units	13 du	15.3%
3-Bedroom Units	26 du	30.6%
<b>TOTAL RESIDENTIAL</b>	<b>85 du</b>	<b>100 %</b>
Common Areas and Community Rooms	3,130 sf	NA
Parking	93 stalls	NA
<i>Notes:</i> <i>sf = square feet, du = dwelling unit.</i> <i>Source: Shelter LLP, July 23, 2015.</i>		

**Architectural Features**

The Proposed Project would consist of two three-story residential buildings with a height of 34 feet above grade for building one and 40 feet above grade for building two. With the affordable housing density bonus requested by Applicant, the maximum building height permitted for a project with the required set aside in the R-3 Zone is 45 feet above grade, which is 10 feet above the 35-foot maximum building height permitted in the R-3 Zone without the affordable housing density bonus. Covered surface parking would be provided at grade along the western and northern border of the Project Site. Building elevations and sections of the Proposed Project are depicted in Figures 11 and 15. The Proposed Project would be designed to compliment the surrounding neighborhood, with the bulk of the Proposed Project’s buildings located on the south side of the Proposed Project to

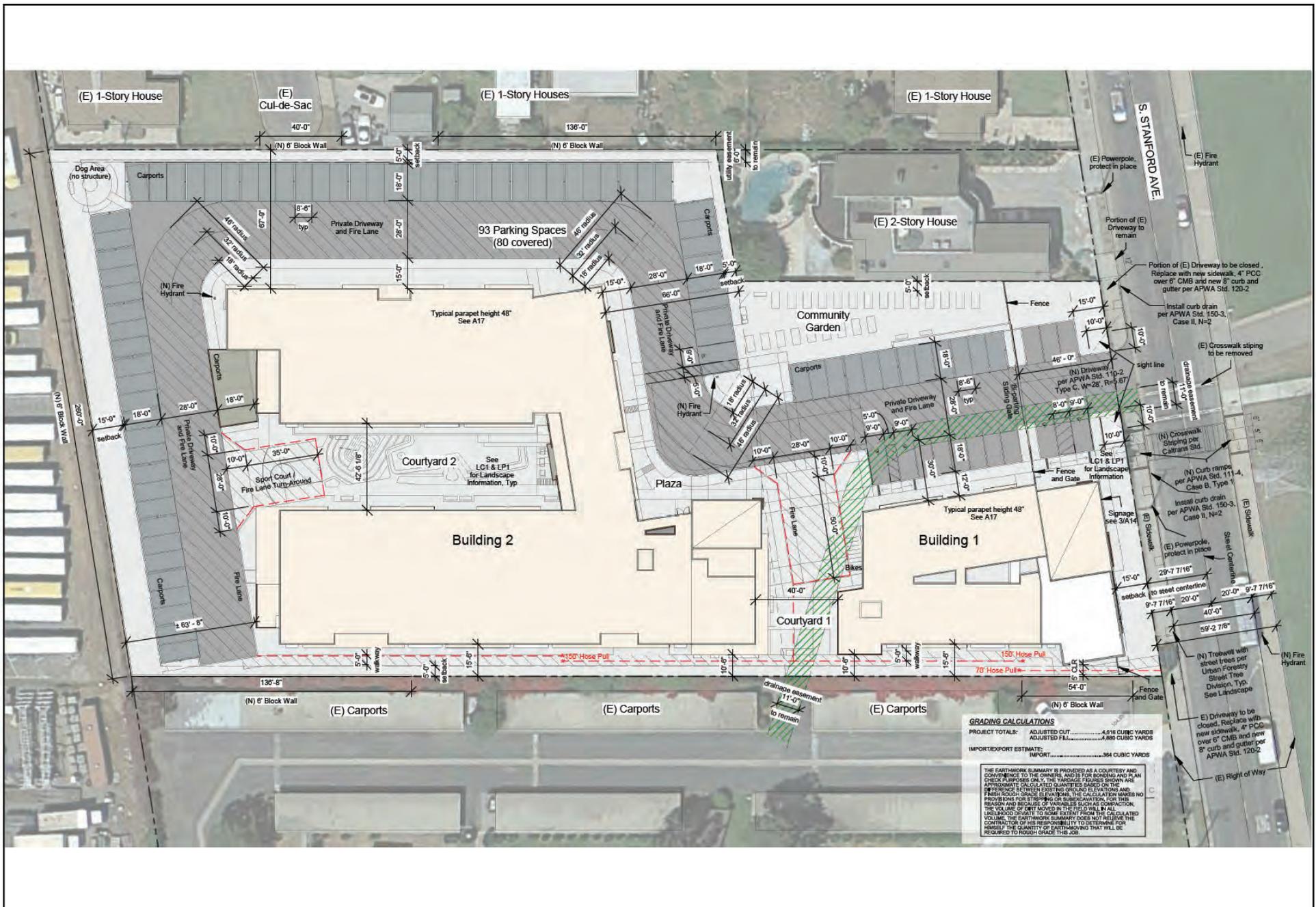
compliment the two-story Warwick Terrace Apartments to the south. The Proposed Project would be similar to the character of the two-story Warwick Terrace Apartments. The Proposed Project’s architecture would be sensitive to the single-family residences immediately to the north.

**Open Space and Landscaping**

The Proposed Project will provide open space areas consisting of private open space on balconies and common open space areas on the ground floor, which includes two courtyards, a dog area, plaza, sport court, and a community garden. The Proposed Project also includes a community room, a computer room, and four common rooms. As summarized in Table 2, below, the Proposed Project will provide 17,851 square feet of common open space, 3,130 square feet of common indoor space and 3,270 of private open space. The Proposed Project will also feature 216 proposed trees, 23,707 square feet of proposed landscape area, 374 square feet of proposed lawn area, and 23,333 square feet of drought-tolerant landscaping. The Proposed Project would include 57,527 square feet of total paving area, including 5,142 square feet of pervious paving area (2,117 decomposed granite paving and 3,025 square feet of interlocking paver) and 52,385 square feet of impervious paving area. Figure 16 and Figure 17 depict the landscape and hardscape concept plans, respectively.

**Table 2  
Open Space / Landscape Summary**

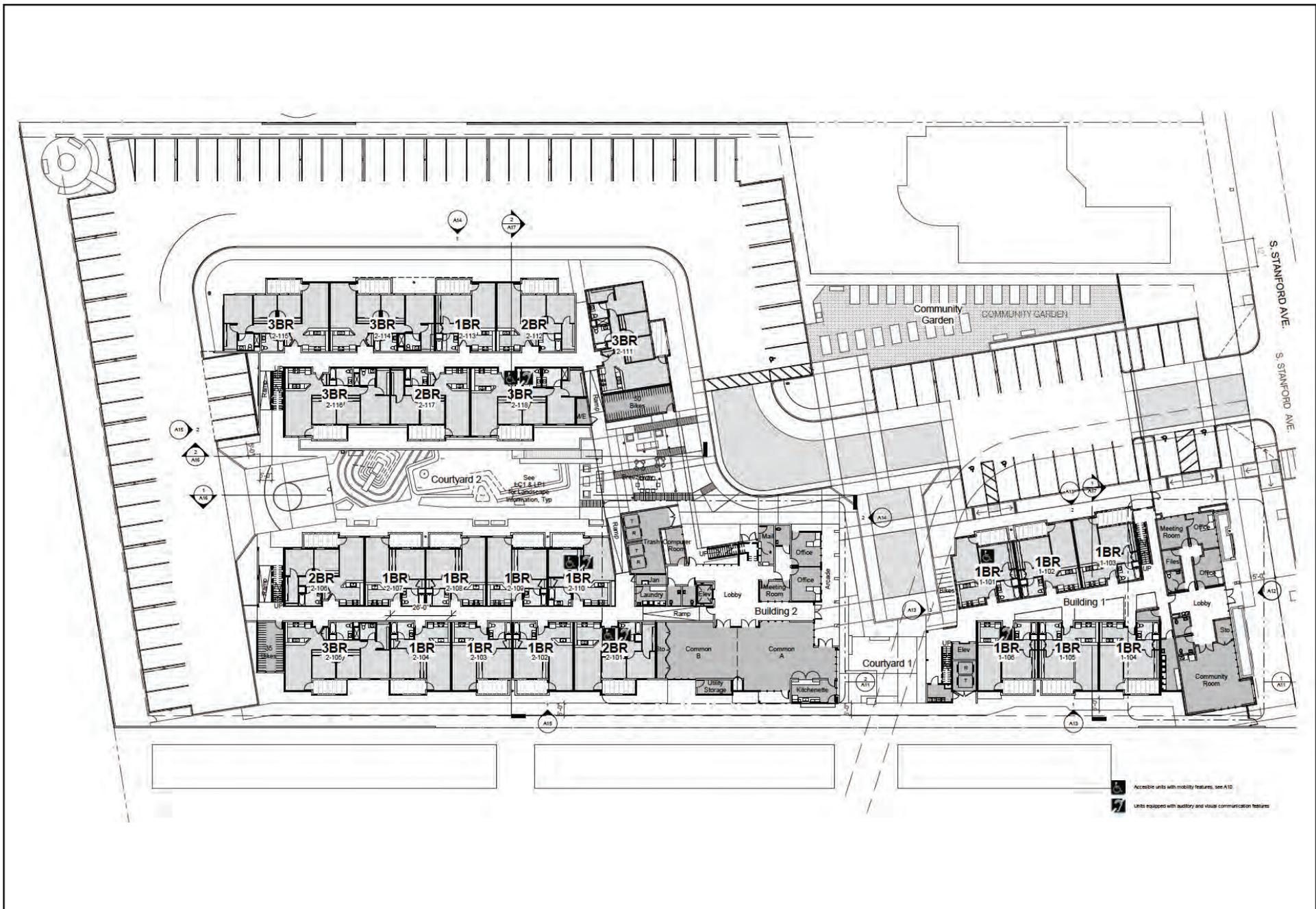
Type of Open Space	Number of Units	Square Feet Required	Total Square Feet Required
Private Open Space	24	60 sf/du (ground floor)	1,440
	61	30 sf/du (upper floor)	1,830
Common Open Space	85	17.5 sf/du	1,488
Common Indoor Area	--	600 sf min	600
<b>Open Space / Landscaping Features</b>		<b>Area Proposed (Square Feet)</b>	
Courtyard One		5,062	
Courtyard Two		7,106	
Community Garden		4,016	
Breezeway		1,667	
<b>TOTAL</b>		<b>17,851</b>	
<b>Common Indoor Area</b>		<b>Area Proposed (Square Feet)</b>	
Building One Community Room		687	
Building Two Common Room A		872	
Building Two Common Room B		739	
Computer Room		134	
2 <sup>nd</sup> Floor Common Room		349	
3 <sup>rd</sup> Floor Common Room		349	
<b>TOTAL</b>		<b>3,130</b>	
Private Open Space		<b>Area Proposed (Square Feet)</b>	
Private Open Space		3,270	
<b>TOTAL</b>		<b>3,270</b>	
<i>Source: Shelter LLP, July 23, 2015</i>			



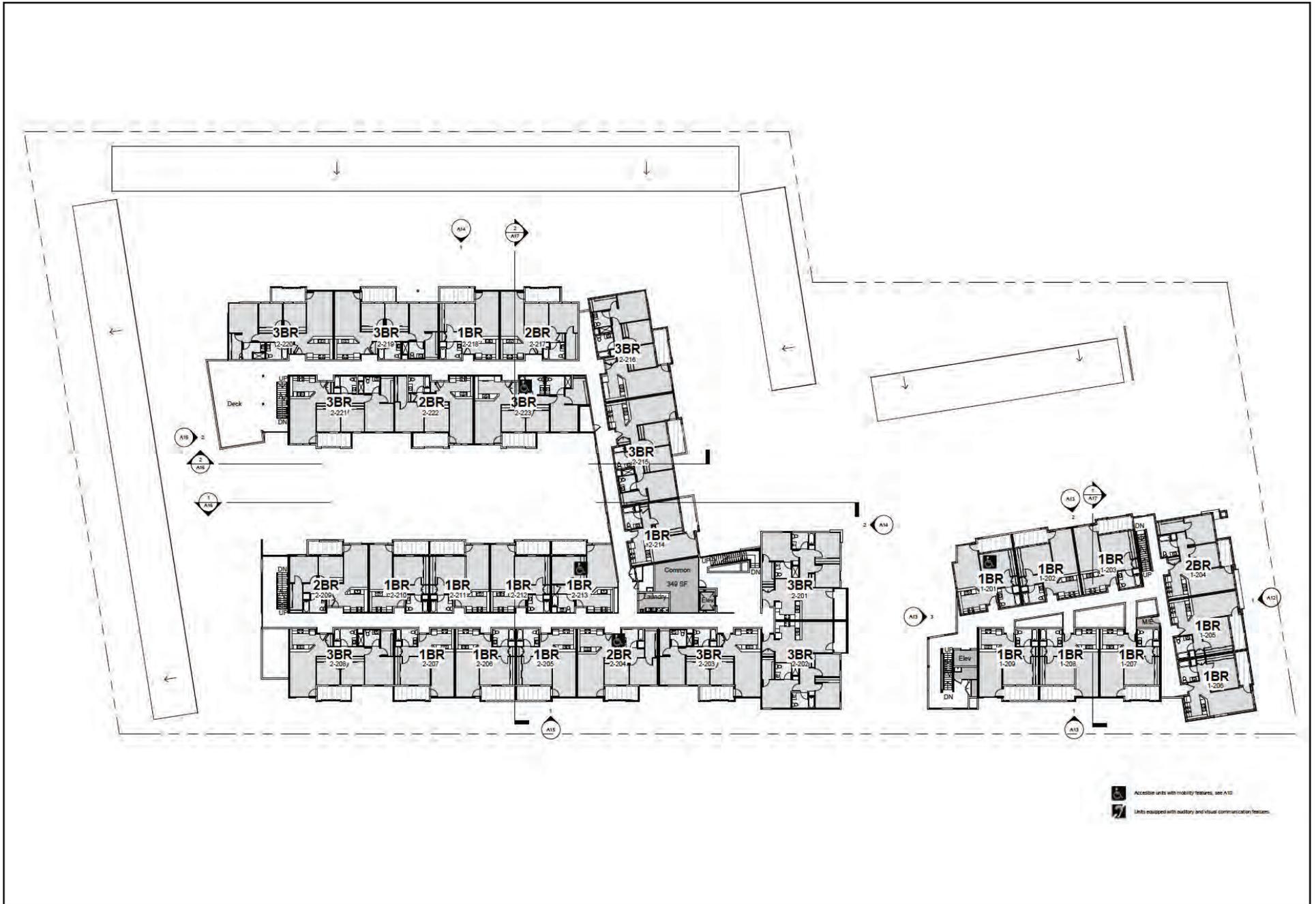
Source: Shelter LLP., October 14, 2016.



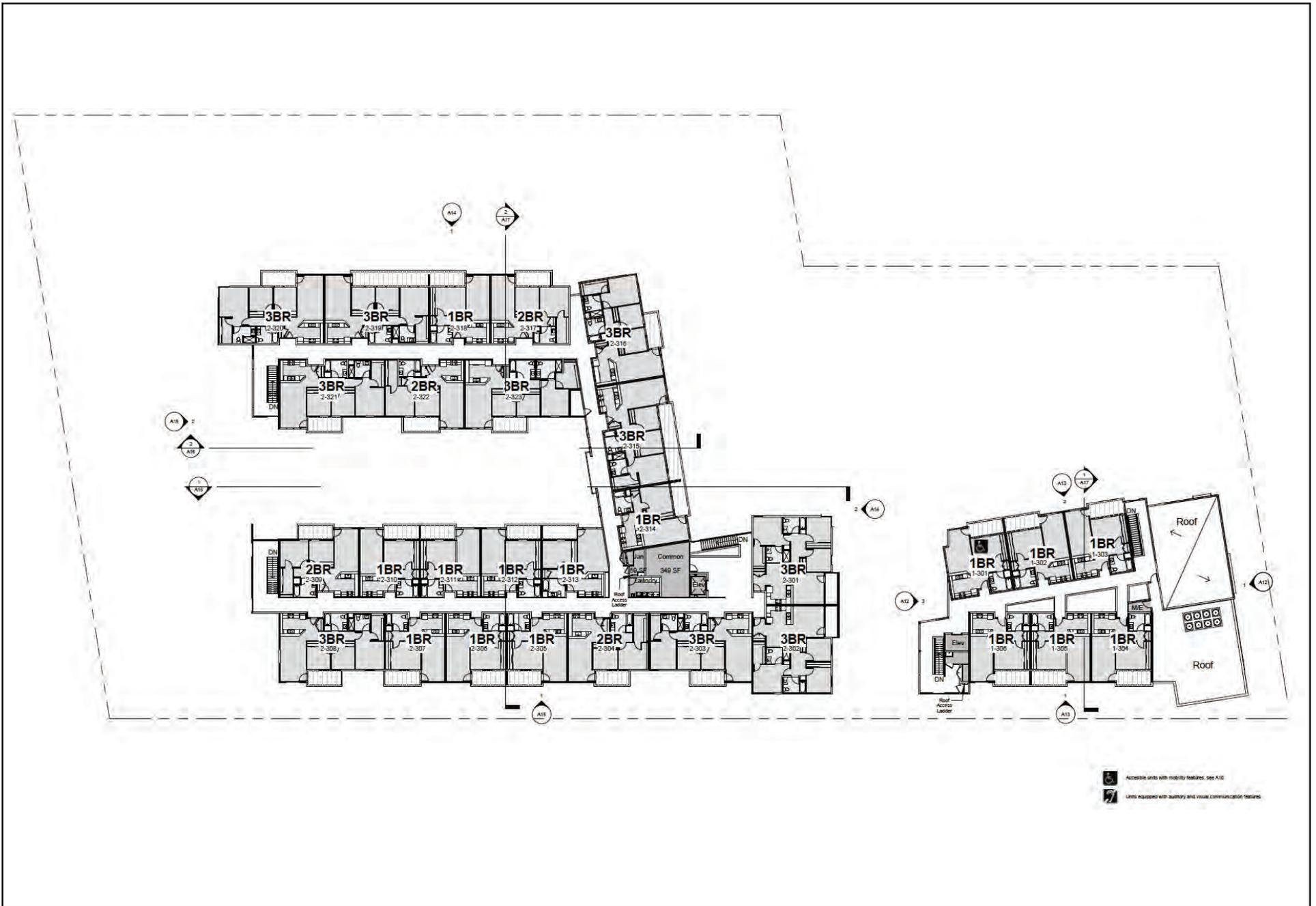
Figure 6  
Site Plan



Source: Shelter LLP., October 21, 2016

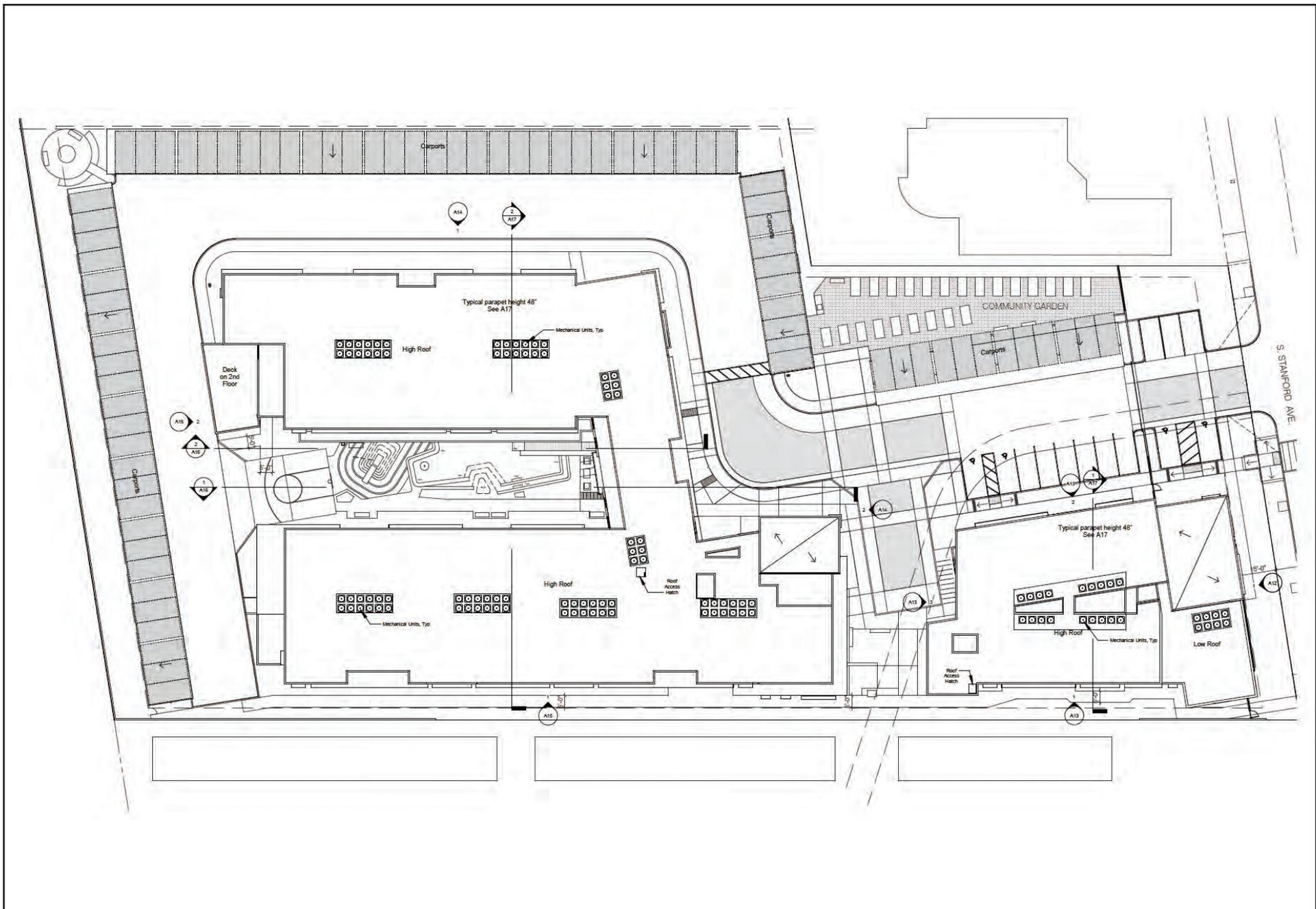


Source: Shelter LLP., October 21, 2016



Source: Shelter LLP., October 21, 2016

Figure 9  
Third Floor Plan



Source: Shelter LLP., October 21, 2016

Figure 10  
Roof Plan



Building 1 - East Elevation | 4



Building 1 - North Elevation | 2



Building 1 - West Elevation | 3



Building 1 - South Elevation | 1

Source: Shelter LLP., October 21, 2016



Figure 11  
Building One Elevations



Building 2 - Building Section / Courtyard South Elevation | 2



Building 2 - Building Section / Courtyard North Elevation | 1

Source: Shelter LLP., October 21, 2016



Figure 12  
Building Two Elevations - North and South



Building 2 - West Elevation | 2

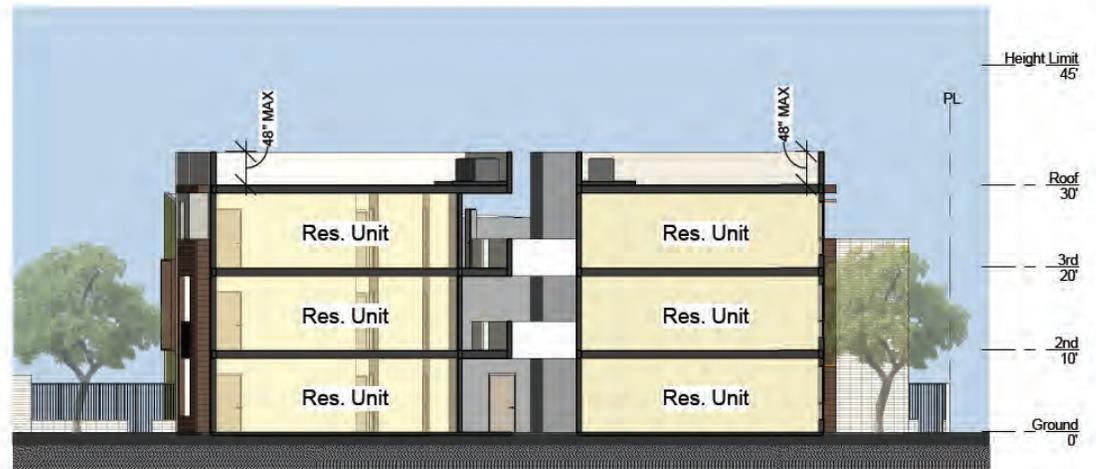


Building 2 - South Elevation | 1





Building 2 - Courtyard Section | 2



Building 1 - Section | 1

Source: Shelter LLP., October 21, 2016



Source: Shelter LLP., October 21, 2016



Source: Shelter LLP., October 21, 2016



Figure 17  
Hardscape Concept Plan

## Parking and Access

With the affordable housing density bonus requested by Applicant, the Proposed Project would meet the requirements for on-site parking. A total of 93 parking spaces are proposed to be provided at grade along the western and northern border of the Project Site. The Proposed Project proposes one two-way driveway off S. Stanford Avenue. A summary of the proposed parking plan is provided in Table 3.

**Table 3  
Proposed Parking Summary**

Description	Quantity	Units	Parking Requirements Per LACMC <sup>a</sup> .	Parking Required	Parking Proposed
<b>Apartments</b>					
One Bedroom	46	du	.75 space per du	34.5	--
Two Bedroom	13	du	1.5 spaces per du	19.5	
Three Bedroom	26	du	1.5 spaces per du	39	
<b>TOTAL</b>				<b>93</b>	<b>93 <sup>b</sup></b>
<sup>a</sup> Los Angeles County Code of Ordinances, Title 22 - Planning and Zoning, Division 1- Planning and Zoning, Chapter 22.52 - General Regulations, Part 17 - Density Bonuses and Affordable Housing Incentives (Section 22.52.1840).					
<sup>b</sup> Shelter LLP, July 23, 2015.					

## Project Design Features

The Proposed Project will incorporate the following project design features (PDFs) to support and promote environmental sustainability:

**PDF-1** All exterior building lighting, security lighting and parking area lighting shall be designed, shielded, directed downward, and located as to avoid intrusive effects on adjacent properties. Low-intensity exterior lighting shall be used throughout the development to the extent feasible, subject to approval by the County. Lighting fixtures shall use shielding to prevent spillover lighting on adjacent off-site uses.

**PDF-2** The project shall incorporate water conservation measures in its landscape design and installation. The Project landscape plan shall incorporate the following:

- Weather-based irrigation controller with rain shutoff
- Matched precipitation (flow) rates for sprinkler heads
- Drip/microspray/subsurface irrigation where appropriate
- Proper hydro-zoning, turf minimization and use of native/drought tolerant plan materials
- Use of landscape contouring to minimize precipitation runoff
- A separate water meter (or submeter), flow sensor, and master valve shutoff shall be installed for irrigated landscape areas totaling 5,000 square feet and greater.

**PDF-3** The Project shall incorporate the following water conservation features into its design:

- Install high-efficiency toilets (maximum 1.28 gpf), including dual-flush water closets, and high-efficiency urinals (maximum 0.5 gpf), including no-flush or waterless urinals, in all restrooms as appropriate.
- Install restroom faucets with a maximum flow rate of 1.5 gallons per minute.
- Single-pass cooling equipment shall be strictly prohibited from use. Prohibition of such equipment shall be indicated on the building plans and incorporated into tenant lease agreements. (Single-pass cooling refers to the use of potable water to extract heat from process equipment, e.g. vacuum pump, ice machines, by passing the water through equipment and discharging the heated water to the sanitary wastewater system.)

### **Construction**

Construction of the Proposed Project is anticipated to occur over an approximate 20-month period. Buildout and occupancy is anticipated by 2019. The construction process would be divided into the following phases: (1) Site Clearing, (2) Excavation/Grading/Structural Foundation, and (3) Structural Framing/Building/Finishing.

Construction of the Proposed Project would require clearance of the existing vegetation on the Project Site. Site clearing is anticipated to take approximately 15 days.

The excavation, grading, and foundation site preparation phase is anticipated to occur over a one month period immediately following the clearing phase. The Proposed Project would require the excavation and import of approximately 364 cubic yards of soil. Trucks for soil import and construction material delivery would enter and exit the Project Site from S. Stanford Avenue.

The building construction and finishing phases are estimated to occur over an approximate 12 to 13-month period immediately following the completion of the building foundation.

Following the building construction phase, the internal sidewalks and roadways would be paved. The paving phase would occur over an approximate one-month period.

The finishing phases of construction usually involve painting the interior of the buildings and installation of windows, millwork and flooring materials. The finishing phases typically overlap with the later phases of building construction. The finishing phase of the Proposed Project is expected to occur during the final three months of the construction process.

Construction activities could necessitate temporary lane closures on S. Stanford Avenue adjacent to the Project Site on an intermittent basis for utility relocations/hook-ups, 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 mitigate any temporary impacts to the neighborhood and surrounding traffic. Construction equipment would be staged on-site for the duration of construction activities. Traffic lane and right-of-way closures, if required, will be properly permitted by Public Works.

All construction debris would be recycled to comply with state and local requirements. Construction debris and soil materials from the site that cannot be recycled or diverted would likely be hauled to the Calabasas Landfill, located near the City of Agoura Hills, and the Scholl Canyon Landfill, located in the City of Glendale, which serve the County of Los Angeles. The Calabasas Landfill is approximately 43 miles northwest of the Project Site (approx. 86-miles round trip). The Scholl Canyon Landfill is approximately 25 miles to the north of the Project Site (approx. 50-miles round trip). For construction waste recycling efforts, the Puente Hills Materials Recovery Facility (MRF), the Palos Verdes Landfill, the Downey Area Recycling and Transfer (DART) Facility, and the South Gate Transfer Station would serve the Project Site.

As discussed above, the Proposed Project would require the excavation and import of approximately 364 cubic yards of soil. For purposes of analyzing the construction-related impacts, it is anticipated that the excavation and soil import would involve 18-wheel bottom-dump trucks with an average of 12 cubic yard hauling capacity. All truck staging would either occur on-site or at designated off-site locations and radioed into the site to be filled. The anticipated import of 364 cubic yards of soil route would include entering/exiting the Project Site from S. Stanford Avenue. The route would then extend eastbound on Rosecrans Avenue to the I-110 Freeway north or southbound.

### **Related Projects**

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

*“(1) When assessing whether a cumulative effect requires an EIR, the lead agency shall consider whether the cumulative impact is significant and whether the effects of the project are cumulatively considerable. An EIR must be prepared if the cumulative impact may be significant and the project's incremental effect, though individually limited, is cumulatively considerable. “Cumulatively considerable” means that the incremental effects of an individual project are significant when viewed in connection with the effects of past projects, the effects of other current projects, and the effects of probable future projects.*

*(2) A lead agency may determine in an initial study that a project's contribution to a significant cumulative impact will be rendered less than cumulatively considerable and thus is not significant. When a project might contribute to a significant cumulative impact, but the contribution will be rendered less than cumulatively considerable through mitigation measures set forth in a mitigated negative declaration, the initial study shall briefly indicate and explain how the contribution has been rendered less than cumulatively considerable.*

*(3) A lead agency may determine that a project's incremental contribution to a cumulative effect is not cumulatively considerable if the project will comply with the requirements in a previously approved plan or mitigation program (including, but not limited to, water quality control plan, air quality attainment or maintenance plan, integrated waste management plan, habitat conservation plan, natural community conservation plan, plans or regulations for the reduction of greenhouse gas emissions) that provides specific requirements that will avoid or substantially lessen the cumulative problem within the geographic area in which the project is located. Such plans or programs must be specified in law or adopted by the public agency with jurisdiction over the affected resources through a public review process to implement, interpret, or make specific the law enforced or administered by the public agency. When relying on a plan, regulation or program, the lead agency should explain how implementing the particular requirements in the plan, regulation or program ensure that the project's incremental contribution to the cumulative effect is not cumulatively considerable. If there is substantial evidence that the possible effects of a particular project are still cumulatively considerable notwithstanding that the project complies with the specified plan or mitigation program addressing the cumulative problem, an EIR must be prepared for the project.*

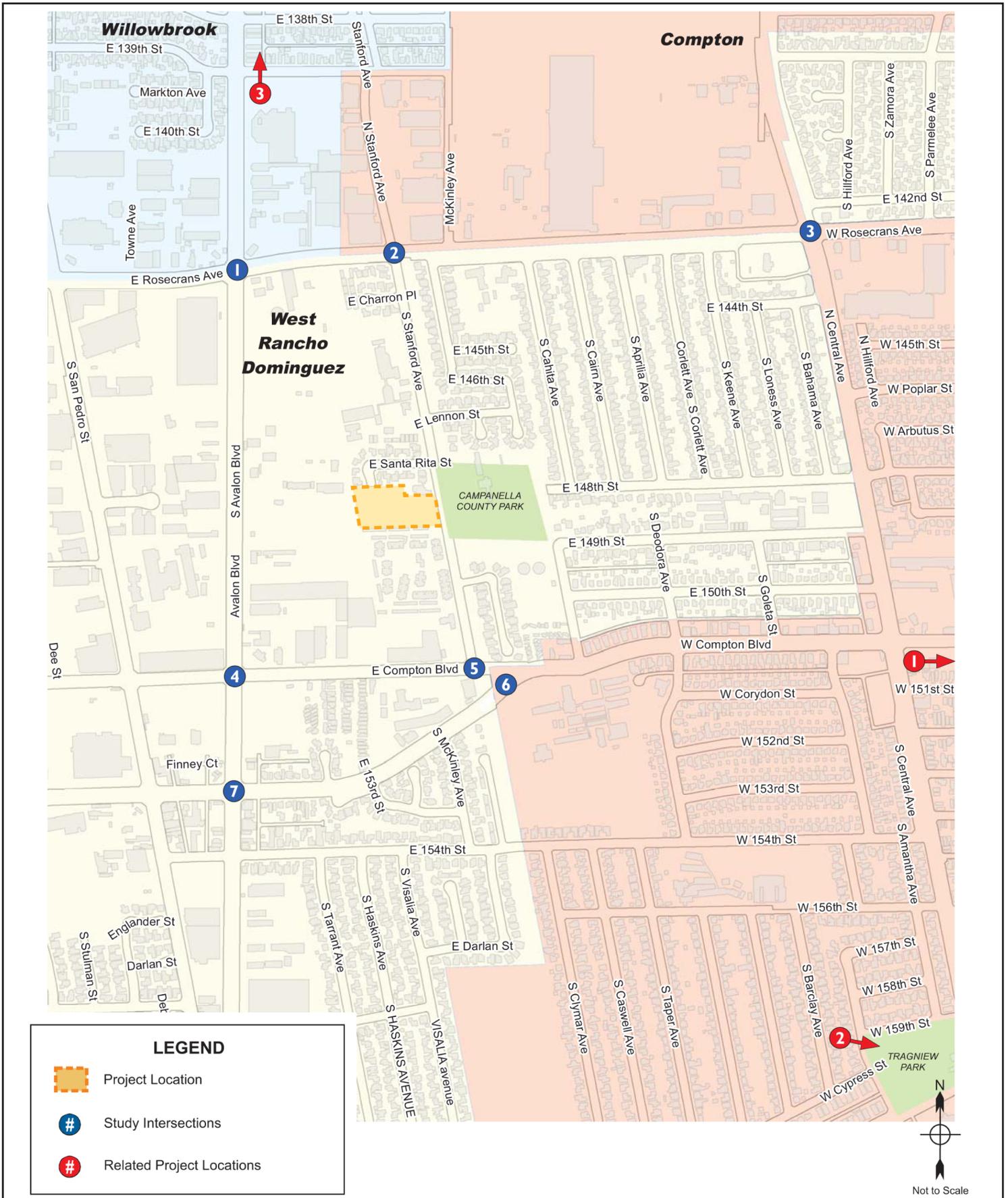
*(4) The mere existence of significant cumulative impacts caused by other projects alone shall not constitute substantial evidence that the proposed project's incremental effects are cumulatively considerable."*

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

The related projects identified are included in Table 4, Related Projects List, below. A total of 3 related projects were identified within the affected Project area. An analysis of the cumulative impacts associated with these related projects and the Proposed Project are provided under each individual environmental impact category in Section II of this IS/MND. The locations of the related projects are shown in Figure 18, Related Projects Location Map.

**Table 4  
Related Projects List**

<b>Project Number</b>	<b>Project Name</b>	<b>Location/Address</b>	<b>Project Description</b>	<b>Size</b>	<b>Units</b>
<b>City of Compton</b>					
1	--	930 W. Compton Boulevard	Condominium	41	du
2	--	950 W. Alondra Boulevard	Condominium Church	28 3,000	du sf
<b>County of Los Angeles</b>					
3	--	13218 Avalon Boulevard	Apartment	54	du
<i>Notes: du = dwelling unit, sf = square feet Source: KOA Corporation: Planning and Engineering, Traffic Impact Study for Apartment Project, 14733-14803 Stanford Avenue, West Rancho Dominguez, May 18, 2016.</i>					



Source: KOA Corporation, May 18, 2016.



Figure 18  
Related Project Location Map

### C. ENTITLEMENT REQUESTS

The Applicant is requesting that the following entitlements be granted by the County of Los Angeles as the designated lead agency:

1. A General Plan amendment to change the plan category designated on the Project Site from H9 (Residential: 0-9 du/net ac) to H30 (Residential: 0-30 du/net ac).
2. A zone change from the existing R-1 zone to the R-3 zone.
3. An Affordable Housing Density Bonus to request a 3% density bonus with incentives related to an increase in maximum building height and a reduction in required on-site parking.
4. A Site Plan Review to approve the construction of an 85-unit multi-family residential development with 100% of the units set aside as affordable units to serve various income levels.

Related approvals (as needed), ministerial or otherwise, may be necessary, as the County finds appropriate in order to execute and implement the Proposed Project. Other responsible governmental agencies may also serve as a responsible agency for certain discretionary approvals associated with the construction process, which include, but are not limited to the South Coast Air Quality Management District (construction-related air quality emissions) and the Regional Water Quality Control Board, Los Angeles Region (construction- related water quality).

## EVALUATION OF ENVIRONMENTAL IMPACTS:

- 1) A brief explanation is required for all answers except “No Impact” answers that are adequately supported by the information sources the Lead Department cites in the parentheses following each question. A “No Impact” answer is adequately supported if the referenced information sources show that the impact simply does not apply to projects like the one involved (e.g., the project falls outside a fault rupture zone). A “No Impact” answer should be explained where it is based on project-specific factors as well as general standards (e.g., the project will not expose sensitive receptors to pollutants, based on a project-specific screening analysis).
- 2) All answers must take account of the whole action involved, including off-site as well as on-site, cumulative as well as project-level, indirect as well as direct, and construction as well as operational impacts.
- 3) Once the Lead Department has determined that a particular physical impact may occur, then the checklist answers must indicate whether the impact is potentially significant, less than significant with mitigation, or less than significant. “Potentially Significant Impact” is appropriate if there is substantial evidence that an effect may be significant. If there are one or more “Potentially Significant Impact” entries when the determination is made, an EIR is required.
- 4) “Negative Declaration: Less Than Significant With Mitigation Incorporated” applies where the incorporation of mitigation measures has reduced an effect from “Potentially Significant Impact” to a “Less Than Significant Impact.” The lead agency must describe the mitigation measures, and briefly explain how they reduce the effect to a less than significant level. (Mitigation measures from Section XVII, “Earlier Analyses,” may be cross-referenced.)
- 5) Earlier analyses may be used where, pursuant to the tiering, program EIR, or other CEQA processes, an effect has been adequately analyzed in an earlier EIR or negative declaration. (State CEQA Guidelines § 15063(c)(3)(D).) In this case, a brief discussion should identify the following:
  - a) Earlier Analysis Used. Identify and state where they are available for review.
  - b) Impacts Adequately Addressed. Identify which effects from the above checklist were within the scope of, and adequately analyzed in, an earlier document pursuant to applicable legal standards, and state whether such effects were addressed by mitigation measures based on the earlier analysis.
  - c) Mitigation Measures. For effects that are “Less than Significant with Mitigation Measures Incorporated,” describe the mitigation measures which were incorporated or refined from the earlier document and the extent to which they address site-specific conditions for the project.
- 6) Supporting Information Sources: A source list should be attached, and other sources used or individuals contacted should be cited in the discussion.
- 7) The explanation of each issue should identify: the significance threshold, if any, used to evaluate each question, and; mitigation measures identified, if any, to reduce the impact to less than significance. Sources of thresholds include the County General Plan, other County planning documents, and County ordinances. Some thresholds are unique to geographical locations.
- 8) Climate Change Impacts: When determining whether a project’s impacts are significant, the analysis should consider, when relevant, the effects of future climate change on: 1) worsening hazardous conditions that pose risks to the project’s inhabitants and structures (e.g., floods and wildfires), and 2) worsening the project’s impacts on the environment (e.g., impacts on special status species and public health).

## 1. AESTHETICS

	<i>Potentially Significant Impact</i>	<i>Less Than Significant Impact with Mitigation Incorporated</i>	<i>Less Than Significant Impact</i>	<i>No Impact</i>
<b>Would the project:</b>				
<b>a) Have a substantial adverse effect on a scenic vista?</b>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

The Project Site is located in an urbanized area in the unincorporated community of West Rancho Dominguez-Victoria in central Los Angeles County. Based on the review of the County of Los Angeles (County) Regional Recreation Areas Plan, the Project Site is not within a scenic vista.<sup>2</sup> Due to the relatively level topography and extent of development within the immediate area, there are no scenic views or vantage points that afford scenic views. No scenic vistas are located in the immediate area. The Project Site is currently vacant and undeveloped. Because the Project Site is located in an urbanized area, no scenic views are provided from or through the Project Site. The Project Site does not currently afford views of any scenic elements. Furthermore, though views of Roy Campanella Park are visible from the Project Site to the east, existing walls and development currently obstruct existing views of Roy Campanella Park from the adjacent uses to the west. The Proposed Project would improve the Project Site with a two building, 85-unit affordable housing project approximately 40 feet above grade at its highest point. The Proposed Project would alter the existing views and character of the Project Site and immediately surrounding area in a manner that is compatible with the urban setting of the surrounding area. As there are no scenic vistas located in the immediate area, the development of the Proposed Project would not impact any scenic vistas. Views of Roy Campanella Park would continue to be visible from the Project Site with the development of the Proposed Project. Because views of Roy Campanella Park from the adjacent uses to the west are currently obstructed, the Proposed Project would not worsen these views of Roy Campanella Park from these adjacent uses. Therefore, no impact to any recognized or valued scenic view would occur.

<b>b) Be visible from or obstruct views from a regional riding or hiking trail?</b>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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The nearest trail is the County-managed Los Angeles River Trail, located approximately 2.57 miles east of the Project Site.<sup>3</sup> The Project Site cannot be viewed from the Los Angeles River Trail due to distance. The Project Site is not visible from a regional riding or hiking trail. Moreover, the Project Site is characterized as flat with a small-engineered hill at the highest point of the west edge of the Project Site. The steepest slope of the hill is approximately 25% with the lowest point approximately 13 feet lower than the highest point. The distance from the Los Angeles River Trail and the Project Site's flat topography curtail any obstruction of views from the trail attributed to the Proposed Project. Therefore, no impact to views from a regional riding or hiking trail would occur.

<b>c) Substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings within a state scenic highway?</b>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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<sup>2</sup> County of Los Angeles, Department of Regional Planning Commission, 2015, Los Angeles County General Plan, Chapter 9: Conservation and Natural Resources Element, website: <http://planning.lacounty.gov/generalplan/generalplan>, accessed May 2016.

<sup>3</sup> County of Los Angeles, Department of Parks and Recreation, Trails, website: <http://trails.lacounty.gov>, accessed June 2015.

The Project Site is not located within or along a designated corridor and is not considered a scenic resource. The Project Site is along S. Stanford Avenue, which is not designated as a scenic highway.<sup>4</sup> The nearest scenic highway is State Route 110, located approximately 1.7 miles west of the Project Site.<sup>5</sup> The Project Site is characterized as flat with a small-engineered hill at the highest point of the west edge of the Project Site. Due to distance and topography, the Project Site cannot be viewed from State Route 110. The Project Site is currently vacant. No historic structures would be impacted by the redevelopment of the Project Site. Currently, trees on the Project Site include English walnut (*Juglans regia*) and apricot (*Prunus armeniaca*). No oak trees or other unique native trees are present. As such, the Project Site does not contain any natural scenic resources, such as native habitat, locally protected tree species, or unique geologic features. Therefore, no impact to scenic resources within a state scenic highway would occur.

**d) Substantially degrade the existing visual character or quality of the site and its surroundings because of height, bulk, pattern, scale, character, or other features?**

A significant impact would occur if the Proposed Project were to substantially degrade the existing visual character or quality of the Project Site and its surroundings. The area immediately surrounding the Project Site consists of Roy Campanella Park to the east, Warwick Terrace Apartments (a two-story apartment complex with one-story carports) to the south, single-family residences to the north, and First Student Bus Yard to the west. The Project Site is currently vacant and undeveloped. The Project Site can currently be seen from the park and surrounding manufacturing and residential land uses.

With respect to building mass and height, the structures in the Project Site vicinity range in height from one to two stories. The Proposed Project would involve the construction of two structures, two to three stories high (approximately 40 feet), with 85 affordable housing units and 93 surface parking spaces. The Proposed Project would involve the construction of a 24,701 gross square foot building and an 88,253 gross square foot building (112,954 total gross square feet). The Proposed Project would be designed to compliment the surrounding area. With regard to height, the Proposed Project's two to three story structures would be similar in height to the two story Warwick Terrace Apartments to the south and the single family residences to the north. The bulk of the Proposed Project's buildings would be located on the south side of the Proposed Project to compliment the two-story Warwick Terrace Apartments to the south. The Proposed Project would be similar to the architectural character of the two-story Warwick Terrace Apartments. The Proposed Project's architecture would be sensitive to the single-family residences immediately to the north. The Proposed Project will also incorporate drought tolerant landscaping along all project edges to better integrate the development into the visual character of existing residential and open space uses in the surrounding area.

The Project Site is currently zoned R-1 (Single-Family Residence Zone). The Applicant is requesting a zone change from R-1 to R-3 (Limited Multiple Residence Zone). The Proposed Project would be consistent with all applicable zoning development standards of the proposed R-3 zone. Additionally, the County's General Plan land use designation for the entire site is H9 (Residential 0-9 du/net ac),<sup>6</sup> which would allow 0-9 dwelling units per net acre. Thus, the Applicant is proposing a General Plan Amendment from the

<sup>4</sup> County of Los Angeles, Department of Regional Planning Commission, 2015, Los Angeles County General Plan, Chapter 9: Conservation and Natural Resources Element, Figure 9.7: Scenic Highways Map, website: <http://planning.lacounty.gov/generalplan/generalplan>, accessed May 2016.

<sup>5</sup> California Department of Transportation, California Scenic Highway Mapping System, Los Angeles County, website: [http://www.dot.ca.gov/hq/LandArch/scenic\\_highways/index.htm](http://www.dot.ca.gov/hq/LandArch/scenic_highways/index.htm), accessed June 2015.

<sup>6</sup> County of Los Angeles, Department of Regional Planning Commission, 2015, Los Angeles County General Plan 2035, Chapter 6: Land Use Element, website: [http://planning.lacounty.gov/assets/upl/project\\_gp\\_web80-land-use.pdf](http://planning.lacounty.gov/assets/upl/project_gp_web80-land-use.pdf), accessed May 2016.

existing General Plan land use designation to H30 (Residential: 0-30 du/net ac) for the Proposed Project, which allows for 0-30 dwelling units per net acre. The Proposed Project would be consistent with all applicable General Plan land use standards of the H30 land use designation. The zone change and the General Plan Amendment for the Proposed Project would also be consistent with adjacent multi-family land uses located to the south of the Project Site, especially the Warwick Terrace Apartments. The Proposed Project would include the development of 85 affordable housing units, which is comparable to the 108 dwelling units provided by the Warwick Terrace Apartments.

The Project Site is located in the West Rancho Dominguez-Victoria Community Standards District in the unincorporated area of the County. The Proposed Project would be consistent with all applicable regulations of the West Rancho Dominguez-Victoria Community Standards District, including maintaining exterior walls free from graffiti. The Proposed Project shall complement the building style of the surrounding area and be consistent with the zoning development and General Plan land use standards relative to building heights, street setbacks, parking spaces, and bicycle storage spaces. The County shall review all plans for the Proposed Project to ensure the Proposed Project complements the surrounding area. Accordingly, the following mitigation measure are recommended to reduce impacts associated with visual character to a less than significant level.

**Mitigation Measures:**

AES-1 Construction equipment, debris, and stockpiled equipment shall be enclosed within a fenced or visually screened area to effectively block the line of sight from the ground level of neighboring properties. Such barricades or enclosures shall be maintained in appearance throughout the construction period. Graffiti shall be removed within 24 hours of occurrence.

**e) Create a new source of substantial shadows, light, or glare which would adversely affect day or nighttime views in the area?**                       

Shading impacts are influenced by the height and bulk of a structure, the time of year, the duration of shading during the day, and the sensitivity of the surrounding uses. The project vicinity is characterized by a number of shade-sensitive uses: Roy Campanella Park, across S. Stanford Avenue to the east; the Warwick Terrace Apartments to the south; and the single-family residences to the north. The Proposed Project would involve the construction of two structures, two to three stories high (approximately 40 feet). At this height, the Proposed Project would not be tall enough to create a new source of substantial shadows in the project vicinity. Furthermore, the Proposed Project's two to three story structures would be similar in height to the two story Warwick Terrace Apartments to the south and the single family residences to the north. Therefore, due to the Proposed Project's height and height of the surrounding land uses in the project vicinity, the Proposed Project would not create a new source of substantial shadows and impacts associated with shadows would be less than significant.

A significant impact may occur if the Proposed Project introduces new sources of light or glare on or from the Project Site, which would be incompatible with the areas surrounding the Project Site, or which pose a safety hazard to motorists utilizing adjacent streets or freeways. The Project Site is currently vacant and undeveloped. Presently, the surrounding land uses provide lighting to the project vicinity. With implementation of the Proposed Project, additional sources of night lighting would be associated with the development of the Proposed Project. Night lighting for the Proposed Project would be provided in order to illuminate the building entrances, common open space areas, and parking areas. The Proposed Project would not generate a substantial increase in ambient lighting. Lighting fixtures for the Proposed Project

would be directed towards the interior of the Project Site and away from any nearby land uses. The Proposed Project would also create a minor source of light due to the residents' interior lights; however, the residential lighting proposed would be similar to the amount of light generated by the single-family and multi-family residences located adjacent to the Project Site. With the implementation of project design feature PDF-1, stated in the Project Description Section of this IS/MND, the Proposed Project would not introduce any new sources of substantial light that are incompatible with the surrounding areas. Accordingly, the project design features would be implemented to ensure impacts associated with light would be less than significant.

Potential reflective surfaces in the Project Site vicinity include automobiles traveling and parked on streets, exterior building windows, and surfaces of brightly painted buildings. Excessive glare not only restricts visibility but increases the ambient heat reflectivity in a given area. The Proposed Project would not contain large expanses of reflective or mirrored architectural materials. Landscaping would be provided in the interior of the Project Site and would serve to partially screen any glare from the building's windows or potentially reflective façade materials. The Proposed Project would not introduce any new sources of substantial glare that are incompatible with the surrounding areas. Additionally, the project design feature PDF-1, and mitigation measure, AES-2, are recommended to reduce impacts associated with glare to a less than significant level.

**Mitigation Measures:**

AES-2 The exterior of the proposed structure shall be constructed of materials to minimize glare and reflected heat, such as, but not limited to, high-performance and/or non-reflective tinted glass (no mirror-like tints or films) and pre-cast concrete or fabricated wall surfaces with non-reflective materials.

## 2. AGRICULTURE / FOREST

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

	<i>Potentially Significant Impact</i>	<i>Less Than Significant Impact with Mitigation Incorporated</i>	<i>Less Than Significant Impact</i>	<i>No Impact</i>
<b>Would the project:</b>				
<b>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?</b>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

No farmland or agricultural activity exists on or in the vicinity of the Project Site. The Project Site is currently vacant. The Proposed Project does not include the development of agricultural land and is located within an urban setting. According to the Soil Candidate Listing for Prime Farmland of Statewide Importance, Los Angeles County, which was prepared by the U.S. Department of Agriculture Natural Resources Conservation Service (NRCS), the soils at the Project Site are not candidates for listing as Prime Farmland, Unique Farmland, or Farmland of Statewide Importance. In addition, the Project Site has not been mapped pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency.<sup>7</sup> Therefore, no impact to agricultural lands would occur.

<b>b) Conflict with existing zoning for agricultural use, with a designated Agricultural Opportunity Area, or with a Williamson Act contract?</b>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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The Project Site is not located in an Agricultural Resource Area (ARA).<sup>8</sup> The Project Site is currently vacant with no agricultural uses taking place. The Project Site is zoned R-1 (Single-Family Residence Zone) and the Applicant is proposing a zone change to R-3 (Limited Multiple Residence Zone) to accommodate the Proposed Project. Neither the current zoning nor the proposed zoning is intended to provide for agricultural use. In addition, no Williamson Act Contracts are in effect for the Project Site.<sup>9</sup> There would be no expected impacts to existing zoning for agricultural use or a Williamson Act Contract resulting from the Proposed Project. Therefore, no impact would occur.

<b>c) Conflict with existing zoning for, or cause rezoning of, forest land (as defined in Public Resources Code § 12220 (g)), timberland (as defined in Public Resources</b>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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<sup>7</sup> California Department of Conservation, Farmland Mapping and Monitoring Program, website <http://www.conservation.ca.gov/dlrp/FMMP/Pages/Index.aspx>, accessed June 2015.

<sup>8</sup> County of Los Angeles, Department of Regional Planning Commission, 2015, Los Angeles County General Plan, Chapter 9: Conservation and Natural Resources Element, Figure 9.5: Agricultural Resource Areas Policy Map, website: <http://planning.lacounty.gov/generalplan/generalplan>, accessed May 2016.

<sup>9</sup> Williamson Act Program, California Division of Land Resource Protection, website: <http://www.conservation.ca.gov/dlrp/lca/Pages/Index.aspx>, accessed June 2015.

**Code § 4526), or timberland zoned Timberland Production (as defined in Government Code § 51104(g))?**

The Project Site is not zoned as forest land or timberland. The proposed zone change and General Plan Amendment for the Proposed Project would not result in a zone designated for forest land or timberland. There is no Timberland Production at the Project Site. The surrounding area is not zoned for forest land or timberland. Therefore, no impact would occur.

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

The Project Site is currently vacant with no timberland or forest resources present or related activities occurring on-site. The Project Site and the surrounding area are in an urban setting. The Proposed Project would not result in the loss of forest land or conversion of forest land to non-forest use due to no forest land on or immediately adjacent to the Project Site.<sup>10</sup> Therefore, no impact would occur.

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

The Project Site is currently vacant and is not currently utilized for agricultural or forestry uses. The Project Site is not classified in any “Farmland” category designated by the State of California.<sup>11</sup> The Project Site is not located near or in any significant farmland area (i.e., a significant commercial crop or animal producing site). The adjacent land uses and surrounding area are not utilized for agricultural or forestry uses nor are they classified as “Farmland.” Therefore, no impact would occur.

<sup>10</sup> California Department of Forestry and Fire Protection, website: <http://www.fire.ca.gov>, accessed June 2015.

<sup>11</sup> California Department of Conservation, Farmland Mapping and Monitoring Program, website <http://www.conservation.ca.gov/dlrp/FMMP/Pages/Index.aspx>, accessed June 2015.



violations, or delay timely attainment of air quality standards or the interim emission reductions specified in the AQMP. As such, the Proposed Project would be consistent with the AQMP under Criteria 1.

The Proposed Project includes a total of 85 affordable housing units with a maximum population of 313 persons assuming an occupancy rate of 3.68 persons per unit.<sup>13</sup> As discussed in further detail in Section III.14, the Proposed Project would not exceed the growth projections of SCAG's 2012-2035 RCP/SCS for the unincorporated areas of the Los Angeles County subregion. For these reasons, the Proposed Project is consistent with the AQMP under Consistency Criteria 2.

Based on the above, the Proposed Project would not conflict with or obstruct implementation of the adopted AQMP and Project impacts would be considered less than significant.

**b) Violate any air quality standard or contribute substantially to an existing or projected air quality violation?**

A project may have a significant impact where project-related emissions would exceed federal, State, or regional standards or thresholds, or where project-related emissions would substantially contribute to an existing or projected air quality violation. For purposes of assessing the Project's air quality impacts, the SCAQMD has established quantitative thresholds for seven criteria pollutants for short-term (construction) emissions and long-term (operational) emissions. These criteria pollutants include the following:

- **Ozone (O<sub>3</sub>)** is a highly reactive and unstable gas that is formed when reactive organic gases (ROGs) and nitrogen oxides (NO<sub>x</sub>), both byproducts of internal combustion engine exhaust, undergo slow photochemical reactions in the presence of sunlight.

Short-term exposures (lasting for a few hours) to ozone at levels typically observed in Southern California can result in breathing pattern changes, reduction of breathing capacity, increased susceptibility to infections, inflammation of the lung tissue, and some immunological changes. Individuals exercising outdoors, children and people with preexisting lung disease such as asthma and chronic pulmonary lung disease are considered to be the most susceptible sub-groups for ozone effects.

- **Carbon Monoxide (CO)**, a colorless, odorless toxic gas that is produced by the incomplete combustion of carbon-containing fuels, such as gasoline or wood.

Inhaled CO has no direct toxic effect on the lungs, but exerts its effect on tissues by interfering with oxygen transport by competing with oxygen to combine with hemoglobin present in the blood to form carboxyhemoglobin (COHb). Hence, conditions with an increased demand for oxygen supply can be adversely affected by exposure to CO. Individuals most at risk include patients with diseases involving heart and blood vessels, fetuses, and patients with chronic hypoxemia (oxygen deficiency) as seen in high altitudes. The effects of increased CO exposure include earlier onset of chest pain with exercise, and electrocardiograph changes indicative of worsening oxygen supply to the heart.

- **Nitrogen dioxide (NO<sub>2</sub>)** is a nitrogen oxide compound that is produced by the combustion of

<sup>13</sup> United States Census Bureau, West Rancho Dominguez CDP 2010, website: <http://factfinder.census.gov/faces/tableservices/jsf/pages/productview.xhtml?src=CF>, accessed June 2015.

fossil fuels, such as in internal combustion engines (both gasoline and diesel), as well as point sources, especially power plants. Of the seven types of NO<sub>x</sub> compounds, NO<sub>2</sub> is the most abundant in the atmosphere.

As ambient concentrations of NO<sub>2</sub> are related to traffic density, commuters in heavy traffic may be exposed to higher concentrations of NO<sub>2</sub> than those indicated by regional monitors. Population-based studies suggest that an increase in acute respiratory illness, including infections and respiratory symptoms in children (not infants), is associated with long-term exposures to NO<sub>2</sub> at levels found in homes with gas stoves, which are higher than ambient levels found in Southern California. Increase in resistance to air flow and airway contraction is observed after short-term exposure to NO<sub>2</sub> in healthy individuals. Larger decreases in lung functions are observed in individuals with asthma or chronic obstructive pulmonary disease (e.g., chronic bronchitis, emphysema) than in healthy individuals, indicating a greater susceptibility of these sub-groups.

- **SO<sub>2</sub>** is a colorless, extremely irritating gas or liquid. SO<sub>2</sub> occurs as a result of burning high sulfur-content fuel oils and coal and from chemical processes occurring at chemical plants and refineries. When SO<sub>2</sub> oxidizes in the atmosphere, it forms sulfates (SO<sub>4</sub>). Collectively, these pollutants are referred to as sulfur oxides (SO<sub>x</sub>).

A few minutes exposure to low levels of SO<sub>2</sub> can result in airway constriction in some asthmatics. In asthmatics, increase in resistance to air flow, as well as reduction in breathing capacity leading to severe breathing difficulties are observed after acute exposure to SO<sub>2</sub>. In contrast, healthy individuals do not exhibit similar acute responses even after exposure to higher concentrations of SO<sub>2</sub>.

- **Particulate Matter (PM<sub>10</sub> and PM<sub>2.5</sub>)** consists of extremely small, suspended particles or droplets 10 microns and 2.5 microns or smaller in diameter, respectively. Some sources of particulate matter, like pollen and windstorms, are naturally occurring. However, in populated areas, most particulate matter is caused by road dust, diesel soot, combustion products, abrasion of tires and brakes, and construction activities.

A consistent correlation between elevated ambient fine particulate matter (PM<sub>10</sub> and PM<sub>2.5</sub>) levels and an increase in mortality rates, respiratory infections, number and severity of asthma attacks and the number of hospital admissions has been observed in different parts of the United States and various areas around the world.

- **Lead (Pb)** is a relatively soft and chemically resistant metal. Lead forms compounds with both organic and inorganic substances. As an air pollutant, lead is present in small particles. Sources of lead emissions in California include a variety of industrial activities. Because it was emitted in large amounts from vehicles when leaded gasoline was used, lead is present in many soils (especially urban soils) and can get resuspended into the air.

Because lead is only slowly excreted, exposures to small amounts of lead from a variety of sources can accumulate to harmful levels. Effects from inhalation of lead near the level of the ambient air quality standard include impaired blood formation and nerve conduction. Lead can adversely affect the nervous, reproductive, digestive, immune, and blood-forming systems. Symptoms can include fatigue, anxiety, short-term memory loss, depression, weakness in the extremities, and learning disabilities in children. Lead also causes cancer.

### Thresholds of Significance

Based on criteria set by the SCAQMD<sup>14</sup>, a project would have the potential to violate an air quality standard or contribute substantially to an existing violation and result in a significant impact with regard to construction emissions if regional emissions from both direct and indirect sources would exceed any of the following SCAQMD prescribed threshold levels:

1. 75 lbs/day for VOC
2. 100 lbs/day for NO<sub>x</sub>
3. 550 lbs/day for CO
4. 150 lbs/day for SO<sub>x</sub>
5. 150 lbs/day for PM<sub>10</sub>
6. 55 lbs/day for PM<sub>2.5</sub>

For operational impacts, a project would have the potential to violate an air quality standard or contribute substantially to an existing violation and result in a significant impact with regard to operational emissions if regional emissions from both direct and indirect sources would exceed any of the following SCAQMD prescribed threshold levels:

1. 55 lbs/day for VOC
2. 55 lbs/day for NO<sub>x</sub>
3. 550 lbs/day for CO
4. 50 lbs/day for SO<sub>x</sub>
5. 50 lbs/day for PM<sub>10</sub>
6. 55 lbs/day for PM<sub>2.5</sub>

For purposes of determining whether the Proposed Project would exceed the applicable thresholds of significance for construction and operational air quality emissions, the project's emissions were modeled using the latest release of CalEEMod.2013.2.2, as recommended by the SCAQMD.

### Construction Impacts

The Project's construction activities would generate emissions of dusts, fumes, equipment exhaust, and other air contaminants on a temporary and intermittent basis during an approximate 20-month construction period. Mobile sources such as the use of diesel-fueled equipment onsite and vehicles traveling to and from the Project Site would primarily generate NO<sub>x</sub> emissions. The application of architectural coatings would primarily generate VOC/ROG emissions. The amount of emissions generated on a daily basis would vary, depending on the amount and types of construction equipment and intensity of activities occurring.

Construction activities associated with the Proposed Project would be undertaken in four main steps: (1) site preparation, (2) building construction, (3) paving, and (4) finishing (architectural coatings). These construction activities would temporarily create emissions of dusts, fumes, equipment exhaust, and other air contaminants. The amount of emissions generated on a daily basis would vary, depending on the phase and intensity of construction activities occurring at the same time. Due to the construction time frame and the normal day-to-day variability in construction activities, it is difficult, if not impossible, to precisely quantify

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<sup>14</sup> South Coast Air Quality Management District, Air Quality Significance Thresholds, Revision March 2011, website: <http://www.aqmd.gov/ceqa/handbook/signthres.pdf>, accessed July 2015.

the daily emissions associated with each phase of the proposed construction activities. Nonetheless, Table 5, Estimated Peak Daily Construction Emissions, identifies a conservative estimate of daily emissions that are estimated to occur on peak construction days for each construction phase.

**Table 5  
Estimated Peak Daily Construction Emissions**

Emissions Source	Emissions in Pounds per Day					
	ROG	NO <sub>x</sub>	CO	SO <sub>x</sub>	PM <sub>10</sub>	PM <sub>2.5</sub>
Site Preparation	2.90	33.67	20.60	0.02	2.14	1.86
Grading	3.92	45.94	32.94	0.06	9.15	5.36
Building Construction Phase	4.06	25.82	21.85	0.03	2.38	1.76
Paving Phase	1.70	16.54	12.94	0.02	1.19	0.99
Architectural Finishing	8.69	2.25	2.58	<0.01	0.31	0.21
<b>SCAQMD Thresholds</b>	<b>75</b>	<b>100</b>	<b>550</b>	<b>150</b>	<b>150</b>	<b>55</b>
<b>Significant Impact?</b>	<b>No</b>	<b>No</b>	<b>No</b>	<b>No</b>	<b>No</b>	<b>No</b>
<i>Note: Calculations assume compliance with SCAQMD Rule 403 – Fugitive Dust. CalEEMod sheets are provided in Appendix A to this IS/MND.</i>						

The calculations presented in Table 5 assume that appropriate dust control measures would be implemented as part of the Proposed Project during each phase of development, as required by SCAQMD Rule 403 - Fugitive Dust. Specific Rule 403 control requirements include, but are not limited to, applying water in sufficient quantities to prevent the generation of visible dust plumes, applying soil binders to uncovered areas, reestablishing ground cover as quickly as possible, utilizing a wheel washing system to remove bulk material from tires and vehicle undercarriages before vehicles exit the project Site, and maintaining effective cover over exposed areas. Compliance with these applicable rules would ensure local and regional construction-related air quality impacts are less than significant:

**Regulatory Requirement:**

RR AQ-1 During grading activities, the construction contractor shall implement the following measures to reduce short-term fugitive dust emissions on nearby sensitive receptors:

- All unpaved demolition and construction areas shall be wetted at least three times daily during excavation and construction, and temporary dust covers shall be used to reduce dust emissions and meet SCAQMD District Rule 403. Wetting could reduce fugitive dust by as much as 61 percent.
- The construction area shall be kept sufficiently dampened to control dust caused by grading and hauling, and at all times provide reasonable control of dust caused by wind.
- All clearing, earth moving, or excavation activities shall be discontinued during periods of high winds (i.e., greater than 15 mph), so as to prevent excessive amounts of dust.
- All dirt/soil loads shall be secured by trimming, watering or other appropriate means to prevent spillage and dust.
- All dirt/soil materials transported off-site shall be either sufficiently watered or securely

covered to prevent excessive amount of dust.

- General contractors shall maintain and operate construction equipment so as to minimize exhaust emissions.
- Trucks having no current hauling activity shall not idle but be turned off.

As shown in Table 5, above, the Proposed Project’s construction-related maximum daily emissions would be below the SCAQMD’s significance thresholds for all six criteria pollutants during the construction phases. Therefore, with regulatory compliance construction impacts would be less than significant.

**Operational Impacts**

The Project Site is currently vacant and does not generate any air quality emissions. The Proposed Project’s operational emissions would be generated by both stationary and mobile sources associated with the day-to-day activities of 85 new residential units. 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 results of the estimated operational emissions are presented in Table 6, Estimated Daily Operational Emissions. As shown in Table 6, the operational emissions generated by the Proposed Project would not exceed the regional thresholds of significance set by the SCAQMD for any of the six criteria pollutants analyzed. Therefore, impacts associated with regional operational emissions from the Proposed Project would be less than significant.

**Table 6  
Estimated Daily Operational Emissions**

Emissions Source	Emissions in Pounds per Day					
	ROG	NO <sub>x</sub>	CO	SO <sub>x</sub>	PM <sub>10</sub>	PM <sub>2.5</sub>
<b>Summertime (Smog Season) Emissions</b>						
Mobile (Vehicle) Sources	2.04	6.07	24.33	0.08	4.51	1.27
Energy (Natural Gas)	0.02	0.21	0.09	<0.01	0.02	0.02
Architectural Coatings	1.82	0.00	0.00	0.00	0.00	0.00
Consumer Products	1.68	0.00	0.00	0.00	0.00	0.00
Landscape Maintenance Equipment	0.22	0.08	7.06	<0.01	0.04	0.04
<b>Total Project Emissions</b>	<b>5.78</b>	<b>6.36</b>	<b>24.42</b>	<b>0.08</b>	<b>4.57</b>	<b>1.33</b>
<b>SCAQMD Thresholds</b>	<b>55.00</b>	<b>55.00</b>	<b>550.00</b>	<b>150.00</b>	<b>150.00</b>	<b>55.00</b>
<b>Potentially Significant Impact?</b>	<b>No</b>	<b>No</b>	<b>No</b>	<b>No</b>	<b>No</b>	<b>No</b>
<b>Wintertime (Non-Smog Season) Emissions</b>						
Mobile (Vehicle) Sources	2.14	6.39	24.27	0.06	4.51	1.27
Energy (Natural Gas)	0.02	0.21	0.09	<0.01	0.02	0.02
Architectural Coatings	0.18	0.00	0.00	0.00	0.00	0.00
Consumer Products	1.68	0.00	0.00	0.00	0.00	0.00
Landscape Maintenance Equipment	0.22	0.08	7.06	<0.01	0.04	0.04
<b>Total Project Emissions</b>	<b>4.24</b>	<b>6.68</b>	<b>24.36</b>	<b>0.06</b>	<b>4.57</b>	<b>1.33</b>
<b>SCAQMD Thresholds</b>	<b>55.00</b>	<b>55.00</b>	<b>550.00</b>	<b>150.00</b>	<b>150.00</b>	<b>55.00</b>
<b>Potentially Significant Impact?</b>	<b>No</b>	<b>No</b>	<b>No</b>	<b>No</b>	<b>No</b>	<b>No</b>
<i>Note: CalEEMod worksheets are provided in Appendix A to this IS/MND.</i>						

**c) 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 (including releasing emissions which exceed quantitative thresholds for ozone precursors)?**

A significant impact may occur if a project adds a considerable cumulative contribution to federal or State non-attainment pollutants. The Air Basin is currently in State non-attainment for ozone, NO<sub>2</sub>, PM<sub>10</sub>, and PM<sub>2.5</sub>. In regards to determining the significance of the Proposed Project's contribution, the SCAQMD neither recommends quantified analyses of construction and/or operational emissions from multiple development projects nor provides methodologies or thresholds of significance to be used to assess the cumulative emissions generated by multiple cumulative projects. Instead, the SCAQMD recommends that a project's potential contribution to cumulative impacts should be assessed utilizing the same significance criteria as those for project specific impacts. Furthermore, SCAQMD states that if an individual development project generates less than significant construction or operational emissions, then the development project would not generate a cumulatively considerable increase in emissions for those pollutants for which the Basin is in nonattainment.

As discussed under Question 3(b) above, with implementation of Regulatory Requirement RR AQ-1 (ensuring compliance with SCAQMD Rule 403), the Proposed Project would not generate construction or operational emissions that exceed the SCAQMD's recommended regional thresholds of significance. Therefore, the Proposed Project would not generate a cumulatively considerable increase in emissions of the pollutants for which the Basin is in nonattainment, and impacts would be less than significant.

**d) Expose sensitive receptors to substantial pollutant concentrations?**

A significant impact may occur if a project were to generate pollutant concentrations to a degree that would significantly affect sensitive receptors. Sensitive receptors are populations that are more susceptible to the effects of air pollution than are the population at large. The SCAQMD identifies the following as sensitive receptors: long-term health care facilities, rehabilitation centers, convalescent centers, retirement homes, residences, schools, playgrounds, child care centers, and athletic facilities.<sup>15</sup> For purposes of this analysis, Roy Campanella Park, Warwick Terrace Apartments, and single family residences are within 500 feet of the Project Site, and are thus identified as sensitive receptors. As noted in response 3(b) above, the Project's air quality impacts would be well under the SCAQMD's adopted thresholds of significance for construction and operational emissions, respectively. Thus, the Proposed Project would result in less than significant impact with respect to exposing potential sensitive receptors to substantial pollutant concentrations. Construction activities associated with the Proposed Project would be typical of other development projects in the County and City of Compton, and would be subject to the regulations and laws relating to toxic air pollutants at the regional, State, and federal level that would protect sensitive receptors from substantial concentrations of these emissions. As the Proposed Project consists of 85 affordable housing units,

<sup>15</sup> South Coast Air Quality Management District, CEQA Air Quality Handbook, 1993, page 5-1.

operation of the Proposed Project would not include any land uses requiring the use, storage, or processing of carcinogenic or non-carcinogenic toxic air contaminants and no toxic airborne emissions would typically result from Proposed Project implementation. Therefore, impacts associated with the release of toxic air contaminants during construction and operation would be less than significant.

**e) Create objectionable odors affecting a substantial number of people?**

A significant impact may occur if objectionable odors occur which would adversely impact sensitive receptors. Odors are typically associated with industrial projects involving the manufacturing or use of chemicals, solvents, petroleum products, and other strong-smelling elements used in manufacturing processes, as well as sewage treatment facilities and landfills. The Proposed Project is a residential development project and involves no elements related to the types of activities mentioned above, and no odors from these types of uses are anticipated. Garbage collection areas for the Proposed Project would be covered and situated away from the property line and nearby sensitive uses. Good housekeeping practices would be sufficient to prevent nuisance odors. In addition, SCAQMD Rule 402 (Nuisance) states that a person shall not discharge from any source whatsoever such quantities of air contaminants or other material which cause injury, detriment, nuisance, or annoyance to any considerable number of persons or to the public, or which endanger the comfort, repose, health or safety of any such persons or the public, or which cause, or have a natural tendency to cause, injury or damage to business or property. Compliance with Rule 402 would limit potential objectionable odor impacts during the Proposed Project's long-term operations phase. Therefore, potential operational odor impacts would be less than significant.

#### 4. BIOLOGICAL RESOURCES

	<i>Potentially Significant Impact</i>	<i>Less Than Significant Impact with Mitigation Incorporated</i>	<i>Less Than Significant Impact</i>	<i>No Impact</i>
<p><b>Would the project:</b></p> <p><b>a) Have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Wildlife (CDFW) or U.S. Fish and Wildlife Service (USFWS)?</b></p>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

A review of the California Natural Diversity Database (CNDDDB) identified a number of species documented to occur either historically or recently within the Inglewood and surrounding 8 USGS Quadrangles.<sup>16</sup> The project site was visited by a DRP biologist on March 3, 2016 and was found to support predominately non-native ruderal vegetation throughout. Low spots that may retain relatively high levels of soil moisture were found to be dominated by bull mallow (*Malva nicaeensis*) and do not indicate evidence of pooling or the potential to support southern tarplant (*Centromadia parryi* ssp. *australis*, California Rare Plant Rank 1B.1), a rare plant known from ruderal sites in the region<sup>17</sup>. The Project Site is otherwise void of habitat suitable to support special-status species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Wildlife or U.S. Fish and Wildlife Service, apart from occasional visitations or roosting by special-status bird species outside of sensitive activity periods. Therefore, impacts under this threshold are less than significant.

<p><b>b) Have a substantial adverse effect on any sensitive natural communities (e.g., riparian habitat, coastal sage scrub, oak woodlands, non-jurisdictional wetlands) identified in local or regional plans, policies, regulations or by CDFW or USFWS?</b></p>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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The Project Site is currently vacant. No riparian or other sensitive natural community is located on or adjacent to the Project Site. Existing vegetation on or near the Project Site includes weeds and other non-sensitive vegetation. The Proposed Project would not have a substantial adverse effect on any sensitive natural communities. Therefore, no impact would occur.

<sup>16</sup> California Department of Fish and Wildlife, CNDDDB Quad Species List, website: <https://map.dfg.ca.gov/bios/?tool=cnddbQuick>, accessed June 2015.

<sup>17</sup> Data provided by the participants of the Consortium of California Herbaria ([ucjeps.berkeley.edu/consortium/](http://ucjeps.berkeley.edu/consortium/)).

**c) Have a substantial adverse effect on federally or state protected wetlands (including, but not limited to, marshes, vernal pools, coastal wetlands, and drainages) or waters of the United States, as defined by § 404 of the federal Clean Water Act or California Fish & Game code § 1600, et seq. through direct removal, filling, hydrological interruption, or other means?**

The Project Site is currently vacant with a storm drain easement that runs along the southeastern corner of the Project Site. The Project Site does not contain any streams, ponds, sumps, or other water bodies. Additionally, the Project Site does not support a wetland habitat. The Proposed Project would not have a substantial adverse effect on federally or state protected wetlands or waters of the United States. Therefore, no impact would occur.

**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?**

Wildlife nursery sites include active nests of breeding birds. In addition, migratory nongame native bird species are protected by international treaty under the Federal Migratory Bird Treaty Act (MBTA) of 1918 (50 C.F.R. Section 10.13). Sections 3503, 3503.5, and 3513 of the California Fish and Game Code prohibit take of all birds and their active nests including raptors and other migratory nongame birds (as listed under the Federal MBTA). Compliance with these laws will reduce impacts to nesting birds to a less than significant level.

The Proposed Project would not otherwise interfere with the movement of any native resident or migratory fish or wildlife species, and no impacts to wildlife movement would occur.

**e) Convert oak woodlands (as defined by the state, oak woodlands are oak stands with greater than 10% canopy cover with oaks at least 5 inch in diameter measured at 4.5 feet above mean natural grade) or otherwise contain oak or other unique native trees (junipers, Joshuas, southern California black walnut, etc.)?**

The Project Site does not contain any oak woodlands, oak, or other unique native trees. The Project Site is currently vacant and does not contain any existing trees. The vegetation on the Project Site consists of weeds. The Proposed Project would not result in the removal of any existing trees. Therefore, no impact would occur.

**f) Conflict with any local policies or ordinances protecting biological resources, including Wildflower Reserve Areas (L.A. County Code, Title 12, Ch. 12.36), the Los Angeles County Oak Tree Ordinance (L.A. County Code, Title 22, Ch. 22.56, Part 16), the Significant Ecological Areas (SEAs) (L.A. County Code, Title 22, § 22.56.215), and Sensitive Environmental Resource Areas (SERAs) (L.A. County Code, Title 22, Ch. 22.44, Part 6)?**

Trees on the project site include English walnut (*Juglans regia*) and apricot (*Prunus armeniaca*). No oak trees or other unique native trees are present. Therefore, no impact to unique native trees or oak woodlands would occur.

**g) Conflict with the provisions of an adopted state, regional, or local habitat conservation plan?**

The Project Site is currently vacant. The vegetation on the Project Site consists of ruderal non-native species. The Project Site is not located within an area governed by an adopted state, regional, or local habitat conservation plan. The Proposed Project would not conflict with any habitat conservation plans. Therefore, no impact would occur.

**5. CULTURAL RESOURCES**

	<i>Potentially Significant Impact</i>	<i>Less Than Significant Impact with Mitigation Incorporated</i>	<i>Less Than Significant Impact</i>	<i>No Impact</i>
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**Would the project:**

**a) Cause a substantial adverse change in the significance of a historical resource as defined in CEQA Guidelines § 15064.5?**

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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The Project Site is currently vacant. Additionally, the Project Site is not considered a historic site according to the Office of Historic Preservation.<sup>18</sup> No listed historic resources would be impacted by the redevelopment of the Project Site. The Proposed Project would not cause a substantial adverse change in the significance of a historical resource. Therefore, no impact would occur.

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

<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
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In 2014 the California legislature added new requirements for tribal cultural resources through the approval of Assembly Bill (AB) 52. To help determine whether a project may have cause a substantial adverse change in the significance of a tribal cultural resource, the provisions of AB 52 require a lead agency to consult with any California Native American tribe on the NAHC tribal consultation list that requests consultation and is traditionally and culturally affiliated with the geographic area of a proposed project.

SB 18 (California Government Code, Section 65352.4) requires local agencies to consult with California Native American tribes during the local planning process for the purpose of protecting Traditional Tribal Cultural Places prior to amending or adopting any general plan or specific plan, or designating land as open space.<sup>19</sup> Pursuant to the provisions of SB 18, the County of Los Angeles, Department of Regional Planning submitted requests for consultation to California Native American tribes regarding the Proposed Project in accordance with the requirements of SB 18.

As discussed in the Phase I Environmental Site Assessment (see Appendix E of this IS/MND), the Project Site has been utilized for residential uses intermittently since 1928. In 1928, a dwelling was constructed on the northeast portion of the Site with the southern and western portions of the site graded flat. Two dwellings and an out building appear to have been constructed on the eastern portion of the Site in 1952. The southern dwelling was demolished in 1972 and a drainage easement appeared. By 1994, the northern dwelling had been demolished and the Site has remained vacant.<sup>20</sup>

The Project Site is not known to be historically or culturally significant to any group or individuals. Archaeological or historical resources are not expected to be found on-site during construction of the Proposed Project. The Proposed Project would not cause a substantial adverse change in the significance of an archaeological resource. Under SB 18, the Tribal Representatives from the Gabrielino Band of Mission

<sup>18</sup> Office of Historic Preservation, California State Parks, California Historical Resources, website: <http://ohp.parks.ca.gov/ListedResources/?view=county&criteria=19>, accessed June 2015.

<sup>19</sup> State of California, Office of Planning & Research, Local and Tribal Intergovernmental Consultation, website: [https://www.opr.ca.gov/s\\_localandtribalintergovernmentalconsultation.php](https://www.opr.ca.gov/s_localandtribalintergovernmentalconsultation.php), accessed August 2016.

<sup>20</sup> Pacific Environmental Company, Phase One Environmental Site Assessment, 14733 – 14803 S. Stanford Avenue, Compton, California 90220, dated March 4, 2015.

Indians, Kizh Nation responded to the County of Los Angeles, Department of Regional Planning's request for consultation.<sup>21</sup> Therefore, as a precautionary measure, the following mitigation measures will be implemented to ensure that if any archaeological resources are encountered during construction the impact to such resources would be mitigated to a less than significant level.

**Mitigation Measures:**

V-1 The Proposed Project Applicant shall provide site access to a qualified Native American Monitor during construction-related ground disturbance activities. Ground disturbance is defined by the Tribal Representatives from the Gabrielino Band of Mission Indians, Kizh Nation as activities that include, but are not limited to, pavement removal, pot-holing or auguring, boring, grading, excavation, and trenching, within the project area. The monitor(s) must be approved by the tribal representatives and shall be provided access on-site during the construction phases that involve any ground disturbing activities. The Native American Monitor shall complete monitoring logs on a daily basis. The logs shall provide descriptions of the daily activities, including construction activities, locations, soil, and any cultural materials identified. The Monitor shall photo-document the ground disturbing activities. Monitoring logs shall be submitted to the County of Los Angeles, Department of Regional Planning upon completion of the survey period. The monitors must also have Hazardous Waste Operations and Emergency Response (HAZWOPER) certification. In addition, the monitors will be required to provide insurance certificates, including liability insurance, to the an archaeological resource(s) are encountered during grading and excavation activities, pertinent provisions outlined in the California Environmental Quality Act, California Public Resources Code Division 13, Section 21083.2 (a) through (k) shall apply. The on-site monitoring shall end when the Project Site grading and excavation activities are completed.

V-2 If any archaeological materials are encountered during the course of project development, all further development activity shall halt in the area of the discovery and the services of an archaeologist shall then be secured by contacting the South Central Coastal Information Center (657-278-5395) located at California State University Fullerton, or a member of the Society of Professional Archaeologist (SOPA) or a SOPA-qualified archaeologist, who shall assess the discovered material(s) and prepare a survey, study or report evaluating the impact. The archaeologist's survey, study or report shall contain recommendations, if necessary, for the preservation, conservation, or relocation of the resource. The Applicant shall comply with the recommendations of the evaluating archaeologist, as contained in the survey, study or report to the satisfaction of the Planning Director. The archaeological survey, study or report shall be submitted to: SCCIC Department of Anthropology, McCarthy Hall 477, CSU Fullerton, 800 North State College Boulevard, Fullerton, CA 92834. The Gabrielino Band of Mission Indians – Kizh Nation shall also be contacted to ascertain whether the resource is affiliated with their tribal ancestors.

**c) Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature, or contain rock formations indicating potential paleontological resources?**

The Project Site and the surrounding properties are located in an urbanized area that has been previously disturbed by past activities. The Project Site is not known to have unique paleontological or geological features and would not directly or indirectly destroy a unique paleontological resource. The Proposed Project is not expected to disturb any paleontological resources during construction of the Proposed Project. Therefore, impacts would be less than significant.

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<sup>21</sup> The Gabrielino Band of Mission Indians, Kizh Nation provided a Request for Consultation Response dated August 23, 2016 for the Proposed Project (see Appendix I, Consultation Letters).

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

No cemeteries are located in the immediate vicinity of the Project Site. The nearest cemetery is Lincoln Memorial Park Cemetery located 2.4 miles south of the Project Site. At this distance, the Proposed Project would not disturb any human remains at Lincoln Memorial Park Cemetery. The Project Site is not part of a formal cemetery and not known to have been used for disposal of historic or prehistoric remains. In addition, the Project Site does not contain any sacred structures. It is unlikely that human remains would be encountered during grading and excavation of the Proposed Project. The Proposed Project is not anticipated to disturb any remains including those interred outside of formal cemeteries. However, it is possible that unknown human remains could occur on the Proposed Project site, and if proper care is not taken during construction, damage to or destruction of these unknown remains could occur. The following mitigation measure is recommended to reduce potential impacts related to the disturbance of unknown human remains to a less than significant level.

**Mitigation Measures:**

V-3 In the event that human remains are discovered during excavation activities, the contractors shall stop all activities in the immediate vicinity of the discovery and contact the County Coroner. The coroner has two working days to examine human remains after being notified by the responsible person. If the remains are Native American, the Coroner has 24 hours to notify the Native American Heritage Commission. The Native American Heritage Commission will immediately notify the person it believes to be the most likely descendent of the deceased Native American. The most likely descendent has 48 hours to make recommendations to the owner, or representative, for the treatment or disposition, with proper dignity, of the human remains and grave goods. If the descendent does not make recommendations within 48 hours the owner shall reinter the remains in an area of the property secure from further disturbance, or; if the owner does not accept the descendant's recommendations, the owner or the descendent may request mediation by the Native American Heritage Commission.

**6. ENERGY**

	<i>Potentially Significant Impact</i>	<i>Less Than Significant Impact with Mitigation Incorporated</i>	<i>Less Than Significant Impact</i>	<i>No Impact</i>
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Would the project:

**a) Conflict with Los Angeles County Green Building Standards Code (L.A. County Code Title 31)?**

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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The Los Angeles County Green Building Standards Code is based on the 2013 California Green Building Standards Code, which addresses green buildings, low-impact development, and landscape design.<sup>22</sup> The Proposed Project would have drought tolerant landscaping. The Proposed Project design, building construction techniques, and building materials would be consistent with the principles of sustainability and green design in the Los Angeles County Green Building Standards Code. The Proposed Project would not be expected to conflict with Los Angeles County Green Building Standards Code. Therefore, impacts would be less than significant.

**b) Involve the inefficient use of energy resources (see Appendix F of the CEQA Guidelines)?**

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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The Proposed Project would be consistent with the principles of sustainability in the design, building construction techniques, and building materials. The Proposed Project would have drought tolerant landscaping. As discussed in Section 18, Utilities and Service Systems, consumption of natural gas and electricity from the Proposed Project would not substantially increase the overall demand for resources in the surrounding area. The Proposed Project would not be expected to necessitate the need for additional natural gas and electricity infrastructure. The Proposed Project would not involve the inefficient use of energy resources. Therefore, impacts would be less than significant.

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<sup>22</sup> County of Los Angeles, Los Angeles County Green Building Standards Code, website: [https://library.municode.com/HTML/16274/level2/TIT31GRBUSTCO\\_CH1AD.html](https://library.municode.com/HTML/16274/level2/TIT31GRBUSTCO_CH1AD.html), accessed July 2015.

## 7. GEOLOGY AND SOILS

	<i>Less Than Significant</i>	<i>Less Than Significant</i>	<i>No Impact</i>
<i>Potentially Significant Impact</i>	<i>Impact with Mitigation Incorporated</i>	<i>Impact</i>	

Would the project:

a) Expose people or structures to potential substantial adverse effects, including the risk of loss, injury, or death involving:

- |  |                          |                          |                                     |                          |
|--|--------------------------|--------------------------|-------------------------------------|--------------------------|
| <p>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 active fault trace? Refer to Division of Mines and Geology Special Publication 42.</p> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
|--|--------------------------|--------------------------|-------------------------------------|--------------------------|

The following section summarizes and incorporates by reference information from the *Fault Rupture Hazard Investigation, Proposed Multi-Family Residential Development, 14803 S. Stanford Avenue, West Rancho Dominguez, Unincorporated Los Angeles County, California*, dated September 19, 2014, prepared by Geocon West Inc. (Fault Rupture Hazard Investigation) and the *Geotechnical Investigation, Proposed Multi-Family Residential Development, 14733 – 14803 S. Stanford Avenue, West Rancho Dominguez, Unincorporated Los Angeles County, California, APN: 6137-005-036, 6137-005-902, 6137-005-903*, dated November 24, 2014, prepared by Geocon West Inc. (Geotechnical Investigation). The Fault Rupture Hazard Investigation is included as Appendix B to this IS/MND. The Geotechnical Investigation is included as Appendix C to this IS/MND.

Faults associated with the active Newport-Inglewood Fault Zone (NIFZ) have been inferred near the western boundary of the Project Site. Moreover, Avalon-Compton segment of the NIFZ is located very close to the Site. However, the Fault Rupture Hazard Investigation concluded the potential for surface fault rupture during the construction of the Proposed Project to be low based on the absences of active faulting or fault-related features observed in site explorations.<sup>23</sup> The Fault Rupture Hazard Investigation stated deep faults may be present in the western portion of the Site or immediately off-site, but, based on the pre-Holocene age of the unfaulted sediments observed, deeper faults would not be considered active if present.<sup>24</sup> However, due to seismic compliance standards, the construction contractor shall incorporate project design elements consistent with Office of Statewide Health Planning and Development, California Building Code, Uniform Building Code, or other required standards to further reduce any potential for impacts resulting from strong seismic ground shaking. Accordingly, the Proposed Project shall conform to measures described in the Fault Rupture Hazard Investigation and the Geotechnical Investigation for the Proposed Project, as it may be subsequently amended or modified by the County to ensure compliance throughout the construction and development of the Proposed Project, which would reduce impacts associated with rupture of a known earthquake fault to a less than significant level.

<sup>23</sup> Geocon West Inc., *Fault Rupture Hazard Investigation, Proposed Multi-Family Residential Development, 14803 S. Stanford Avenue, West Rancho Dominguez, Unincorporated Los Angeles County, California*, dated September 19, 2014.

<sup>24</sup> Ibid.

**ii) Strong seismic ground shaking?**

Faults associated with the active Newport-Inglewood Fault Zone (NIFZ) have been inferred near the western boundary of the Project Site. Specifically, the Fault Rupture Hazard Investigation stated the Avalon-Compton segment of the NIFZ is located very close to the Site.<sup>25</sup> A future earthquake originating on this fault could produce very strong near-field ground motions at the Project Site. Thus, the Project 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 structure is designed and constructed in conformance with current building codes and engineering practices. Ground shaking can be further mitigated if the Proposed Project incorporates the recommendations specified in the Fault Rupture Hazard Investigation and the Geotechnical Investigation. Due to seismic compliance standards, the construction contractor shall incorporate project design elements consistent with Office of Statewide Health Planning and Development, California Building Code, Uniform Building Code, or other required standards to further reduce any potential for impacts resulting from strong seismic ground shaking. Accordingly, the Proposed Project shall conform to measures described in the Fault Rupture Hazard Investigation and the Geotechnical Investigation for the Proposed Project, as it may be subsequently amended or modified by the County to ensure compliance throughout the construction and development of the Proposed Project, which would reduce impacts associated with seismic ground shaking to a less than significant level.

**iii) Seismic-related ground failure, including liquefaction and lateral spreading?**

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 Geotechnical Investigation concluded the Project Site is not within an area identified as having a potential for liquefaction based on review of the Los Angeles County Seismic Safety Element. Additionally, the Project Site is not located in an area designated as “liquefiable” according to the State of California Seismic Hazard Zone, Inglewood Quadrangle Map (CDMG 1999).<sup>26</sup> Therefore, impacts would be less than significant.

**iv) Landslides?**

<sup>25</sup> Ibid.

<sup>26</sup> Geocon West Inc., Geotechnical Investigation, Proposed Multi-Family Residential Development, 14733 – 14803 S. Stanford Avenue, West Rancho Dominguez, Unincorporated Los Angeles County, California, APN: 6137-005-036, 6137-005-902, 6137-005-903, dated November 24, 2014.

According to the State of California Seismic Hazard Zones Map, Inglewood Quadrangle Map (CDMG 1999), the Project Site is not located within an area identified as having a potential for seismic slope instability. The Geotechnical Investigation concluded there are no known landslides near the Project Site, nor is the Project Site in the path of any known or potential landslides.<sup>27</sup> The potential for a landslide is not considered to be a hazard to the Project Site because the Project Site and the surrounding area are relatively flat. As such, no landslides are likely to occur at the Project Site or in the surrounding area. Therefore, no impact would occur.

**b) Result in substantial soil erosion or the loss of topsoil?**                                                                               

Although development of the Proposed Project has the potential to result in the erosion of soils during site preparation and construction activities, erosion would be reduced by implementation of erosion controls and best management practices (BMPs) to meet the NPDES requirements for storm water quality and be consistent with guidelines provided in the *California Storm Water Best Management Practice Handbooks: Construction*.<sup>28</sup> Specifically, a Storm Water Pollution Prevention Plan (SWPPP) would be required to mitigate the effects of erosion and the inherent potential for sedimentation and other pollutants entering the stormwater system. Implementation of the BMPs identified in the SWPPP and compliance with the NPDES discharge requirements would be anticipated to mitigate degradation of water quality during construction. Additionally, the Proposed Project would be constructed in conformance with the Los Angeles County Building Code and under observation and testing of a geotechnical engineer. The geotechnical engineer would provide continuity of geotechnical interpretation and check that the recommendations presented for geotechnical aspects of site development are incorporated during site grading, construction of improvements, and excavation of foundations.<sup>29</sup> Due to seismic compliance standards, the construction contractor shall incorporate best management practices consistent with the guidelines provided in the *California Storm Water Best Management Practice Handbooks: Construction* as well as project design elements consistent with Office of Statewide Health Planning and Development, California Building Code, Uniform Building Code, or other required standards to further reduce any potential for impacts resulting from strong seismic ground shaking. With compliance of the Los Angeles County Building Code and any conditions that may be imposed through measures described in the Fault Rupture Hazard Investigation and the Geotechnical Investigation for the Proposed Project, as it may be subsequently amended or modified by the County to ensure compliance throughout the construction and development of the Proposed Project, impacts with respect to soil erosion or loss of topsoil would be reduced to a less than significant level.

**c) Be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in on- or off-site landslide, lateral spreading, subsidence, liquefaction or collapse?**                                                                               

Dynamic compaction of dry and loose sands may occur during a major earthquake. Typically, settlements

<sup>27</sup> Geocon West Inc., Geotechnical Investigation, Proposed Multi-Family Residential Development, 14733 – 14803 S. Stanford Avenue, West Rancho Dominguez, Unincorporated Los Angeles County, California, APN: 6137-005-036, 6137-005-902, 6137-005-903, dated November 24, 2014.

<sup>28</sup> California Stormwater Quality Association, *California Stormwater Best Management Practice Handbooks: Construction*, website: <https://www.casqa.org/resources/bmp-handbooks>, accessed June 2015.

<sup>29</sup> Geocon West Inc., Geotechnical Investigation, Proposed Multi-Family Residential Development, 14733 – 14803 S. Stanford Avenue, West Rancho Dominguez, Unincorporated Los Angeles County, California, APN: 6137-005-036, 6137-005-902, 6137-005-903, dated November 24, 2014.

occur in thick beds of such soils. The Geotechnical Investigation concluded the settlement of the foundation system is expected to occur on initial application of loading. The differential settlement is not expected to exceed 1/2 inch over a distance of 20 feet or between adjacent foundations.<sup>30</sup> Based on these considerations, the Geotechnical Investigation makes specific recommendations with respect to the building foundation and grading activities that will mitigate potential impacts. Additionally, the Proposed Project would be constructed in conformance with the Los Angeles County Building Code and under observation and testing of a geotechnical engineer. The geotechnical engineer would provide continuity of geotechnical interpretation and check that the recommendations presented for geotechnical aspects of site development are incorporated during site grading, construction of improvements, and excavation of foundations.<sup>31</sup> Due to seismic compliance standards, the construction contractor shall incorporate best management practices consistent with the guidelines provided in the *California Storm Water Best Management Practice Handbooks: Construction* as well as project design elements consistent with Office of Statewide Health Planning and Development, California Building Code, Uniform Building Code, or other required standards to further reduce any potential for impacts resulting from strong seismic ground shaking. Accordingly, the Proposed Project shall conform to measures described in the Fault Rupture Hazard Investigation and the Geotechnical Investigation for the Proposed Project, which would reduce impacts associated with seismically induced settlement to a less than significant level.

**d) Be located on expansive soil, as defined in Table 18-1-B of the Uniform Building Code (1994), creating substantial risks to life or property?**                                                                               

Expansive soils contain significant amounts of clay particles that swell considerably when wetted and shrink when dried. Foundations constructed on these soils are subject to uplifting forces caused by the swelling. Without proper mitigation measures, heaving and cracking of both building foundations and slabs-on-grade could result. The Geotechnical Investigation concluded that, during the field investigation on October 23, 2014, the Project Site soils are considered to have a very low expansive potential and are classified as non-expansive.<sup>32</sup> The Proposed Project would not be located on expansive soil and would not create substantial risks to life or property. Therefore, impacts would be less than significant.

**e) Have soils incapable of adequately supporting the use of onsite wastewater treatment systems where sewers are not available for the disposal of wastewater?**                                                                               

This question would apply to the Proposed Project only if it were located in an area not served by an existing sewer system. The Project Site is located in an urban setting, and the Sanitation Districts of Los Angeles County sewers serve the Project Site. No onsite wastewater treatment systems for the disposal of wastewater would be used as part of the Proposed Project. Therefore, no impact would occur.

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<sup>30</sup> Geocon West Inc., Geotechnical Investigation, Proposed Multi-Family Residential Development, 14733 – 14803 S. Stanford Avenue, West Rancho Dominguez, Unincorporated Los Angeles County, California, APN: 6137-005-036, 6137-005-902, 6137-005-903, dated November 24, 2014.  
<sup>31</sup> Ibid.  
<sup>32</sup> Ibid.

**f) Conflict with the Hillside Management Area Ordinance (L.A. County Code, Title 22, § 22.56.215) or hillside design standards in the County General Plan Conservation and Open Space Element?**

Hillside Management Areas (HMAs) are considered a type of scenic resource where mountainous or foothill terrain has a natural slope of 25 percent or greater.<sup>33</sup> The Project Site contains a small-engineered hill at the highest point of the west edge of the Project Site. The steepest slope of the hill is approximately 25% with the lowest point approximately 13 feet lower than the highest point. However, this small-engineered hill does not fall within the designation of the Hillside Management Area. The Project Site is located in an urban setting, not within a Hillside Management Area. Thus, the Project Site is not subject to hillside design standards. The Proposed Project would not conflict with the Hillside Management Area Ordinance or hillside design standards in the County General Plan Conservation and Open Space Element. Therefore, no impact would occur.

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<sup>33</sup> County of Los Angeles, Planning and Zoning, Definitions, website: <https://library.municode.com/index.aspx?clientId=16274>, accessed July 2015.

## 8. GREENHOUSE GAS EMISSIONS

### Regulatory Setting

Gases that trap heat in the atmosphere are called greenhouse gases (“GHG”), since they have effects that are analogous to the way in which a greenhouse retains heat. Greenhouse gases are emitted by both natural processes and human activities. The accumulation of greenhouse gases in the atmosphere regulates the earth’s temperature. The principal GHGs are carbon dioxide (CO<sub>2</sub>), methane (CH<sub>4</sub>), nitrous oxide (N<sub>2</sub>O), sulfur hexafluoride (SF<sub>6</sub>), perfluorocarbons (PFCs), hydrofluorocarbons (HFCs), and water vapor (H<sub>2</sub>O). CO<sub>2</sub> is the reference gas for climate change because it is the predominant greenhouse gas emitted. To account for the varying warming potential of different GHGs, GHG emissions are often quantified and reported as CO<sub>2</sub> equivalents (CO<sub>2</sub>e).

The State of California has undertaken initiatives designed to address the effects of greenhouse gas emissions, and to establish targets and emission reduction strategies for greenhouse gas emissions in California. California has enacted several pieces of legislation that relate to GHG emissions and climate change, much of which sets aggressive goals for GHG reductions within the state. Per Senate Bill 97, the California Natural Resources Agency adopted amendments to the CEQA Guidelines, which address the specific obligations of public agencies when analyzing GHG emissions under CEQA to determine a project’s effects on the environment. However, neither a threshold of significance nor any specific mitigation measures are included or provided in these CEQA Guideline amendments. The following includes a brief discussion of various GHG-related policies that have been adopted at the state and local levels.

### Assembly Bill 32

The California Global Warming Solutions Act of 2006, widely known as AB 32, requires the California Air Resources Board (CARB) to develop and enforce regulations for the reporting and verification of statewide GHG emissions. CARB is directed to set a statewide GHG emission limit, based on 1990 levels, to be achieved by 2020. The bill set a timeline for adopting a scoping plan for achieving GHG reductions in a technologically and economically feasible manner. The heart of the bill is the requirement that statewide GHG emissions be reduced to 1990 levels by 2020. As reported by CARB’s Climate Change Scoping Plan First Update, Discussion Draft for Public Review and Comment (October 2013), California is currently on track to meet the goals of AB 32. AB 32 required CARB to determine California’s 1990 statewide GHG emissions level, which would become California’s statewide emissions limit to be achieved by 2020. ARB developed a California statewide GHG emission inventory for years 1990–2004 to support the effort of determining the 1990 level and 2020 emissions limit. In December 2007, the Board approved a total statewide GHG 1990 emissions level and 2020 emissions limit of 427 MMTCO<sub>2</sub>e. CARB maintains the statewide GHG emission inventory to track California’s progress to meet the 2020 emissions limit. CARB’s GHG cap-and-trade regulation provides a firm cap, ensuring that the 2020 emission target will be achieved.

### Executive Order B-30-15

Governor of California, Jerry Brown, issued Executive Order B-30-15, effective immediately on April 29, 2015 ordering a new interim statewide greenhouse gas emission reduction target to reduce greenhouse gas emissions to 40 percent below 1990 levels by 2030 in order to ensure California meets its target of reducing greenhouse gas emissions to 80 percent below 1990 levels by 2050. All state agencies with jurisdiction over sources of greenhouse gas emissions shall implement measures, pursuant to statutory authority, to meet the 2030 and 2050 greenhouse gas emissions reductions targets. The CARB shall update the Climate Change

Scoping Plan to express the 2030 target in terms of million metric tons of carbon dioxide equivalent.<sup>34</sup> With this order, California sets a high bar to reduce GHG emissions. California will continue its rigorous climate change research program focused on understanding the impacts of climate change and how best to prepare and adapt to such impacts.

### *Sustainable Communities and Climate Protection Act (SB375)*

California's Sustainable Communities and Climate Protection Act, also referred to as Senate Bill (SB) 375, became effective January 1, 2009. The goal of SB 375 is to help achieve AB 32's GHG emissions reduction goals by aligning the planning processes for regional transportation, housing, and land use. SB 375 requires CARB to develop regional reduction targets for GHGs, and prompts the creation of regional plans to reduce emissions from vehicle use throughout the State. California's 18 Metropolitan Planning Organizations (MPOs) have been tasked with creating Sustainable Community Strategies (SCS) in an effort to reduce the region's vehicle miles traveled (VMT) in order to help meet AB 32 targets through integrated transportation, land use, housing and environmental planning. Pursuant to SB 375, CARB set per-capita GHG emissions reduction targets from passenger vehicles for each of the State's 18 MPOs. On September 23, 2010, CARB issued a regional eight (8) percent per capita reduction target for the planning year 2020, and a conditional target of 13 percent for 2035. As part of its regional planning efforts, SCAG prepared and has adopted the 2016-2040 RTP/SCS to address regional growth and measure progress toward achieving regional planning goals and objectives.

### *Community Climate Action Plan - GHG Emissions Inventory and Forecasts for the Unincorporated Area of the County of Los Angeles*

The County of Los Angeles released its Final Draft Community Climate Action Plan (CCAP) in July 2014, which serves to mitigate and avoid GHG emissions associated with community activities in the unincorporated area of the Los Angeles County. Climate action plans include an inventory of GHG emissions and measures for reducing future emissions to achieve a specific reduction target. The CCAP will address emissions from building energy, land use and transportation, water consumption, and waste generation. The measures and actions outlined in the CCAP will tie together the County's existing climate change initiatives and provide a blueprint for a more sustainable future. Ultimately, the CCAP and associated GHG reduction measures will be incorporated into the Air Quality Element of the County's General Plan 2035.

The CCAP will identify emissions related to community activities, establish a GHG reduction target consistent with AB 32 and provide a roadmap for successfully implementing GHG reduction measures selected by the County. Importantly, the CCAP will recognize the County's leadership and role in contributing to statewide GHG emissions reductions. Actions undertaken as part of the CCAP will also result in important community co-benefits including improved air quality, energy savings, and increased mobility, as well as will enhance the resiliency of the community in the face of changing climatic conditions.

An emissions inventory is an accounting of total GHG emissions within a specific jurisdiction. To inform the development of the County's CCAP, which is a component of the General Plan Update, the County prepared a 2010 GHG emissions inventory for community activities in the unincorporated area of the County.<sup>35</sup> The County also developed emissions forecasts for 2020 and 2035, based on anticipated population, employment, and household growth in the unincorporated area. The emissions inventory and forecasts can serve as a base for assessing emissions reduction goals. The County's GHG emissions

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<sup>34</sup> Office of Governor, Edmund G. Brown Jr., website: <http://gov.ca.gov/news.php?id=18938>, accessed July 2015.

<sup>35</sup> County of Los Angeles, Department of Regional Planning, CCAP – Emissions Inventory, <http://planning.lacounty.gov/ccap/emissions>, accessed July 2015.

inventory and forecasts are organized by six categories. The top two emissions categories are “building energy” and “land use and transportation.” Emissions in the building energy category largely result from electricity used to cool homes and to power household appliances. Emissions in the land use and transportation category are primarily due to on-road vehicles, and in particular, passenger cars.

***GHG Significance Threshold***

Section 15064.4 of the CEQA Guidelines serves to assist lead agencies in determining the significance of the impacts of GHGs. However, neither the SCAQMD nor the State CEQA Guidelines Amendments provide any adopted thresholds of significance for addressing a project’s GHG emissions. Further, because the County does not currently have an adopted quantitative threshold of significance for a project’s generation of greenhouse gas emissions, the following analysis is based on a combination of the requirements outlined in the CEQA Guidelines.

As required in Section 15604.4 of the CEQA Guidelines, this analysis includes an impact determination based on the following: (1) an estimate of the amount of greenhouse gas emissions resulting from the Proposed Project; (2) a qualitative analysis or performance based standards; (3) a quantification of the extent to which the Proposed Project increases greenhouse gas emissions as compared to the existing environmental setting; and (4) the extent to which the Proposed Project complies with regulations or requirements adopted to implement a statewide, regional, or local plan for the reduction or mitigation of greenhouse gas emissions.

***Baseline GHG Emissions***

The Project Site is currently vacant and generates no greenhouse gas emissions.

	<i>Less Than Significant Impact with Mitigation Incorporated</i>	<i>Less Than Significant Impact</i>	<i>No Impact</i>
<i>Potentially Significant Impact</i>			

**Would the project:**

- a) Generate greenhouse gas (GHGs) emissions, either directly or indirectly, that may have a significant impact on the environment?**

A significant impact would occur if the Proposed Project would generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment. The Proposed Project has the potential to generate GHG emissions as a result of the temporary construction activities and long-term operation of the Proposed Project. To assess the Proposed Project’s contribution of GHG emissions, the construction and operational emissions were quantified using CalEEMod.2013.2.2 as discussed in further detail below.

***Construction***

Construction of the Proposed Project would emit GHG emissions through the combustion of fossil fuels by heavy-duty construction equipment and through vehicle trips generated by construction workers traveling to and from the Project Site and from the disposal of construction waste. Construction emissions

represent an episodic, temporary source of GHG emissions. To be consistent with the guidance from the SCAQMD for calculating criteria pollutants from construction activities, only GHG emissions from on-site construction activities and off-site hauling and construction worker commuting are considered as Project-generated. Emissions of GHGs were calculated for each year of construction of the Proposed Project. The Proposed Project's annual construction-generated GHG emissions are expressed in CO<sub>2</sub>e metric tons per year (CO<sub>2</sub>e MTY) and are presented in Table 7, Proposed Project Construction-Related Greenhouse Gas Emissions. As shown in Table 7, the Project's total construction-related greenhouse gas emissions are estimated to be 566.06 CO<sub>2</sub>e metric tons, with the greatest annual increase in GHG emissions estimated at 368.78 CO<sub>2</sub>e MTY in 2016.

**Table 7  
Proposed Project Construction-Related Greenhouse Gas Emissions**

Year	CO <sub>2</sub> e Emissions (Metric Tons per Year) <sup>a</sup>
2016	368.78
2017	197.28
<b>Total Project Construction GHG Emissions</b>	<b>566.06</b>
<sup>a</sup> Construction CO <sub>2</sub> values were derived using CalEEMod.2013.2.2. CalEEMod annual worksheets are provided in Appendix D to this IS/MND.	

**Operational**

The GHG emissions resulting from operation of the Proposed Project, which involves the usage of on-road mobile vehicles, electricity, natural gas, water, landscape equipment, and generation of solid waste and wastewater, were calculated under the assumption of compliance with Title 24 building regulations. Emissions of the Proposed Project's operational GHGs are shown in Table 8, Proposed Project Operational Greenhouse Gas Emissions. As shown in Table 8, the Proposed Project is expected to generate approximately 1,117.84 CO<sub>2</sub>e MTY.

**Table 8  
Proposed Project Operational Greenhouse Gas Emissions**

Emissions Source	CO <sub>2</sub> e Emissions (Metric Tons per Year)
Area	1.46
Energy – Natural Gas	45.27
Energy - Electricity	86.49
Mobile	822.96
Solid Waste	17.79
Water	38.73
Amortized Construction Emissions <sup>a</sup>	18.87
<b>Total Project GHG Emissions</b>	<b>1,117.84</b>
<sup>a</sup> The total construction GHG emissions were amortized over 30 years and added to the operation of the Project. CalEEMod annual worksheets are provided in Appendix C to this IS/MND.	

To illustrate the scope of the Proposed Project’s potential to generate GHG emissions, the following screening analysis has been provided. The SCAQMD released a draft guidance document regarding interim CEQA GHG significance thresholds in October 2008. At that time SCAQMD staff proposed a screening level of 3,000 metric tons of CO<sub>2</sub>e per year for mixed-use or all land use projects, under which project impacts would be considered “less than significant.” The 3,000 metric ton screening level was intended “to achieve the same policy objective of capturing 90 percent of the GHG emissions from new mixed-use or all land use development projects in the residential/commercial sectors.” Citing the need for additional analysis to further define the performance standards and to coordinate with CARB staff’s interim GHG proposal, no thresholds of significance were ever adopted for residential/commercial sectors. Nevertheless, for comparative purposes, it is worth noting that the Project’s total GHG emissions would be less than the 3,000 metric tons of CO<sub>2</sub>e per year screening threshold proposed by the SCAQMD staff in 2008. Therefore, the project’s GHG emissions and associated contribution to global warming is considered less than significant. Notwithstanding the Proposed Project’s less than significant impact upon global warming, mitigation measures that would further reduce the Project’s GHG emissions are recommended below.

**Mitigation Measures:**

GHG-1 The Applicant shall require its contractors to utilize low VOC architectural coatings during the construction process.

**b) Conflict with any applicable plan, policy, or regulation adopted for the purpose of reducing the emissions of greenhouse gases?**

A significant impact would occur if the Proposed Project would conflict with an applicable plan, policy or regulation adopted for the purpose of reducing the emissions of greenhouse gases. As such, the Project would be consistent with regional and statewide goals and policies aimed at reducing the generation of GHGs, including Title 24 building regulations, SCAG’s 2016-2040 RTP/SCS, SB 375, and CARB’s AB 32 Scoping Plan aimed at achieving 1990 GHG emission levels by 2020. Therefore, the Proposed Project’s generation of GHG emissions would not make a cumulatively considerable contribution to conflicting with an applicable plan, policy or regulation for the purposes of reducing the emissions of greenhouse gases. The Proposed Project’s impact upon GHG emissions and global warming would be less than significant.

## 9. HAZARDS AND HAZARDOUS MATERIALS

	<i>Potentially Significant Impact</i>	<i>Less Than Significant Impact with Mitigation Incorporated</i>	<i>Less Than Significant Impact</i>	<i>No Impact</i>
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Would the project:

a) **Create a significant hazard to the public or the environment through the routine transport, storage, production, use, or disposal of hazardous materials?**

The Proposed Project involves the construction and operation of an affordable housing project and would not result in the routine transport, use, or disposal of hazardous materials. 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. Use of these materials on the Project Site would comply with State Health Codes and Regulations. Therefore, the Proposed Project would not create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials and impacts would be less than significant.

b) **Create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials or waste into the environment?**

A Phase One Environmental Site Assessment was conducted by Pacific Environmental Company (Pacific). The findings of the Phase I ESA are detailed in the *Phase One Environmental Site Assessment, 14733 – 14803 S. Stanford Avenue, Compton, California 90220* (“Phase I ESA”), dated March 4, 2015 (included in Appendix E to this IS/MND).

The Project Site is currently vacant and undeveloped. According to available historical sources, the Project Site has been utilized for residential uses intermittently since 1928. In 1928, a dwelling was constructed on the northeast portion of the Site with the southern and western portions of the site graded flat. Two dwellings and an out building appear to have been constructed on the eastern portion of the site in 1952. One dwelling was demolished in 1972 and a drainage easement appeared. By 1994, the last dwelling on the northern portion of the site had been demolished and the site has remained vacant since that time.<sup>36</sup>

A recognized environmental concern (REC) refers to the presence or likely presence of any hazardous substances or petroleum products in, on, or at a property: due to release to the environment; under conditions indicative of a release to the environment; or under conditions that pose a material threat of a future release to the environment. According to available historical sources, the Project Site was historically utilized for residential uses. No known or suspected recognized environmental concerns, controlled recognized environmental concerns, or historical recognized environmental concerns were identified in the Phase I ESA on the Project Site. The Phase I ESA noted the presence of leaking underground storage tanks and other potentially impacted sites within a one-mile radius of the Project Site. However, due to their distance, groundwater gradient in the area, and status with the enforcement agencies, these leaking underground storage tanks would not be expected to affect the Project Site. The Proposed Project would utilize modest amounts of typical cleaning supplies and solvents, which would not involve the release of

<sup>36</sup> Pacific Environmental Company, Phase One Environmental Site Assessment, 14733 – 14803 S. Stanford Avenue, Compton, California 90220, dated March 4, 2015.

hazardous materials or waste into the environment. Therefore, impacts would be less than significant.

**c) Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of sensitive land uses?**                       

The nearest school to the Project Site is McKinley Elementary School, located 0.2 miles north of the Project Site. The closest residential land uses are the Warwick Terrace Apartments to the south and the single-family residences to the north of the Project Site. The closest park is Roy Campanella Park to the east of the Project Site. The Proposed Project involves the construction of an affordable housing development. The Proposed Project would use limited common hazardous materials during construction and adhere to all applicable regulations. 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 Proposed Project would not emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of sensitive land uses. Therefore, impacts would be less than significant.

**d) Be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code § 65962.5 and, as a result, would it create a significant hazard to the public or the environment?**                       

The Phase I ESA conducted a database records search provided by Environmental Data Resources, Inc. (EDR), which includes standard federal, state, county, and city environmental record sources. The Project Site was not listed in any of the databases that were searched.<sup>37</sup> No known or suspected recognized environmental concerns, controlled recognized environmental concerns, or historical recognized environmental concerns were identified in the Phase I ESA on the Project Site. The Project Site is not located on a list of hazardous materials sites and would not create a significant hazard to the public or the environment. Therefore, no impact would occur.

**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 for people residing or working in the project area?**                       

The nearest public use, general aviation airport is the Compton/Woodley Airport, which is located 2.1 miles southeast of the Project Site at 901 W. Alondra Boulevard in the City of Compton. The Project Site is currently zoned R-1 (Single-Family Residence Zone). The Applicant is requesting a zone change from R-1 to R-3 (Limited Multiple Residence Zone) to accommodate the Proposed Project. Additionally, the County's General Plan land use designation for the entire site is H9 (Residential: 0-9 du/net ac), which allows 0-9 dwelling units per net acre.<sup>38</sup> Thus, the Applicant is proposing a General Plan Amendment from the existing General Plan land use designation of H9 (Residential: 0-9 du/net ac) to the General Plan land use category of H30 (Residential: 0-30 du/net ac) for the Proposed Project, which allows for 0-30 dwelling units per net acre. The Proposed Project, in both the existing General Plan and the Draft General Plan, is

<sup>37</sup> Pacific Environmental Company, Phase One Environmental Site Assessment, 14733 – 14803 S. Stanford Avenue, Compton, California 90220, dated March 4, 2015.

<sup>38</sup> County of Los Angeles, Department of Regional Planning Commission, 2015, Los Angeles County General Plan 2035, Chapter 6: Land Use Element, website: [http://planning.lacounty.gov/assets/upl/project/gp\\_web80-land-use.pdf](http://planning.lacounty.gov/assets/upl/project/gp_web80-land-use.pdf), accessed May 2016.

not located within a public airport land use plan area or subject to a safety hazard. Therefore, no impact would occur.

**f) For a project within the vicinity of a private airstrip, would the project result in a safety hazard for people residing or working in the project area?**

The nearest private airstrip is located 15.9 miles northwest of the Project Site at 5510 Lincoln Boulevard in Playa Vista. At this distance, the Proposed Project is not in the vicinity of a private airstrip and would not result in a safety hazard. Therefore, no impact would occur.

**g) Impair implementation of, or physically interfere with, an adopted emergency response plan or emergency evacuation plan?**

The Proposed Project would not involve the closure of any public roadway. The Proposed Project would not cause permanent alterations to vehicular circulation routes and patterns, public access, or travel upon public rights of way. Additionally, development of the Proposed Project would not adversely affect access on S. Stanford Avenue either temporarily during construction or long-term during operation. The Proposed Project would not be expected to interfere with any adopted emergency response plan or emergency evacuation plan. Therefore, impacts would be less than significant.

**h) Expose people or structures to a significant risk of loss, injury or death involving fires, because the project is located:**

**i) within a Very High Fire Hazard Severity Zones (Zone 4)?**

The Project Site is located in an urban setting and is not located in a Very High Fire Hazard Severity Zone.<sup>39</sup> Therefore, no impact would occur.

**ii) within a high fire hazard area with inadequate access?**

The Project Site is not located in a high fire hazard area. The Proposed Project would not expose people or structures to a significant risk within a high fire hazard area with inadequate access. Therefore, no impact would occur.

**iii) within an area with inadequate water and pressure to meet fire flow standards?**

The Project Site is located in an urban setting with established water infrastructure. Coordination would be completed with the Los Angeles County Fire Department (LACFD) to ensure that the Proposed Project could be adequately served and meet fire flow requirements. The LACFD has determined fire flow is adequate for the Proposed Project.<sup>40</sup> Therefore, impacts would be less than significant.

<sup>39</sup> Cal Fire, Los Angeles County FHSZ Map, website: [http://www.fire.ca.gov/fire\\_prevention/fhsz\\_maps\\_losangeles.php](http://www.fire.ca.gov/fire_prevention/fhsz_maps_losangeles.php), accessed June 2015.

<sup>40</sup> The LACFD provided a letter dated September 6, 2016 for the Proposed Project (see Appendix I, Consultation Letters).

iv) **within proximity to land uses that have the potential for dangerous fire hazard?**

The Project Site is located in an urban setting. The land uses surrounding the Project Site include Roy Campanella Park to the east, Warwick Terrace Apartments (a two-story apartment complex with one-story carports) to the south, single family residences to the north, and First Student Bus Yard to the west of the Project Site. The Phase I ESA noted the presence of leaking underground storage tanks and other potentially impacted sites within a one-mile radius of the Project Site. However, due to their distance, groundwater gradient in the area, and status with the enforcement agencies, these leaking underground storage tanks would not be expected to affect the Project Site. Additionally, the LACFD adequately serves the surrounding land uses. Therefore, impacts would be less than significant.

i) **Does the proposed use constitute a potentially dangerous fire hazard?**

The Proposed Project involves the construction and operation of an affordable multi-family development 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. Use of these materials on the Project Site would comply with State Health Codes and Regulations. The Proposed Project would not propose any use that would constitute a potentially dangerous fire hazard. Therefore, no impact would occur.

**10. HYDROLOGY AND WATER QUALITY**

	<i>Less Than Significant</i>		
<i>Potentially Significant Impact</i>	<i>Impact with Mitigation Incorporated</i>	<i>Less Than Significant Impact</i>	<i>No Impact</i>

**Would the project:**

**a) Violate any water quality standards or waste discharge requirements?**

A project would normally have a significant impact on surface water quality if discharges associated with the project would create pollution, contamination, or nuisance as defined in Section 13050 of the California Water Code (CWC) or that cause regulatory standards to be violated, as defined in the applicable National Pollution Discharge Elimination System (NPDES) stormwater permit or Water Quality Control Plan for the receiving water body. For the purpose of this specific issue, a significant impact may occur if the project would discharge water which does not meet the quality standards of agencies which regulate surface water quality and water discharge into stormwater drainage systems. Significant impacts would also occur if the project does not comply with all applicable regulations with regard to surface water quality as governed by the State Water Resources Control Board (SWRCB). The Proposed Project would be required to demonstrate compliance with the County Stormwater Ordinance and the Los Angeles County Low Impact Development (LID) Ordinance, which would reduce potential water quality impacts. Additionally, significant impacts would occur if a project does not comply with the County Stormwater Ordinance which addresses provisions that apply to the discharge, deposit, or disposal of any stormwater and/or runoff to the storm drain system and/or receiving waters within any incorporated area covered by the NPDES stormwater permit.

**Construction**

Three general sources of potential short-term, construction-related stormwater pollution associated with the Proposed Project include: 1) the handling, storage, and disposal of construction materials containing pollutants; 2) the maintenance and operation of construction equipment; and 3) earth moving activities which, when not controlled, may generate soil erosion via storm runoff or mechanical equipment. As required under the NPDES, the Applicant is responsible for preparing a Storm Water Pollution Prevention Plan (SWPPP) to mitigate the effects of erosion and the inherent potential for sedimentation and other pollutants entering the stormwater system. The primary objectives of the NPDES storm water program requirements are to: 1) effectively prohibit non-storm water discharges; and 2) reduce the discharge of pollutants from storm water conveyance systems to the Maximum Extent Practicable (“MEP” statutory standard). The SWPPP would incorporate the required implementation of Best Management Practices (BMPs) for erosion control and other measures to meet the NPDES requirements for storm water quality. Implementation of the BMPs identified in the SWPPP and compliance with the NPDES and the County Stormwater Ordinance would ensure that the construction of the Proposed Project would not violate any water quality standards or discharge requirements, or otherwise substantially degrade water quality. Additionally, the implementation of Regulatory Requirements RR-HWQ-1 and RR-HWQ-2 below would ensure construction-related impacts to any water quality standards would be less than significant.

**Operation**

The Project Site is currently vacant and undeveloped. With the Proposed Project, the Project Site would be fully developed with impervious surfaces, with the exception of the two courtyards, a dog area, plaza, sport

court, and proposed community garden. Other pervious surfaces would include the 216 proposed trees, 23,707 square feet of proposed landscape area, 374 square feet of proposed lawn area, and 23,333 square feet of drought-tolerant landscape. The Proposed Project also proposes to develop 5,142 square feet of pervious paving area (2,117 decomposed granite paving and 3,025 square feet of interlocking paver). As such, surface water runoff from the Project Site would be directed to adjacent storm drains. Additionally, a storm drain easement currently runs along the southeastern corner of the Project Site. Potential impacts to surface water runoff would be less than significant with incorporation of required stormwater pollution control measures. The Proposed Project would be required to demonstrate compliance with the County Stormwater Ordinance and the LID Ordinance. In addition, all operational activities would comply with applicable provisions in the County General Plan. Full compliance with the LID Ordinance, implementation of design-related BMPs, and compliance with the County Stormwater Ordinance and General Plan would ensure that the operation of the Proposed Project would not violate any water quality standards or discharge requirements or otherwise substantially degrade water quality. Therefore, implementation of the following regulatory requirements would ensure operation-related impacts to any water quality standards would be less than significant.

**Regulatory Requirements:**

RR-HWQ-1 Prior to the issuance of grading or building permits for the Proposed Project, a Notice of Intent to comply with the Construction General Permit to the State of California Regional Water Quality Control Board shall be prepared and submitted. A copy of the Notice of Intent acknowledgement from the State of California Regional Water Quality Board must be submitted to the County.

RR-HWQ-2 Prior to the commencement of project construction, a Stormwater Pollution Prevention Plan per requirements of the National Pollutant Discharge Elimination System Construction General Permit shall be prepared and submitted to the County for review and approval. A copy of the Storm Water Pollution Prevention Plan shall be available at the construction site and shall be implemented at all times on the construction site. The Storm Water Pollution Prevention Plan shall outline the source control and/or treatment control Best Management Practices to avoid or mitigate runoff pollutants at the construction site to the maximum extent practicable.

RR-HWQ-3 The Applicant shall comply with post-construction Best Management Practices requirements as detailed in the Los Angeles County Standard Urban Stormwater Mitigation Plan.

**b) Substantially deplete groundwater supplies or interfere substantially with groundwater recharge such that there would be a net deficit in aquifer volume or a lowering of the local groundwater table level (e.g., the production rate of pre-existing nearby wells would drop to a level which would not support existing land uses or planned uses for which permits have been granted)?**

The Project Site is currently undeveloped, with a storm drain easement that runs along the southeastern corner of the Project Site. Surface water runoff from the Project Site is currently directed to storm drains. Based on a review of the Seismic Hazard Evaluation of the Inglewood 7.5 Minute Quadrangle, Los Angeles County, California (California Division of Mines & Geology, 1998) in the Geotechnical Investigation, the historic high groundwater level beneath the Project Site is approximately 30 feet below the existing ground

surface.<sup>41</sup> Groundwater information in this publication is based on data collected from the early 1900's to the late 1990's. Therefore, the Geotechnical Investigation concluded that, based on current groundwater basin management practices, it is unlikely that groundwater levels would ever exceed the historic high levels. Because the depth of groundwater is sufficiently lower than the depth of construction activities for the Proposed Project, construction of the Proposed Project would not substantially deplete groundwater supplies or interfere substantially with groundwater recharge. Additionally, the Project Site would be served by municipal water and would not rely on a groundwater well to serve the proposed uses. Though the Proposed Project would add impervious surfaces (approximately 52,385 square feet of impervious paving area), there would be areas for intrusion, such as the two courtyards, a dog area, community garden, drought tolerant landscaping, and 5,142 square feet of pervious paving area. Therefore, the Proposed Project would not substantially interfere with groundwater recharge. As a result, at a regional or greater aquifer level, the Proposed Project would not result in a significant impact. Therefore, impacts would be less than significant.

**c) Substantially alter the 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 Project Site is located in a highly urbanized area of the unincorporated area of the County. No streams or rivers are located on or within the vicinity of the Project Site. The Geotechnical Report found that surface water drainage at the Project Site appears to be by sheet flow along the existing ground contours to the city streets and to the middle of the southern parcel. The Proposed Project would involve the construction of an 85-unit affordable housing development on a currently vacant Project Site. Implementation of the Proposed Project would have the potential to increase site runoff and result in changes to the local drainage pattern. However, the Geotechnical Report provided recommendations to ensure the Proposed Project's surface drainage patterns would controlled and non-erosive. Additionally, implementation of the SWPPP would reduce the amount of surface water runoff after storm events, as the Proposed Project would be required to implement Stormwater BMPs and comply with NPDES and the LID Ordinance. As a result, the Proposed Project would not be expected to substantially alter the existing drainage pattern which would result in substantial erosion or siltation. Additionally, the Proposed Project would be constructed in conformance with the Los Angeles County Building Code and under observation and testing of a geotechnical engineer to check that the recommendations presented for geotechnical aspects of site development are incorporated during site grading, construction of improvements, and excavation of foundations.<sup>42</sup> The construction contractor shall incorporate best management practices consistent with the guidelines provided in the *California Storm Water Best Management Practice Handbooks: Construction* as well as project design elements consistent with Office of Statewide Health Planning and Development, California Building Code, Uniform Building Code, or other required standards to further reduce any potential for impacts resulting from strong seismic ground shaking. Furthermore, Regulatory Requirements RR-HWQ-1 through RR-HWQ-3 would ensure impacts to the drainage pattern resulting in substantial erosion or siltation would be less than significant.

**d) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, or substantially increase the rate or amount of surface runoff in a manner which would result in flooding on- or off-site?**

<sup>41</sup> Geocon West Inc., Geotechnical Investigation, Proposed Multi-Family Residential Development, 14733 – 14803 S. Stanford Avenue, West Rancho Dominguez, Unincorporated Los Angeles County, California, APN: 6137-005-036, 6137-005-902, 6137-005-903, dated November 24, 2014.

<sup>42</sup> Ibid.

No lakes, streams, or natural stream channels are located on or in the vicinity of the Project Site. The Geotechnical Report found that surface water drainage at the Project Site appears to be by sheet flow along the existing ground contours to the city streets and to the middle of the southern parcel. Implementation of the Proposed Project would have the potential to increase site runoff and result in changes to the local drainage pattern. However, the Geotechnical Report provided recommendations to ensure the Proposed Project's surface drainage patterns would controlled and non-erosive. Additionally, implementation of the SWPPP would reduce the amount of surface water runoff after storm events. The Proposed Project would be also required to implement Stormwater BMPs and comply with NPDES and the LID Ordinance. As a result, the Proposed Project would not be expected to substantially alter the existing drainage pattern, which would result in a substantial increase to the rate or amount of surface runoff in a manner which would result in flooding. Additionally, the Proposed Project would be constructed in conformance with the Los Angeles County Building Code and under observation and testing of a geotechnical engineer to check that the recommendations presented for geotechnical aspects of site development are incorporated during site grading, construction of improvements, and excavation of foundations.<sup>43</sup> The construction contractor shall incorporate best management practices consistent with the guidelines provided in the *California Storm Water Best Management Practice Handbooks: Construction* as well as project design elements consistent with Office of Statewide Health Planning and Development, California Building Code, Uniform Building Code, or other required standards to further reduce any potential for impacts resulting from strong seismic ground shaking. Furthermore, Regulatory Requirements RR-HWQ-1 through RR-HWQ-3 would ensure impacts to the drainage pattern resulting in flooding would be less than significant.

**e) Add water features or create conditions in which standing water can accumulate that could increase habitat for mosquitoes and other vectors that transmit diseases such as the West Nile virus and result in increased pesticide use?**                                                                               

The Project Site is currently vacant and undeveloped. As an undeveloped site, the Project Site currently does not implement measures to prevent conditions in which standing water can accumulate. With the Proposed Project, the Project Site would be fully developed with impervious surfaces, with the exception of the two courtyards, a dog area, community garden, drought tolerant landscaping, and 5,142 square feet of pervious paving area. The Proposed Project would also include infrastructure that would convey stormwater and urban runoff to existing drains. The Proposed Project's developments would reduce the potential for standing water on-site compared to existing conditions and not add water features or conditions in which standing water can accumulate. The Geotechnical Report provided recommendations to ensure the Proposed Project would not create conditions in which standing water can accumulate. Therefore, impacts would be less than significant.

**f) 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?**                                                                               

The Project Site is currently vacant with a storm drain easement that runs along its southeastern corner. All surface water currently travels to the storm drain system. Pursuant to local policy, storm water retention would be required as part of the LID implementation features. Any contaminants gathered during routine cleaning of construction equipment would be disposed of in compliance with applicable stormwater

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<sup>43</sup> Ibid.

pollution prevention permits. Further, any pollutants from parking areas would be subject to the requirements and regulations of the NPDES and LID Ordinance. Accordingly, the Proposed Project would be required to demonstrate compliance with the LID Ordinance standards, which will reduce the Proposed Project's impact to the stormwater infrastructure. Therefore, the Proposed Project would not create or contribute substantial runoff water, which would exceed the capacity existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff. The Geotechnical Report also provided recommendations to reduce runoff. Therefore, impacts would be less than significant.

**g) Generate construction or post-construction runoff that would violate applicable stormwater NPDES permits or otherwise significantly affect surface water or groundwater quality?**

As discussed in the response to Question 10 a), construction and post construction of the Proposed Project would comply with the NPDES by preparing a Storm Water Pollution Prevention Plan (SWPPP) to mitigate the effects of erosion and the inherent potential for sedimentation and other pollutants entering the stormwater system. The primary objectives of the NPDES storm water program requirements are to: 1) effectively prohibit non-storm water discharges; and 2) reduce the discharge of pollutants from storm water conveyance systems to the MEP statutory standard. The SWPPP would incorporate the required implementation of BMPs for erosion control and other measures to meet the NPDES requirements for storm water quality. The Proposed Project is not located near any surface water. Based on the findings of the Geotechnical Report, the historic high groundwater level beneath the Project Site is approximately 30 feet below the existing ground surface.<sup>44</sup> Therefore, the Proposed Project would not be expected to significantly affect surface water or groundwater quality. Additionally, the implementation of Regulatory Requirements RR-HWQ-1 and RR-HWQ-2 above would ensure construction and post-construction-related impacts to applicable stormwater NPDES permits and surface or groundwater water quality would be less than significant.

**h) Conflict with the Los Angeles County Low Impact Development Ordinance (L.A. County Code, Title 12, Ch. 12.84)?**

The Proposed Project would be designed to comply with the LID Ordinance. The Proposed Project would also be required to demonstrate compliance with the LID Ordinance, which includes, but is not limited to, submitting an LID plan to the Director of the County of Los Angeles Department of Public Works (LACDPW) for review and approval prior to the issuance of any discretionary entitlements.<sup>45</sup> Full compliance with the LID Ordinance would ensure the Proposed Project does not conflict with the LID Ordinance. Furthermore, the following Regulatory Requirement RR-HWQ-4 would ensure impacts related to conflicts with the LID Ordinance would be less than significant.

**Regulatory Requirement:**

RR-HWQ-4 Prior to the issuance of any discretionary entitlements, the Applicant shall submit a LID plan to the Director of LACDPW for review and approval that provides a comprehensive technical discussion of how the development project will comply with the LID Ordinance and the applicable provisions specified in the LID Standards Manual.

<sup>44</sup> Ibid.

<sup>45</sup> County of Los Angeles, Low Impact Development Standards, website: <https://library.municode.com/index.aspx?clientId=16274>, accessed July 2015.

**i) Result in point or nonpoint source pollutant discharges into State Water Resources Control Board-designated Areas of Special Biological Significance?**

Based on a review of the State Water Resources Control Board-designated Areas of Special Biological Significance map, the Proposed Project is not located near any State Water Resources Control Board-designated Areas of Special Biological Significance.<sup>46</sup> Therefore, the Proposed Project would not result in point or nonpoint source pollutant discharges into State Water Resources Control Board-designated Areas of Special Biological Significance. Therefore, no impact would occur.

**j) Use onsite wastewater treatment systems in areas with known geological limitations (e.g. high groundwater) or in close proximity to surface water (including, but not limited to, streams, lakes, and drainage course)?**

The Proposed Project does not include onsite wastewater treatment systems because the Proposed Project would utilize the municipal sewer systems. Additionally, the Geotechnical Investigation found that the historic high groundwater level beneath the Project Site is approximately 30 feet below the existing ground surface.<sup>47</sup> Groundwater information in this publication is based on data collected from the early 1900's to the late 1990's. The Proposed Project is not located in close proximity to any surface water. Thus, the Proposed Project would not result in impacts related to use of onsite wastewater treatment systems in areas with known geological limitations or in close proximity to surface water.

**k) Otherwise substantially degrade water quality?**

The Proposed Project does not include potential sources of contaminants, which could potentially degrade water quality. 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. Use of these materials on the Project Site would comply with State Health Codes and Regulations and would not degrade water quality. The Proposed Project would comply with all federal, state and local regulations governing stormwater discharge. Therefore, no impact would occur.

**l) Place housing within a 100-year flood hazard area as mapped on a federal Flood Hazard Boundary or Flood Insurance Rate Map or other flood hazard delineation map, or within a floodway or floodplain?**

The concept of a 100-year or 500-year flood condition is used as a benchmark by civil engineers as a means to design flood control infrastructure. According to the Flood Insurance Rate Map, the Project Site is located in Zone X, which is an area of minimal flood hazard and determined to be outside the 0.2% annual chance floodplain.<sup>48</sup> Thus, the Proposed Project is not located within a designated 100-year flood hazard area, as defined by FEMA's Flood Insurance Mapping Program. Therefore, the Proposed Project would not

<sup>46</sup> State Water Resources Control Board, California's Areas of Special Biological Significance, website: [http://www.waterboards.ca.gov/water\\_issues/programs/ocean/asbs\\_map.shtml](http://www.waterboards.ca.gov/water_issues/programs/ocean/asbs_map.shtml), accessed July 2015.

<sup>47</sup> Geocon West Inc., Geotechnical Investigation, Proposed Multi-Family Residential Development, 14733 – 14803 S. Stanford Avenue, West Rancho Dominguez, Unincorporated Los Angeles County, California, APN: 6137-005-036, 6137-005-902, 6137-005-903, dated November 24, 2014.

<sup>48</sup> Federal Emergency Management Agency, National Flood Hazard Layer, website: <http://fema.maps.arcgis.com/home/webmap/viewer.html?webmap=cbe088e7c8704464aa0fc34eb99e7f30&extent=-118.26851226989764,33.893304239621735,-118.25357773010232,33.902209539602154>, accessed July 2015.

place housing within a 100-year flood hazard area. No impact would occur.

**m) Place structures, which would impede or redirect flood flows, within a 100-year flood hazard area, floodway, or floodplain?**                       

As discussed in the response to Question 10 l), the Proposed Project is not located within a designated 100-year flood hazard area, as defined by FEMA's Flood Insurance Mapping Program. The Proposed Project would not place structures, which would impede or redirect flood flows. Therefore, no impact would occur.

**n) Expose people or structures to a significant risk of loss, injury or death involving flooding, including flooding as a result of the failure of a levee or dam?**                       

The Geotechnical Investigation (see Appendix C of this IS/MND) concluded earthquake-induced flooding is inundation caused by failure of dams or other water-retaining structures due to earthquakes. Based on a review of the County Seismic Safety Element, the Project Site is not located within the inundation boundaries of upgradient dams or reservoirs. As a result the potential for inundation at the Project Site as a result of an earthquake-induced dam failure is considered low. Therefore, no impacts related to the exposure of people or structures to a significant risk of loss including flooding from the failure of a levee or dam would occur.

**o) Place structures in areas subject to inundation by seiche, tsunami, or mudflow?**                       

The Proposed Project is located approximately 12.3 miles inland from the Pacific Ocean and thus, the Project Site would not be exposed to the effects of a tsunami. No dams, reservoirs or volcanoes are located near the Project Site that would present seiche or volcanic hazards. In addition, there are no surface water bodies in the immediate area that would result in seiche hazards. As a result, no impacts related to seiche, tsunami or mudflow would result.

## 11. LAND USE AND PLANNING

	<i>Less Than Significant Impact with Mitigation Incorporated</i>	<i>Less Than Significant Impact</i>	<i>No Impact</i>
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**Would the project:**

**a) Physically divide an established community?**

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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The Project Site is currently vacant. To the east of the Project Site is S. Stanford Avenue followed by Roy Campanella Park (see Figure 5, View 9 and 10). Under the General Plan, properties to the east of the Project Site are designated as P (Public and Semi Public) and OS-PR (Parks and Recreation). The properties to the east of the Project Site are zoned O-S (Open Space). To the south of the Project Site are the Warwick Terrace Apartments, which is a two-story apartment complex with one-story carports (see Figure 5, View 7 and 12). Properties to the south of the Project Site are designated as H30. The properties to the south of the Project Site are zoned R-3. To the north of the Project Site are single-family residences (see Figure 5, View 11). Properties to the north are designated as H9. The properties to the north of the Project Site are zoned R-1. To the west of the Project Site is the First Student Bus Yard. Properties to the west are designated as IL (Light Industrial). The properties to the west of the Project Site are zoned B-1 (Buffer Strip Zone) and M-1 (Light Manufacturing).

The Applicant is proposing a General Plan Amendment from the existing General Plan land use designation of H9 (Residential: 0-9 du/net ac) to the General Plan land use category of H30 (Residential: 0-30 du/net ac) for the Proposed Project, which allows for 0-30 dwelling units per net acre. The Applicant is also proposing a zone change from R-1 to R-3 (Limited Multiple Residence Zone) to accommodate the Proposed Project. The Applicant is also requesting a 3% affordable housing density bonus. Approval of the requested General Plan amendment changing the category designated on the site from H9 to H30, zone change from R-1 to R-3 zone change, 3% affordable housing density bonus, and the Site Plan approval would allow the Applicant to develop the Proposed Project's 85 units of affordable housing. As such, the requested entitlements for the Proposed Project would also be consistent with proposed adjacent land uses to the south and would be in line with the existing transitional character of the neighborhood.

The Proposed Project would be designed to be compatible with the surrounding land uses. The Proposed Project's two to three story structures would be similar in height to the two story Warwick Terrace Apartments to the south and the single family residences to the north. The bulk of the Proposed Project's buildings would be located on the south side of the Proposed Project to compliment the two-story Warwick Terrace Apartments to the south. The Proposed Project would be similar to the architectural character of the two-story Warwick Terrace Apartments. The Proposed Project's architecture would be sensitive to the single-family residences immediately to the north. Additionally, the Proposed Project would be consistent with the other housing developments that currently exist within the immediate vicinity of the Project Site, especially the Warwick Terrace Apartments. The Proposed Project's 85 affordable housing units are comparable to the 108 dwelling units provided by the Warwick Terrace Apartments. Thus, as a development with residential uses, the Proposed Project would be located in an existing residential neighborhood and would be easily incorporated into the existing residential neighborhood. As such, the Proposed Project would not physically divide an established community. Therefore, no impact would occur.

**b) Be inconsistent with the applicable County plans for the subject property including, but not limited to, the General Plan, specific plans, local coastal plans, area plans, and community/neighborhood plans?**

The Project Site is located in the West Rancho Dominguez-Victoria Community in unincorporated Los Angeles County. The County’s General Plan land use designation for the entire site is H9 (Residential: 0-9 du/net ac).<sup>49</sup> Under the General Plan, the single family residences to the north are designated as H9 and the two-story Warwick Terrace Apartments to the south are designated as H30 under the General Plan, while the Roy Campanella Park to the east has a General Plan land use designation of P (Public and Semi Public) and OS-PR (Parks and Recreation), and the First Student Bus Yard to the west has a General Plan land use designation of IL (Light Industrial).

The General Plan land use designation for the Project Site, H9, allows for the development 0-9 dwelling units per net acre, which would allow a development up to approximately 24 dwelling units. The Proposed Project includes 85 dwelling units, which is not consistent with allowable density under the existing H-9 land use designation. Thus, the Applicant is proposing a General Plan Amendment from the existing General Plan land use designation of H9 (Residential: 0-9 du/net ac) to the General Plan land use category of H30 (Residential: 0-30 du/net ac) for the Proposed Project, which allows for 0-30 dwelling units per net acre. The H30 land use designation would allow the Applicant to develop the Proposed Project’s 85 units of affordable housing using this land use designation and a 3% affordable housing density bonus. The Proposed Project would be consistent with all applicable General Plan land use standards of the H30 land use designation. As such, the General Plan Amendment for the Proposed Project would also be consistent with the General Plan land use designations for the adjacent land uses (H9, H30, P, OS-PR, and IL) given that the area is transitional, which is an area experiencing change. Additionally, the General Plan Amendment for the Proposed Project would not alter the intended use of the Project Site for housing, only increase the allowed density on the Project Site to 85 units of affordable housing, which is consistent with the 108 dwelling unit Warwick Terrace Apartments located to the south of the Project Site and also designated as H30.

The Proposed Project’s requested entitlements would require site plan review and approval from the County. Approval of the Proposed Project’s requested entitlements would ensure no impact associated with inconsistency with the General Plan.

**Regulatory Requirement:**

RR-LU-1 The Applicant shall obtain a General Plan Amendment, a Zone Change, and other applicable land use approvals. The Applicant shall also submit a complete site plan for approval by the County prior to construction of the Proposed Project.

**c) Be inconsistent with the County zoning ordinance as applicable to the subject property?**

The Project Site is currently zoned R-1 (Single-Family Residence Zone). This zone permits a variety of low-intensity uses including adult residential facilities (limited to six or fewer persons), community gardens, family child car homes, farmworker dwelling units, foster family homes, group homes (limited to six or

<sup>49</sup> County of Los Angeles, Department of Regional Planning Commission, 2015, Los Angeles County General Plan, Chapter 6: Land Use Element, <http://planning.lacounty.gov/generalplan/generalplan>, accessed May 2016.

fewer persons), single-family residences, second units, and small family homes.<sup>50</sup> The Proposed Project involves the construction of a 85-unit affordable housing development. The Proposed Project would be inconsistent with the County zoning ordinance as applicable to the subject property as the R-1 zone does not permit the construction of apartment homes. Therefore, the Applicant is requesting a zone change from R-1 to R-3 (Limited Multiple Residence Zone) to accommodate the Proposed Project. Property in Zone R-3 may be used for all land uses in Zone R-1 as well as other uses, including apartment homes.<sup>51</sup> Zone R-3 would allow the Applicant to develop the 85-units of affordable housing for the Proposed Project through a ministerial approval process. With the affordable housing density bonus requested by Applicant, the maximum building height permitted for a project with the required set aside in the R-3 Zone is 45 feet above grade, which is 10 feet above the 35-foot maximum building height permitted in the R-3 Zone without the affordable housing density bonus. Thus, with the affordable housing density bonus, the Proposed Project would be consistent with the zoning ordinance of Zone R-3. The Proposed Project would be designed to compliment the surrounding neighborhood, with the bulk of the Proposed Project's buildings located on the south side of the Proposed Project to compliment the two-story Warwick Terrace Apartments to the south. The Proposed Project would be similar to the character of the two-story Warwick Terrace Apartments. With the affordable housing density bonus requested by Applicant, the Proposed Project would also meet the requirements for on-site parking. Thus, with the affordable housing density bonus, the Proposed Project would be consistent with the proposed County zoning ordinance of Zone R-3. The Proposed Project's requested entitlements would require site plan review and approval from the County. The Proposed Project's requested entitlements would require site plan review and approval from the County. Approval of the Proposed Project's requested entitlements would ensure no impact associated with inconsistency with the County zoning ordinance.

**d) Conflict with Hillside Management criteria, Significant Ecological Areas conformance criteria, or other applicable land use criteria?**

Hillside Management Areas (HMAs) are considered a type of scenic resource where mountainous or foothill terrain has a natural slope of 25 percent or greater.<sup>52</sup> The Project Site is located in an urban setting. The Project Site is not located within a Hillside Management Area and would not conflict with Hillside Management criteria. The Project Site contains a small-engineered hill at the highest point of the west edge of the Project Site. The steepest slope of the hill is approximately 25% with the lowest point approximately 13 feet lower than the highest point. This small-engineered hill does not fall within the designation of the Hillside Management Area. Additionally, the Project Site and the surrounding area are not located within any Significant Ecological Areas and would not be subject to or conflict with Significant Ecological Areas conformance criteria. Therefore, no impact would occur.

<sup>50</sup> County of Los Angeles, Planning and Zoning, Part 2 R-1 Single Family Residence Zone, website: <https://library.municode.com/index.aspx?clientId=16274>, accessed June 2015.

<sup>51</sup> Ibid.

<sup>52</sup> County of Los Angeles, Planning and Zoning, Definitions, website: <https://library.municode.com/index.aspx?clientId=16274>, accessed July 2015.

## 12. MINERAL RESOURCES

	<i>Potentially Significant Impact</i>	<i>Less Than Significant Impact with Mitigation Incorporated</i>	<i>Less Than Significant Impact</i>	<i>No Impact</i>
<b>Would the project:</b>				
<b>a) Result in the loss of availability of a known mineral resource that would be of value to the region and the residents of the state?</b>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

The Proposed Project is located in an urbanized area of Los Angeles County, and there are no known mineral resources located on the Project Site or in the vicinity of the Project Site as mapped by the County.<sup>53</sup> The Proposed Project would not be located in a Mineral Resource Zone in the General Plan. The Proposed Project would not result in the loss of availability of a known mineral resource. Therefore, no impact would occur.

<b>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?</b>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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The Proposed Project is not located within a Mineral Resource Zone as mapped by the County.<sup>54</sup> The resources and materials used in the construction of the Proposed Project would not include any materials considered rare or unique. The Proposed Project would not be located in a Mineral Resource Zone in the General Plan. The Proposed Project would not result in the loss of availability of a locally important mineral resource recovery site. Therefore, no impact would occur.

<sup>53</sup> County of Los Angeles, Department of Regional Planning, 2015, Los Angeles County General Plan, Figure 9.6: Mineral Resources Map, <http://planning.lacounty.gov/generalplan/generalplan>, accessed May 2016.

<sup>54</sup> County of Los Angeles, Department of Regional Planning, 2015, Los Angeles County General Plan, Figure 9.6: Mineral Resources Map, <http://planning.lacounty.gov/generalplan/generalplan>, accessed May 2016.

### 13. NOISE

Sound is technically described in terms of amplitude (loudness) and frequency (pitch). The standard unit of sound amplitude measurement is the decibel (dB). The decibel scale is a logarithmic scale that describes the physical intensity of the pressure vibrations that make up any sound. The pitch of the sound is related to the frequency of the pressure vibration. Since the human ear is not equally sensitive to a given sound level at all frequencies, a special frequency-dependent rating scale has been devised to relate noise to human sensitivity. The A-weighted decibel scale (dBA) provides this compensation by discriminating against frequencies in a manner approximating the sensitivity of the human ear.

Noise, on the other hand, is typically defined as unwanted sound. A typical noise environment consists of a base of steady “background” noise that is the sum of many distant and indistinguishable noise sources. Superimposed on this background noise is the sound from individual local sources. These can vary from an occasional aircraft or train passing by to virtually continuous noise from, for example, traffic on a major highway.

Several rating scales have been developed to analyze the adverse effect of community noise on people. Since environmental noise fluctuates over time, these scales consider that the effect of noise upon people is largely dependent upon the total acoustical energy content of the noise, as well as the time of day when the noise occurs. Those that are applicable to this analysis are as follows:

- $L_{eq}$  – An  $L_{eq}$ , or equivalent energy noise level, is the average acoustic energy content of noise for a stated period of time. Thus, the  $L_{eq}$  of a time-varying noise and that of a steady noise are the same if they deliver the same acoustic energy to the ear during exposure. For evaluating community impacts, this rating scale does not vary, regardless of whether the noise occurs during the day or the night.
- $L_{max}$  – The maximum instantaneous noise level experienced during a given period of time.
- $L_{min}$  – The minimum instantaneous noise level experienced during a given period of time.
- CNEL – The Community Noise Equivalent Level is a 24-hour average  $L_{eq}$  with a 5 dBA “weighting” during the hours of 7:00 P.M. to 10:00 P.M. and a 10 dBA “weighting” added to noise during the hours of 10:00 P.M. to 7:00 A.M. to account for noise sensitivity in the evening and nighttime, respectively. The logarithmic effect of these additions is that a 60 dBA 24 hour  $L_{eq}$  would result in a measurement of 66.7 dBA CNEL.

Noise environments and consequences of human activities are usually well represented by median noise levels during the day, night, or over a 24-hour period. For residential uses, environmental noise levels are generally considered low when the CNEL is below 60 dBA, moderate in the 60–70 dBA range, and high above 70 dBA. Noise levels greater than 85 dBA can cause temporary or permanent hearing loss. Examples of low daytime levels are isolated, natural settings with noise levels as low as 20 dBA and quiet suburban residential streets with noise levels around 40 dBA. Noise levels above 45 dBA at night can disrupt sleep. Examples of moderate level noise environments are urban residential or semi-commercial areas (typically 55–60 dBA) and commercial locations (typically 60 dBA). People may consider louder environments adverse, but most will accept the higher levels associated with more noisy urban residential or residential-commercial areas (60–75 dBA) or dense urban or industrial areas (65–80 dBA).

It is widely accepted that in the community noise environment the average healthy ear can barely perceive CNEL noise level changes of 3 dBA. CNEL changes from 3 to 5 dBA may be noticed by some individuals who are extremely sensitive to changes in noise. A 5 dBA CNEL increase is readily noticeable, while the human ear perceives a 10 dBA CNEL increase as a doubling of sound.

Noise levels from a particular source generally decline as distance to the receptor increases. Other factors, such as the weather and reflecting or barriers, also help intensify or reduce the noise level at any given location. A commonly used rule of thumb for roadway noise is that for every doubling of distance from the source, the noise level is reduced by about 3 dBA at acoustically “hard” locations (i.e., the area between the noise source and the receptor is nearly complete asphalt, concrete, hard-packed soil, or other solid materials) and 4.5 dBA at acoustically “soft” locations (i.e., the area between the source and receptor is normal earth or has vegetation, including grass). Noise from stationary or point sources is reduced by about 6 to 7.5 dBA for every doubling of distance at acoustically hard and soft locations, respectively. In addition, noise levels are also generally reduced by 1 dBA for each 1,000 feet of distance due to air absorption. Noise levels may also be reduced by intervening structures – generally, a single row of buildings between the receptor and the noise source reduces the noise level by about 5 dBA, while a solid wall or berm reduces noise levels by 5 to 10 dBA. The normal noise attenuation within residential structures with open windows is about 17 dBA, while the noise attenuation with closed windows is about 25 dBA.<sup>55</sup>

Ambient noise measurements were taken around the Project Site on June 18, 2015 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. Ambient noise levels taken during the monitoring events are shown in Table 9, Existing Ambient Daytime Noise Levels.

**Table 9**  
**Existing Ambient Daytime Noise Levels in Project Vicinity**

No.	Location	Primary Noise Sources	Noise Levels <sup>a</sup>		
			L <sub>eq</sub>	L <sub>min</sub>	L <sub>max</sub>
1	On the east corner of the Stanford Avenue and Compton Boulevard intersection.	Light traffic and distant rail noise	64.5	49.0	78.6
2	East side of Stanford Avenue.	Light traffic, pedestrian activity, children from Roy Campanella Park	59.7	47.4	74.9
3	On the southeast corner of Rosecrans Avenue and Stanford Avenue.	Heavy traffic and pedestrian activity	73.7	54.6	97.0

<sup>a</sup> Noise measurements were taken on June 18, 2015 at three locations for a duration of 15 minutes each. See Appendix F of this IS/MND for noise monitoring location map and data output sheets.

*Less Than Significant*  
*Potentially Significant Impact*      *Less Than Significant Impact*      *No Impact*  
*with Mitigation Incorporated*

Would the project result in:

a) Exposure of persons to, or generation of, noise levels in excess of standards established in the County General Plan or noise ordinance (Los Angeles County Code, Title 12, Chapter 12.08), or applicable standards of other agencies?

A significant impact may occur if the Proposed Project would generate excess noise that would cause the ambient noise environment at the Project Site to exceed noise level standards. The County General Plan and the County Noise Control Ordinance establish standards governing noise within the County.<sup>56</sup>

<sup>55</sup> National Cooperative Highway Research Program Report 117, Highway Noise: A Design Guide for Highway Engineers, 1971.

<sup>56</sup> County of Los Angeles, Department of Regional Planning Commission, 1980, County of Los Angeles General Plan, Noise Element, website: [http://planning.lacounty.gov/assets/upl/project/gp\\_web80-noise-element.pdf](http://planning.lacounty.gov/assets/upl/project/gp_web80-noise-element.pdf), accessed June 2015.

Implementation of the Proposed Project would result in an increase in ambient noise levels during both construction and operation, as discussed in further detail below.

***Construction Noise***

The County Noise Control Ordinance prohibits any tools or equipment used in construction, drilling, repair, alteration, or demolition work between weekday hours of 7:00 p.m. and 7:00 a.m. or at any time on Sundays or holidays if the noise disturbance generated from these tools or equipment crosses a residential or commercial property line.<sup>57</sup> The ordinance also states the contractor shall conduct construction activities in such a manner that the maximum noise levels at the affected buildings will not exceed noise levels listed in Table 10, Maximum Construction Noise Levels.

**Table 10  
Maximum Construction Noise Levels**

	Residential Structures		
	Single-family Residential	Multi-family Residential	Semi-residential / Commercial
<b>Mobile Equipment:</b> Maximum noise levels for nonscheduled, intermittent, short-term operation (less than 10 days) of mobile equipment			
<b>Daily: 7:00 a.m. to 7:00 p.m. (except Sundays and legal holidays)</b>	75 dBA	80 dBA	85 dBA
<b>Daily: 7:00 p.m. to 7:00 a.m., Sundays and legal holidays</b>	60 dBA	64 dBA	70 dBA
<b>Stationary Equipment:</b> Maximum noise levels for repetitively scheduled and relatively long-term operation (more than 10 days) of stationary equipment			
<b>Daily: 7:00 a.m. to 7:00 p.m. (except Sundays and legal holidays)</b>	60 dBA	65 dBA	70 dBA
<b>Daily: 7:00 p.m. to 7:00 a.m., Sundays and legal holidays</b>	50 dBA	55 dBA	60 dBA
Business Structures			
<b>Mobile Equipment:</b> Maximum noise levels for nonscheduled, intermittent, short-term operation (less than 10 days) of mobile equipment			
<b>Daily: all hours (including Sundays and legal holidays)</b>	85 dBA		
<i>Source: County of Los Angeles, Noise Control Ordinance of the County of Los Angeles, website: <a href="https://library.municode.com/index.aspx?clientId=16274">https://library.municode.com/index.aspx?clientId=16274</a>, accessed June 2015.</i>			

Construction of the Proposed Project would require the use of heavy equipment for grading and foundation preparation, the installation of utilities, paving, and building construction. 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.

<sup>57</sup> County of Los Angeles, Noise Control Ordinance of the County of Los Angeles, website: <https://library.municode.com/index.aspx?clientId=16274>, accessed June 2015.

The U.S. Environmental Protection Agency (EPA) has compiled data regarding the noise generating characteristics of specific types of construction equipment and typical construction activities. The data pertaining to the types of construction equipment and activities that are anticipated to occur at the Project Site during construction are presented in Table 11, Typical Outdoor Construction Noise Levels, respectively, at a distance of 50 feet from the noise source (i.e., reference distance). The noise levels shown in Table 11 represent composite noise levels associated with typical construction activities, which take into account both the number of pieces and spacing of heavy construction equipment that are typically used during each phase of construction. Construction noise during the heavier initial periods of construction could be expected to be 86 dBA when measured at a reference distance of 50 feet from the center of construction activity. These noise levels would diminish rapidly with distance from the construction site at a rate of approximately 6 dBA per doubling of distance. For example, a noise level of 84 dBA  $L_{eq}$  measured at 50 feet from the noise source to the receptor would be reduced to approximately 78 dBA  $L_{eq}$  at 100 feet from the source to the receptor, and would decline by another 6 dBA  $L_{eq}$  to 72 dBA  $L_{eq}$  at 200 feet from the source to the receptor.

**Table 11**  
**Typical Outdoor Construction Noise Levels**

Construction Phase	Noise Levels at 50 Feet with Mufflers (dBA $L_{eq}$ )	Noise Levels at 60 Feet with Mufflers (dBA $L_{eq}$ )	Noise Levels at 100 Feet with Mufflers (dBA $L_{eq}$ )	Noise Levels at 200 Feet with Mufflers (dBA $L_{eq}$ )
Ground Clearing	82	80	76	70
Excavation, Grading	86	84	80	74
Foundations	77	75	71	65
Structural	83	81	77	71
Finishing	86	84	80	74

*Source: United States Environmental Protection Agency, Noise from Construction Equipment and Operations, Building Equipment and Home Appliances, PB 206717, 1971.*

### **Sensitive Receptors**

Several noise sensitive land uses are located adjacent to and in the vicinity of the Proposed Project. For purposes of assessing noise impacts on sensitive populations, the following sensitive receptors in proximity to the Project Site were identified:

1. 14729 S. Stanford Avenue and E. Santa Rita Street and S. Visalia Avenue (single-family residences north of the Project Site);
2. 14921 S. Stanford Avenue (multi-family residential land use south of the Project Site);
3. 14431 Stanford Avenue (public school land use north of the Project Site);
4. Stanford Avenue and Rosecrans Avenue (single family residences north of the Project Site);
5. Stanford Avenue and Compton Boulevard (single family residences south of the Project Site);
6. Roy Campanella Park (County park east of the Project Site across S. Stanford Avenue).

The locations of these land uses relative to the Project Site are depicted in Figure 19, Noise Monitoring and Sensitive Receptor Locations. Photographs of the land uses immediately surrounding the Project Site are provided in Figure 5, Photographs of the Surrounding Land Uses.

Figure 19, Noise Monitoring and Sensitive Receptor Location Map, depicts the noise measurement locations fronting the adjacent residential uses as the most likely sensitive receptors to experience noise level

increases during construction. The detailed noise monitoring data are presented in Appendix F, Noise Monitoring Data, and are summarized above in Table 13, Existing Ambient Noise Levels. As shown in Table 13, the ambient noise in the vicinity of the Project Site ranges from 59.7 to 73.7  $L_{eq}$ . The maximum noise level during three 15-minute recordings was 97.0  $L_{max}$ .

Based on the County Noise Control Ordinance, a significant construction noise impact would occur if maximum noise levels at the affected buildings exceed noise levels listed in 14, Maximum Construction Noise Levels. Two of the five sensitive receptors identified are located immediately adjacent to the Project Site: the single family residence at 14729 S. Stanford Avenue and E. Santa Rita Street and S. Visalia Avenue (located approximately 43 feet from the north edge of the Project Site) and the multi-family residential land use at 14921 S. Stanford Avenue (located approximately 187 feet from the south edge of the Project Site). At 187 feet from the south edge of the Project Site, construction noise from the Proposed Project would not be expected to exceed the 80 dBA threshold for multi-family residential structures. The closest sensitive receptors are the single family residences located at 14729 S. Stanford Avenue and E. Santa Rita Street and S. Visalia Avenue approximately 43 feet from the north edge of the Project Site. Though construction activities would not be expected to occur on the north edge of the Project Site, due to the Project Site's proximity to these sensitive receptors, the Proposed Project would be expected to exceed the 75 dBA threshold for single family residential structures when construction activities would occur. As a result, a substantial temporary or periodic increase in ambient noise levels would occur at the sensitive receptors identified. However, the following mitigation measures would reduce impacts related to construction noise to a less than significant level.

#### **Mitigation Measures:**

NOISE-1 Construction activities shall be restricted to occur between the hours of 7:00 a.m. and 7:00 p.m. Monday through Saturday, except for emergency work of public service utilities or by variance issued by the health officer.

NOISE-2 Construction activities shall be scheduled so as to avoid operating several pieces of equipment simultaneously, which causes high noise levels. The project contractor shall use power construction equipment with state-of-the-art noise shielding and muffling devices to the extent feasible.

NOISE-3 Noise and groundborne vibration construction activities whose specific location on the site may be flexible (e.g., operation of compressors and generators, cement mixing, general truck idling) shall be conducted as far as possible from the nearest noise- and vibration-sensitive land uses, and natural and/or manmade barriers (e.g., intervening construction trailers) shall be used to screen propagation of noise from such activities towards these land uses to the maximum extent possible.

NOISE-4 Barriers such as, but not limited to, plywood structures or flexible sound control curtains extending eight feet in height shall be erected around the perimeter of active construction areas wherever feasible and physically possible to minimize the amount of noise during construction on the nearby noise-sensitive uses.



Source: Parker Environmental Consultants, June 18, 2015



Figure 19  
 Noise Monitoring and Sensitive Receptor Locations

## Operational Noise

### HVAC Equipment Noise

Upon completion and operation of the Proposed Project, on site operational noise would be generated by heating, ventilation, and air conditioning (HVAC) equipment installed on the new structures. HVAC equipment typically generates noise levels of approximately 55 dBA at 50 feet from the equipment. Based on this reference noise level and the existing ambient noise levels shown in Table 9, HVAC equipment noise generated by the Proposed Project would not increase noise levels at the nearest sensitive receptors (the immediately adjacent single family residences at S. Stanford Avenue and E. Santa Rita Street and S. Visalia Avenue and the multi-family residential land use at 14921 S. Stanford Avenue) or at the other sensitive receptors identified in excess of standards established in the County General Plan or noise ordinance. Standard design features including shielding would further reduce HVAC equipment noise emissions. Therefore, the Proposed Project's operational noise impacts would be less than significant.

### Environmental Conditions

Upon operation, the Proposed Project would be located directly adjacent to the First Student Bus Yard. As a result, the future occupants of the Proposed Project may be exposed to noise generated at the First Student Bus Yard. However, the Proposed Project is designed to be set back from that property boundary and buffered by a property wall and on-site parking areas. Additionally, high voltage tension lines are located along the south boundary of the Project Site. During high humidity, a buzzing noise can occur due to the ionization of water droplets in the atmosphere, known as the Corona Effect. The Proposed Project may be exposed to this type of noise. However, consistent with recent CEQA case law<sup>58</sup>, impacts arising from exposure of future occupants of a project to existing environmental conditions is not a significant impact upon the environment. Therefore, the anticipated noise generated by the First Student Bus Yard and the high voltage tension lines that the future occupants could be exposed to would be considered a less than significant impact.

**b) Exposure of persons to or generation of excessive groundborne vibration or groundborne noise levels?**

Vibration is sound radiated through the ground. Vibration can result from a source (e.g., subway operations, vehicles, machinery equipment, etc.) causing the adjacent ground to move, thereby creating vibration waves that propagate through the soil to the foundations of nearby buildings. This effect is referred to as ground-borne vibration. The peak particle velocity (PPV) or the root mean square (RMS) velocity is usually used to describe vibration levels. PPV is defined as the maximum instantaneous peak of the vibration level and is typically used for evaluating potential building damage. RMS is defined as the square root of the average of the squared amplitude of the level. RMS velocity in decibels (VdB) is typically more suitable for evaluating human response.

The background vibration velocity level in residential areas is usually around 50 VdB. The vibration velocity level threshold of perception for humans is approximately 65 VdB. A vibration velocity level of 75 VdB is the approximate dividing line between barely perceptible and distinctly perceptible levels for most people. Most perceptible indoor vibration is caused by sources within buildings such as operation of mechanical equipment, movement of people, or the slamming of doors. Typical outdoor sources of perceptible ground-borne vibration are construction equipment, steel-wheeled trains, and traffic on rough roads. If a roadway is smooth, the ground-borne vibration from traffic is rarely perceptible. The range of interest is

<sup>58</sup> California Building Industry Association v Bay Area Air Quality Management District (S213478, December 17, 2015).

from approximately 50 VdB, which is the typical background vibration velocity level, to 100 VdB, which is the general threshold where minor damage can occur in fragile buildings.

### Construction

Construction activities for the Proposed Project have the potential to generate low levels of ground-borne vibration. The operation of construction equipment generates vibrations that propagate through the ground and diminishes in intensity with distance from the source. Vibration impacts can range from no perceptible effects at the lowest vibration levels, to low rumbling sounds and perceptible vibration at moderate levels, to slight damage of buildings at the highest levels. Thus, construction activities associated with the Proposed Project could have an adverse impact on both sensitive structures (i.e., building damage) and populations (i.e., annoyance).

This analysis uses the Federal Transit Administration (FTA) and California Department of Transportation's (Caltrans) adopted vibration standards for buildings. Based on the FTA and Caltrans criteria, construction impacts relative to ground-borne vibration would be considered significant if the following were to occur:<sup>59</sup>

- Project construction activities would cause a PPV ground-borne vibration level to exceed 0.5 inches per second at any building that is constructed with reinforced-concrete, steel, or timber;
- Project construction activities would cause a PPV ground-borne vibration level to exceed 0.3 inches per second at any engineered concrete and masonry buildings;
- Project construction activities would cause a PPV ground-borne vibration level to exceed 0.2 inches per second at any non-engineered timber and masonry buildings; or
- Project construction activities would cause a PPV ground-borne vibration level to exceed 0.12 inches per second at any historical building or building that is extremely susceptible to vibration damage.

For purposes of addressing vibration impacts relative to human annoyance, the following analysis relies on the FTA's vibration impact thresholds, which are 80 VdB and above at residences and buildings where people normally sleep (e.g., nearby residences) and 83 VdB and above at institutional buildings, which includes schools and churches. No thresholds have been adopted or recommended for commercial and office uses.

Table 12, 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 12, 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.

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<sup>59</sup> Federal Transit Administration, Transit Noise and Vibration Impact Assessment, May 2006; and California Department of Transportation, Transportation- and Construction –Induced Vibration Guidance Manual, June 2004.

**Table 12**  
**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.*

In terms of human annoyance resulting from vibration generated during construction, the Proposed Project would have the potential to exceed the 80 VdB and 83 VdB vibration impact thresholds at the six sensitive receptors previously identified, and vibration impacts would therefore be considered potentially significant. However, all construction activity would be restricted to the hours of 7:00 a.m. to 7:00 p.m. Monday through Saturday, and would not occur on Sundays or legal holidays. Because any vibration level increases experienced at the residential uses in close proximity to the Project Site would occur during the acceptable time periods for construction activities, and would only occur on a temporary and intermittent basis during the construction period. Furthermore, implementation of mitigation measure NOISE-3 above would reduce impacts related to ground-borne vibration to a less than significant level.

**c) A substantial permanent increase in ambient noise levels in the project vicinity above levels existing without the project, including noise from parking areas?**                       

A significant impact may occur if the Proposed Project were to result in a substantial permanent increase in ambient noise levels above existing ambient noise levels without the Proposed Project. Any long-term increase of 5 dBA CNEL or more is considered to cause a significant impact. The long-term operation of the Proposed Project would primarily generate noise from three sources: (1) mobile sources (vehicular traffic to and from the site), (2) operation of stationary equipment (rooftop HVAC systems), and (3) on-site activities (people residing and recreating in the outdoor common areas).

***Traffic Noise***

In order for a new noise source to be audible, there would need to be a 3 dBA or greater noise increase to the ambient noise level. Locations in the project vicinity are expected to experience slight increases in ambient noise levels as a result of an increase in motor vehicle trips associated with the Proposed Project. For purposes of quantifying the Proposed Project’s noise impacts resulting from mobile noise sources, the existing noise level from existing traffic volumes at the two of the seven intersections (Stanford Avenue and Compton Boulevard and Rosecrans Avenue and Stanford Avenue) was calculated based on the Future (2018) With Project traffic conditions as reported in the Traffic Impact Study for the Proposed Project (see Appendix G). These two intersections were analyzed since they are the closest intersections to the Project Site and, due to distance, would be expected to represent the most conservative analysis for the Proposed Project’s traffic noise impact. This methodology is based on the California Department of Transportation (Caltrans), Technical Noise Supplement (Oct. 1998) formula for adding and subtracting equal sound

pressure levels when the existing noise level is known. Based on the existing and future traffic volumes as reported in Appendix G, future roadway noise levels were then forecasted to determine if the Proposed Project's vehicular traffic would not result in a substantial permanent increase in ambient noise levels in the project vicinity above levels existing without the Proposed Project. A substantial permanent increase would result if the Future With Project noise levels exceed the existing traffic noise levels by more than 3 dBA. As shown below in Table 13, Project Roadway Noise Impacts, the two intersections analyzed would experience a noise level increase no greater than 0.15 dBA, which would be considered a less than significant impact (see Appendix F, Noise Monitoring Data, for detailed calculations).

**Table 13**  
**Project Roadway Noise Impacts**

<b>Intersection</b>	<b>Peak Hour</b>	<b>Existing Noise Level (dBA)</b>	<b>Future With Project Noise Level (dBA)</b>	<b>Project Impact (dBA)</b>	<b>Significant Impact? (Yes/No)</b>
1. Stanford Avenue and Compton Boulevard	AM	64.5	64.61	0.11	No
	PM	64.5	64.65	0.15	No
2. Rosecrans Avenue and Stanford Avenue	AM	73.7	73.74	0.04	No
	PM	73.7	73.74	0.04	No

*Source: Calculations based on the California Department of Transportation (Caltrans), Technical Noise Supplement (Oct. 1998) formula for adding and subtracting equal sound pressure levels. Traffic volumes are based on the Project Traffic Impact Report prepared by KOA Corporation (see Appendix G).*

As the other five intersections in the Traffic Impact Study are farther from the Project Site, the Proposed Project's trip generation at these intersections would be lower than the comparative contribution to existing traffic volumes at the two closest intersections. Accordingly, the noise level increase at the other five intersections would also be expected to result in a less than significant impact. Therefore, the Proposed Project's mobile source noise impacts would be less than significant.

***Parking Noise***

Activities within the designated surface parking areas associated with the Proposed Project would have the potential to increase ambient noise levels in the area. Sources of noise within the surface 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. Noise levels would be highest in the early morning and evening when the largest number of people would enter and exit the Project Site. However, any parking noise that may be audible from outside of the parking areas would be substantially similar to the existing noise generated from the surrounding land uses, specifically the multi-family residential land use immediately south of the Project Site. Parking noise generated by the Proposed Project would not exceed the 5 dBA threshold at any of the sensitive receptors identified. Therefore, noise impacts from parking on site would be less than significant.

***HVAC Equipment***

As discussed in the response to Question 13 a) above, HVAC equipment typically generates noise levels of approximately 55 dBA at 50 feet from the equipment. Based on this reference noise level and the existing ambient noise levels shown in Table 13, HVAC equipment noise generated by the Proposed Project would

not exceed the 5 dBA threshold noted above at the nearest sensitive receptors (the immediately adjacent single family residence at 14729 S. Stanford Avenue and E. Santa Rita Street and S. Visalia Avenue and the multi-family residential land use at 14921 S. Stanford Avenue) or at the other four sensitive receptors identified. Therefore, the Proposed Project's operation of stationary equipment would be less than significant.

***Human Activity***

The Project Site is currently vacant and was previously utilized for residential uses intermittently between 1928 and 1994. The Proposed Project includes the development of 85-unit of affordable housing development. The Proposed Project would generate an increase in noise levels from the existing noise levels on the Project Site. However, the Proposed Project would be consistent with adjacent land uses. As discussed in Section 14, Population and Housing, the Proposed Project is anticipated to generate 313 additional residents. The residential activities of the 313 additional residents expected to reside on site would be compatible and consistent with similar activities occurring within the adjacent land uses. As such, the Proposed Project would not cause or contribute to excessive noise levels. Noise levels of people talking and recreating on the site would be well below the ambient noise levels generated by the Project Site's proximity to adjacent roadways. Therefore, noise impacts from human activity on site would be less than significant.

***Existing Environmental Conditions***

Upon operation, the Proposed Project would be located directly adjacent to the First Student Bus Yard. As a result, the future occupants of the Proposed Project may be exposed to noise generated at the First Student Bus Yard. However, the Proposed Project is designed to be set back from that property boundary and buffered by a property wall and on-site parking areas. Additionally, consistent with recent CEQA case law,<sup>60</sup> impacts arising from exposure of future occupants of a project to existing environmental conditions is not a significant impact upon the environment. Therefore, the anticipated noise generated by the First Student Bus Yard that the future occupants could be exposed to would be considered a less than significant impact.

**d) A substantial temporary or periodic increase in ambient noise levels in the project vicinity above levels existing without the project, including noise from amplified sound systems?**                                                                                       

A significant impact may occur if the Proposed Project were to result in a substantial temporary or periodic increase in ambient noise levels above existing ambient noise levels without the Proposed Project. As discussed in the response to Question 13 a) above, all construction activity would be conducted in accordance with the permissible hours as stated in the County Noise Control Ordinance. Nevertheless, construction noise levels would result in a temporary and intermittent increase in ambient noise levels throughout the construction period. 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 sensitive receptors identified would be subject to construction noise impacts, particularly the single family residences located at 14729 S. Stanford Avenue and E. Santa Rita Street and S. Visalia Avenue approximately 43 feet from the north edge of the Project Site. Though construction activities would not be expected to occur on the north edge of the Project Site, due to the Project Site's proximity to these sensitive

<sup>60</sup> California Building Industry Association v Bay Area Air Quality Management District (S213478, December 17, 2015).

receptors, construction noise impacts would occur. The noise levels shown in Table 11, typical construction noise can reach 86 dBA L<sub>eq</sub> when measured at a reference distance of 50 feet from the center of construction activity. Construction noise impacts would be mitigated to less than significant levels with implementation of mitigation measures NOISE-1 through NOISE-4, above.

**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 expose people residing or working in the project area to excessive noise levels?**                                                                               

The nearest public use, general aviation airport is the Compton/Woodley Airport, which is located 2.1 miles southeast of the Project Site at 901 W. Alondra Boulevard in the City of Compton. The Project Site is not located within an airport land use plan or within two miles of a public airport or public use airport. Therefore, no impact would occur.

**f) For a project within the vicinity of a private airstrip, would the project expose people residing or working in the project area to excessive noise levels?**                                                                               

The nearest private airstrip is located 15.9 miles northwest of the Project Site at 5510 Lincoln Boulevard in Playa Vista. At this distance, the Proposed Project is not in the vicinity of a private airstrip and would not expose people residing or working in the project area to excessive noise levels. Therefore, no impact would occur.

## 14. POPULATION AND HOUSING

	<i>Potentially Significant Impact</i>	<i>Less Than Significant Impact with Mitigation Incorporated</i>	<i>Less Than Significant Impact</i>	<i>No Impact</i>
<b>Would the project:</b>				
<b>a) Induce substantial population growth in an area, either directly (for example, by proposing new homes and businesses) or indirectly (for example, through extension of roads or other infrastructure)?</b>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

The Proposed Project is located in an urban area that is currently served by local and regional infrastructure including existing public roads, public utilities (sewers, water, natural gas, electricity), services (fire, police, schools, parks), and public transit. The Proposed Project involves the construction of an 85-unit affordable housing development. The Proposed Project is located in the West Rancho Dominguez census-designated place in the unincorporated area of Los Angeles County. According to 2010 census data for this area, the average number of persons per household was 3.68.<sup>61</sup> Based on this rate, the Proposed Project is expected to generate approximately 313 additional residents. As shown in Table 14 below, Southern California Association of Governments’ (SCAG) 2016-2040 Regional Transportation Plan/Sustainable Communities Strategy’s (2016-2040 RTP/SCS) population and household growth forecast from 2012 through 2040 for the County’s unincorporated area envisions 233,000 additional persons, yielding an approximately 22.4% growth rate. The unincorporated area projects to have a population of 1,273,700 persons and 392,400 housing units by 2040.<sup>62</sup> The Proposed Project would generate approximately 313 persons, which represents approximately 0.02 percent of the forecasted population in 2040 and approximately 0.13 percent of the forecasted growth between 2012 and 2040 for the County’s unincorporated area.<sup>63,64</sup> Thus, the proposed increase in housing units and population as a result of the Proposed Project is within SCAG’s 2016-2040 RTP/SCS growth forecast. The Proposed Project would not induce substantial population growth in the area. Therefore, impacts would be less than significant.

**Table 14**  
**SCAG’s 2016-2040 RTP/SCS Growth Forecast for Unincorporated Areas for Los Angeles County**

Projection Year	Population	Households
2012	1,040,700	292,700
2040	1,273,700	392,400
<b>Net Change from 2008 to 2035</b>		
No. of Population/Households	233,000	99,700
Percent Change	22.4%	34.1%
<i>Source: Southern California Association of Governments, adopted 2016-2040 RTP/SCS Growth Forecast, Demographics and Growth Forecast Appendix, adopted April 2016.</i>		

<sup>61</sup> United States Census Bureau, West Rancho Dominguez CDP 2010, website: <http://factfinder.census.gov/faces/tableservices/jsf/pages/productview.xhtml?src=CF>, accessed June 2015.

<sup>62</sup> Southern California Association of Governments, adopted 2016-2040 RTP/SCS Growth Forecast, Demographics and Growth Forecast Appendix, adopted April 2016.

<sup>63</sup> Calculation for percent of forecasted population is as follows: 313 new residents are divided by 1,273,700 (the 2040 projected population).

<sup>64</sup> Calculation for percent of forecasted growth is as follows: 313 new residents are divided by 233,000 (the 2040 projected population growth).

**b) Displace substantial numbers of existing housing, especially affordable housing, necessitating the construction of replacement housing elsewhere?**                       

The Project Site is currently vacant and undeveloped. No displacement of existing housing would occur with the Proposed Project. Therefore, no impact would occur.

**c) Displace substantial numbers of people, necessitating the construction of replacement housing elsewhere?**                       

The Proposed Project would be located on a currently vacant site. No displacement of substantial numbers of people would occur with the Proposed Project. Therefore, no impact would occur.

**d) Cumulatively exceed official regional or local population projections?**                       

As discussed in the response to Question 14 a), the Proposed Project would not exceed the population projections of SCAG’s 2016-2040 RTP/SCS for the unincorporated area of the County. There are three related projects in the surrounding area: a 41-unit condominium development located at 930 W. Compton Boulevard (1.3 miles east of the Project Site), a 28-unit condominium development located at 920 W. Alondra Boulevard (2.2 miles southeast of the Project Site), and a 54-unit apartment development located at 13218 Avalon Boulevard (1.2 miles north of the Project Site).<sup>65</sup> The two condominium developments fall under the jurisdiction of the City of Compton and, therefore, would be subject to the City’s respective general plan pertaining to population and housing forecasts and requirements. The 54-unit apartment development is located in the West Rancho Dominguez area in the unincorporated area of the County. Based on the West Rancho Dominguez community standard occupancy rate of 3.68 persons per household, this development would generate approximately 199 additional residents. Cumulatively, the Proposed Project and the 54-unit apartment development would generate approximately 512 persons, which represents approximately 0.04 percent of the forecasted population in 2040 and approximately 0.22 percent of the forecasted growth between 2012 and 2040 for the County’s unincorporated area.<sup>66,67</sup> Thus, the cumulative proposed increase in housing units and population is within SCAG’s growth forecast in the 2016-2040 RTP/SCS.<sup>68</sup> The Proposed Project would not cumulatively exceed official regional or local population projections. Therefore, impacts would be less than significant.

<sup>65</sup> KOA Corporation: Planning and Engineering, Traffic Impact Study for Apartment Project, 14733-14803 Stanford Avenue, West Rancho Dominguez, May 18, 2016.

<sup>66</sup> Calculation for percent of forecasted population is as follows: 512 new residents are divided by 1,273,700 (the 2040 projected population).

<sup>67</sup> Calculation for percent of forecasted growth is as follows: 512 new residents are divided by 233,000 (the 2040 projected population growth).

<sup>68</sup> Southern California Association of Governments, adopted 2016-2040 RTP/SCS Growth Forecast, Demographics and Growth Forecast Appendix, adopted April 2016.

## 15. PUBLIC SERVICES

	<i>Less Than Significant Impact with Mitigation Incorporated</i>	<i>Less Than Significant Impact</i>	<i>No Impact</i>
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**a) Would the project create capacity or service level problems, or result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities in order to maintain acceptable service ratios, response times or other performance objectives for any of the public services:**

**Fire protection?**

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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The Los Angeles County Fire Department (LACFD) provides fire services to all unincorporated areas of the County and 58 cities. The nearest LACFD stations are Station Number 95 located 1.3 miles southwest of the Project Site at 137 W. Redondo Beach Boulevard in Gardena and Station Number 116 located 2.6 miles south of the Project Site at 755 E. Victoria Street in Carson. Station Number 95 is the jurisdictional fire station for the Project Site. Should the need arise for additional resources, the closes available resources from LACFD and/or the surrounding City of Compton would respond to the Project Site.

The Proposed Project could potentially increase the demand for LACFD services. The Proposed Project would include a total of 85 housing units and, as discussed in III.14, Population and Housing, would generate approximately 313 additional residents. As discussed in Section 14, Population and Housing, the Proposed Project's estimated population is consistent with the SCAG population growth forecast for the unincorporated area of the County. Additionally, the statutory responsibilities of the LACFD Forestry Division includes erosion control, watershed management, rare and endangered species, vegetation fuel modification for Very High Fire Hazard Severity Zones or Fire Zone 4, archaeological and cultural resources, and the County Oak Tree Ordinance. As discussed in Section 7. Geology and Soils, impacts with respect to erosion would be less than significant with implementation of a SWPPP, erosion controls, and best management practices (BMPs) to meet the NPDES requirements for storm water quality and be consistent with guidelines provided in the *California Storm Water Best Management Practice Handbooks: Construction*.<sup>69</sup> The Proposed Project would also result in less than significant impacts to watershed management and rare and endangered species because the Project Site is located in an urban area and, as discussed in Section 4. Biological Resources, the Project Site is otherwise void of habitat suitable to support special-status species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Wildlife or U.S. Fish and Wildlife Service. Furthermore, the Proposed Project would result in no impacts to vegetation fuel modification for Very High Fire Hazard Severity Zones or Fire Zone 4 because, as discussed in Section 9. Hazards and Hazardous Materials, the Project Site is located in an urban setting and is not located in a Very High Fire Hazard Severity Zone.<sup>70</sup> As discussed in Section 5. Cultural Resources, the Proposed Project would result in less than significant impacts to archaeological and cultural resources because the Project Site is not known to be historically or culturally significant to any group or individuals. Furthermore, as discussed in Section 4. Biological Resources, the Proposed Project would result in no impacts to the County Oak Tree Ordinance because no oak trees or other unique native trees are present on the Project Site.

<sup>69</sup> California Stormwater Quality Association, *California Stormwater Best Management Practice Handbooks: Construction*, website: <https://www.casqa.org/resources/bmp-handbooks>, accessed June 2015.

<sup>70</sup> Cal Fire, Los Angeles County FHSZ Map, website: [http://www.fire.ca.gov/fire\\_prevention/fhsz\\_maps\\_losangeles.php](http://www.fire.ca.gov/fire_prevention/fhsz_maps_losangeles.php), accessed June 2015.

Thus, fire protection would be considered adequate for the Proposed Project. Additionally, the Proposed Project would comply with all applicable code and ordinance requirements for construction, access, water mains, fire flows and fire hydrants. Furthermore, design requirements would be specified for certain components of the Proposed Project (driveway widths and turning radii) to facilitate the LACFD’s access to the Project Site in the event of a fire. Therefore, impacts associated with fire protection would be less than significant.

	<i>Potentially Significant Impact</i>	<i>Less Than Significant Impact with Mitigation Incorporated</i>	<i>Less Than Significant Impact</i>	<i>No Impact</i>
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**Sheriff protection?**

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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The Los Angeles County Sheriff’s Department (LACSD) provides sheriff protection to the unincorporated area of the County. The nearest LACSD is the Compton Sheriff Station located 2.28 miles east of the Project Site at 301 S. Willowbrook Avenue in Compton. The LACSD has mutual aid agreements with all Los Angeles County law enforcement agencies for assistance. Mutual aid can be requested from one or all agencies if an emergency requires a major response. The Project Site is approximately 3.6 miles south of the Southeast Community Police Station located at 145 W. 108<sup>th</sup> Street in Los Angeles, which may provide additional services to the Project Site.

The Proposed Project would result in an increase of site visitors, residents, and employees within the Project Site, thereby generating a potential increase in number of service calls from the Project Site. The Proposed Project would implement design features that would reinforce on-site security. These features would include sufficient lighting throughout the Project Site to ensure safety and visibility. Entryways and parking areas would also be well illuminated and designed to eliminate areas of concealment. It is anticipated these features would not necessitate the construction of a new sheriff’s station and any increase in law enforcement services demands would be relatively low. Therefore, impacts associated with sheriff protection would be less than significant.

**Schools?**

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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The Project Site is located within the service area of the Compton Unified School District (CUSD). The nearest school to the Project Site is McKinley Elementary School, located 0.2 miles north of the Project Site. The Proposed Project would involve the construction of 85 units of affordable housing. The Proposed Project would increase enrollment by 14 elementary school students, approximately 4 middle school students, and 8 high school students, totaling approximately 26 students. Table 15, Proposed Project Estimated Student Generation, shows the number of school age residents the Proposed Project would generate. The CUSD is expected to accommodate this increase in students. In addition, the Applicant would be required to pay the mandatory school district development fees to offset the Proposed Project’s demands upon local school facilities. Senate Bill 50 (SB 50) which passed in 1998, established a process for determining the amount of fees developers may be charged to mitigate the impact of development on school facilities. Under this bill, a school district could charge fees above the statutory cap only under specified conditions, and then only up to the amount of funds that the district would be eligible to receive from the state. Pursuant to Government Code Section 65995, the development fees authorized by SB 50 are deemed to be “full and complete school facilities mitigation.”<sup>71</sup> As a result, the Proposed Project’s impacts on school facilities would be less than significant.

<sup>71</sup> Government Code, Section 65996-65998, website: <http://www.leginfo.ca.gov/cgi-bin/displaycode?section=gov&group=65001-66000&file=65995-65998>, accessed July 2015.

**Table 15  
Proposed Project Estimated Student Generation**

Land Use	Size	Elementary School Students	Middle School Students	High School Students	Total Students
<b>Proposed Project</b>					
Multi-Family Residential (1-BD, 2-BD, and 3-BD) <sup>a b</sup>	85 du	14.0	3.8	8.0	25.8
<b>Net Student Generation:</b>		<b>14.0</b>	<b>3.8</b>	<b>8.0</b>	<b>25.8</b>
<i>Notes:</i> <i>sf = square feet; du = dwelling units</i> <sup>a</sup> Student generation rates are as follows for multi-family residential uses: .1649 elementary, .0450 middle and .0943 high school students per unit. <sup>b</sup> Multi-family residential proposed: 1-bedroom - 46 du, 2-bedroom - 13 du, 3-bedroom - 26 du. Source: For bullet points (a) above: Los Angeles Unified School District, School Facilities Needs Analysis for Los Angeles Unified School District, September 2012.					

**Parks?**

There are four County parks within a 2-mile radius of the Project Site.<sup>72</sup> These parks and facilities serve the existing recreational needs of the surrounding community. The Proposed Project would introduce approximately 313 new residents to the area, which would increase demands upon park and recreational facilities in the unincorporated area of the County. The County’s General Plan states the County’s threshold for recreation and open space for subdivisions is 4 acres per 1,000 residents.<sup>73</sup> The Proposed Project would generate the need for 1.25 acres of recreation and open space. As shown in Table 16 below, the total available Los Angeles County parkland available within 2 miles is 142.7 acres. The population growth from the Proposed Project would fall within the projected growth for the surrounding area. Additionally, the Proposed Project would include recreational areas consisting of common open space areas on the ground floor, which includes two courtyards, a dog area, plaza, sport court, and a community garden. The Proposed Project would also include a community room, two meeting rooms, computer room, and two common rooms, for the Proposed Project’s residents. These Proposed Project amenities would serve to reduce or offset demand for off-site park services in the surrounding area.

**The Quimby Act**

The California Quimby Act, which is part of the Subdivision Map Act, applies to residential subdivisions and permits the County, by ordinance, to require the dedication of land or payment of fees for park and recreational purposes. Consistent with the provisions of the Quimby Act, County Code Section 21.24.340 (Residential Subdivisions, Local Park Space Obligation, Formula) contains the methodology used to determine the amount of parkland required to be dedicated by the subdivision map approval process. In accordance with Section 21.28.140, developers may choose to pay a fee in-lieu of the provision of parkland. Because the Project is not a subdivision, County Code Sections 21.24.340 and 21.24.140 do not apply to the Project.

<sup>72</sup> County of Los Angeles, Department of Parks and Recreation, website: <http://parks.lacounty.gov/wps/portal/dpr/parkslocator/>, accessed June 2015.

<sup>73</sup> County of Los Angeles, Department of Regional Planning Commission, 1980, County of Los Angeles General Plan, Conservation and Open Space Element, website: <http://planning.lacounty.gov/generalplan/existing>, accessed June 2015.

**Table 16**  
**Los Angeles County Recreation and Park Facilities within the Project Area**

<b>Park Name</b>	<b>Park Size (acres)</b>	<b>Park Amenities</b>	<b>Approx. Distance to Project Site (miles)</b>
1. Roy Campanella Park	10	Swimming pool, arts and crafts/computer room, basketball court, softball fields with one overlay multi-purpose field, walking path, fitness zones, picnic areas, children's play area	0.04
2. Enterprise Park	10	Children's play area, community recreation room, gymnasium, lighted baseball/softball fields, multi-purpose field, picnic areas with barbecue grill, swimming pool	1.00
3. Earvin "Magic" Johnson Recreational Center	104	Children's play areas, picnic areas with barbecue grills, restrooms, soccer fields, two fishing lakes, walking path	1.13
4. Athens Park	18.7	Children's play areas, Community recreation building, computer lab, fitness zone, gymnasium, lighted baseball/softball fields, lighted basketball courts, multi-purpose field, multi-purpose room, picnic areas with barbecues, restrooms, skate park, swimming pool	1.63
<b>TOTAL Acreage:</b>	<b>142.7</b>		
<i>Sources: Park distance from the Project Site, size, and amenities were determined using: (1) Parks Locator, Department of Parks and Recreation, County of Los Angeles, <a href="http://parks.lacounty.gov/nps/portal/dpr/Parks/">http://parks.lacounty.gov/nps/portal/dpr/Parks/</a>; accessed June 2015; Google Earth, accessed June 2015, and (3) NavigateLA (when necessary) <a href="http://navigatela.lacity.org/navigatela/">http://navigatela.lacity.org/navigatela/</a>, accessed June 2015.</i>			

***Non-County Parks within the Project Site***

An important note to recognize are the additional parks within a 2-mile radius of the Project Site. These seven (7) parks identified in Table 17 below are classified as City of Compton parks, City of Carson parks, or City of Los Angeles parks and are not considered County Parks. The total acreage for the 7 parks is approximately 67.3 acres. The total area of combined parks is 217.2 acres within 2 miles of the Project Site. Thus, the Proposed Project would not create capacity or service level problems or result in substantial adverse physical impacts associated with parks. Therefore, impacts would be less than significant.

**Libraries?**

The nearest libraries are the Black Resource Center and A C Bilbrew Library both located 1.33 miles north of the Project Site at 150 E. El Segundo Boulevard in Los Angeles. The A C Bilbrew Library is a 21,843 square foot facility that provides a 113-person meeting room, children's area, and teen space.<sup>74</sup> As discussed in Section 14, Population and Housing, the Proposed Project's estimated population is consistent with the SCAG population growth forecast for the unincorporated area of the County. Thus, the Proposed Project

<sup>74</sup> County of Los Angeles, Public Library, A C Bilbrew Library, website: <http://www.colapublib.org/lib/bilbrew/index.php>, accessed July 2015.

would not create capacity or service level problems or result in substantial adverse physical impacts associated with libraries. Therefore, impacts would be less than significant.

**Other public facilities?**

As discussed in Section 14, Population and Housing, the Proposed Project’s estimated population is consistent with the SCAG population growth forecast for the unincorporated area of the County. No additional public facilities would be affected by the implementation of the Proposed Project. Thus, the Proposed Project would not create capacity or service level problems or result in substantial adverse physical impacts associated with other public facilities. Therefore, no impacts would occur.

**Table 17  
Other Parks Located within Project Site**

Park Name	Park Size (acres)	Park Amenities	Approx. Distance to Project Site (miles)
<i>City of Compton</i>			
1. Tragniew Park	4.5	lighted tennis courts, children’s playground, picnic area and ten-station fitness center	0.78
2. Burrell-MacDonald Park	5	basketball courts, baseball diamond, picnic facilities, barbecue pits, auditorium, kitchen	0.90
3. Gonzalez Park and Aquatic Center	14	baseball diamonds, multi-purpose gymnasium, children’s playground, indoor/outdoor cooking, picnic tables	1.00
4. Sibrie Park	3.8	children’s play area, volleyball, barbecue pits, picnic area, baseball diamond, basketball courts	1.45
<i>City of Carson</i>			
5. Vernon Hemingway Park	16	tennis court, basketball court, playground, and running path	1.20
6. Stevenson Park	11.7	picnic tables, baseball diamond, children’s playground	1.76
<i>City of Los Angeles</i>			
7. Rosecrans Recreation Center	12.3	soccer field, children’s play area, picnic tables, basketball courts, volleyball courts, baseball diamonds, barbecue pits, kitchen	1.68
<b>TOTAL:</b>	<b>67.3</b>		
Sources: Park distance from the Project Site, size, and amenities were determined using: (1) Parks and Recreation, City of Compton, <a href="http://www.comptoncity.org/">http://www.comptoncity.org/</a> , accessed June 2015, (2) NavigateLA, <a href="http://navigatea.lacity.org/navigatea/">http://navigatea.lacity.org/navigatea/</a> , accessed June 2015, or (3) Google Earth, accessed June 2015.			

## 16. RECREATION

	<i>Potentially Significant Impact</i>	<i>Less Than Significant Impact with Mitigation Incorporated</i>	<i>Less Than Significant Impact</i>	<i>No Impact</i>
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**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?**

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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As discussed in the response to Question 15, there are four County parks within a 2-mile radius of the Project Site.<sup>75</sup> These parks and facilities serve the existing recreational needs of the surrounding community. The Proposed Project involves the construction of an 85-unit affordable housing development. As a result, the potential for existing neighborhood, park, or recreational facilities to experience increased usage and deterioration may occur. As discussed in Section 14, Population and Housing, the Proposed Project would generate approximately 313 additional residents. The General Plan states the County’s threshold for recreation and open space for subdivisions is 4 acres per 1,000 residents.<sup>76</sup> The Proposed Project would generate the need for 1.25 acres of recreation and open space. As shown in Table 17 above, the total available Los Angeles County parkland available within 2 miles is 142.7 acres. The population growth from the Proposed Project would fall within the SCAG population growth forecast for the unincorporated area of the County. Additionally, the Proposed Project would also include open space areas consisting of private open space on balconies and common open space areas on the ground floor, which includes two courtyards and a community garden. The Proposed Project would also involve development a community room, a computer room, and four common rooms. These Proposed Project amenities would serve to reduce or offset demand for off-site park services in the surrounding area. As discussed in the response to Question 15, it is important to note the non-County parks located within a 2-mile radius of the Project Site. These seven (7) parks identified in Table 17 in Question 15 are classified as City of Compton parks, City of Carson parks, or City of Los Angeles parks and are not considered Los Angeles County Parks. The total acreage for the 7 parks is approximately 67.3 acres. The total area of combined parks is 217.2 acres within 2 miles of the Project Site. The surrounding parks, but County and non-County, would adequately serve the Proposed Project. Thus, the Proposed Project would not increase the use of existing neighborhood and regional parks or other recreational facilities. Therefore, impacts would be less than significant.

**b) Does the project include neighborhood and regional parks or other recreational facilities or require the construction or expansion of such facilities which might have an adverse physical effect on the environment?**

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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The Proposed Project involves the construction of an 85-unit affordable housing development. Additionally, the Proposed Project would also include open space areas consisting of private open space on balconies and common open space areas on the ground floor, which includes two courtyards and a community garden. The Proposed Project would also incorporate a community room, a computer room, and four common rooms.. The Proposed Project would not include development of neighborhood or

<sup>75</sup> County of Los Angeles, Department of Parks and Recreation, website: <http://parks.lacounty.gov/wps/portal/dpr/parkslocator/>, accessed June 2015.

<sup>76</sup> County of Los Angeles, Department of Regional Planning Commission, 1980, County of Los Angeles General Plan, Conservation and Open Space Element, website: <http://planning.lacounty.gov/generalplan/existing>, accessed June 2015.

regional parks. The Proposed Project would not require the construction or expansion of such facilities. Therefore, no impact would occur.

**c) Would the project interfere with regional open space connectivity?**                                                                               

The Proposed Project site is currently vacant and undeveloped. The Proposed Project involves the construction of an 85-unit affordable housing development. While the Project Site is currently vacant, it is not connected to nor is it a part of any regional open space network. Additionally, the Proposed Project is not located within a regional open space area.<sup>77</sup> As a result, the Proposed Project would not interfere with regional open space connectivity. Therefore, no impact would occur.

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<sup>77</sup> County of Los Angeles, Department of Regional Planning Commission, 1980, County of Los Angeles General Plan, Conservation and Open Space Element, website: <http://planning.lacounty.gov/generalplan/existing>, accessed June 2015.

**17. TRANSPORTATION/TRAFFIC**

	<i>Less Than Significant Impact with Mitigation Incorporated</i>	<i>Less Than Significant Impact</i>	<i>No Impact</i>
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**Would the project:**

**a) Conflict with an applicable plan, ordinance, or policy establishing measures of effectiveness for the performance of the circulation system, taking into account all modes of transportation including mass transit and non-motorized travel and relevant components of the circulation system, including but not limited to intersections, streets, highways and freeways, pedestrian and bicycle paths, and mass transit?**

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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A Traffic Impact Study was conducted by KOA Corporation (KOA). The findings of the Traffic Impact Study are detailed in the *Traffic Impact Study for Apartment Project, 14733-14803 Stanford Avenue, West Rancho Dominguez, Los Angeles County, California* (“Traffic Impact Study”), dated May 18, 2016 (included in Appendix G to this IS/MND).

The Project Site is currently vacant. Prior to the completion of the Traffic Impact Study, KOA coordinated with the LACDPW’s Traffic and Lighting Division to achieve consensus on assumptions such as study intersections, ambient growth, area/related projects, and trip generation calculations. Seven locations were defined as study intersections. Table 18, Intersection Performance, shows the existing conditions and the existing conditions plus the Proposed Project intersection performance at all seven study intersections. The Proposed Project would involve the construction and operation of an 85-unit affordable housing development. For construction, as discussed in the Section B. Proposed Development above the Proposed Project would require the excavation and import of approximately 364 cubic yards of soil. For purposes of analyzing the construction-related impacts, it is anticipated that the excavation and soil import would involve 18-wheel bottom-dump trucks with an average of 12 cubic yard hauling capacity. All truck staging would either occur on-site or at designated off-site locations and radioed into the site to be filled. The anticipated import of 364 cubic yards of soil route would include entering/exiting the Project Site from S. Stanford Avenue. The route would then extend eastbound on Rosecrans Avenue to the I-110 Freeway north or southbound. As such, impacts related to the roadways along the route would be less than significant.

For operation, the estimated trips generated by the Proposed Project would be a net total of 565 trips daily, with 43 trips during the A.M. peak hour and 53 trips during the P.M. peak hour. The Traffic Impact Study concluded the Proposed Project would not create significant traffic impacts at any of the study intersections, per LACDPW traffic study guidelines.<sup>78</sup> The Proposed Project would also not cause a worsening of any level of service (LOS) values.

Public bus transit lines operated by the Los Angeles County Metropolitan Transportation Authority (Metro) and the City of Compton serve the vicinity of the Project Site. The Proposed Project would not be expected

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<sup>78</sup> KOA Corporation, Traffic Impact Study for Apartment Project, 14733-14803 Stanford Avenue, West Rancho Dominguez, Los Angeles County, California, dated May 18, 2016.

to interfere with the County General Plan Transportation Element or the LACDPW Bicycle Master Plan.<sup>79,80</sup> Thus, the Proposed Project would not be expected to conflict with an applicable plan, ordinance, or policy establishing measures of effectiveness for the performance of the circulation system. Therefore, impacts would be less than significant.

**Table 18  
Intersection Performance**

Intersection	Existing (2015) Conditions				Existing Conditions (2015) + Proposed Project			
	A.M. Peak		P.M. Peak		A.M. Peak		P.M. Peak	
	V/C	LOS	V/C	LOS	V/C	LOS	V/C	LOS
1. Avalon Blvd. & Rosecrans Ave.	0.643	B	0.829	D	0.646	B	0.833	D
2. Stanford Ave. & Rosecrans Ave.	0.489	A	0.544	A	0.500	A	0.556	A
3. Central Ave. & Rosecrans Ave.	0.867	D	0.807	D	0.869	D	0.807	D
4. Avalon Blvd. & Compton Blvd.	0.467	A	0.550	A	0.467	A	0.553	A
5. Stanford Ave. & Compton Blvd.**	0.341	A	0.269	A	0.353	A	0.277	A
	13.5	B	11.6	B	13.8	B	11.8	B
6. Compton Blvd. & Redondo Beach Blvd.**	0.389	A	0.546	A	0.392	A	0.549	A
	15.1	C	19.5	C	15.2	C	19.7	C
7. Avalon Blvd. & Redondo Beach Blvd.	0.561	A	0.653	B	0.564	A	0.656	B

*Notes: LOS = Level of Service, V/C = Volume-to-Capacity Ratio, \*\* = unsignalized intersection, ICU values are provided; HCM 2000 methodology was utilized to calculate delay in seconds*  
*Source: KOA Corporation, Traffic Impact Study – 14733-14803 Stanford Avenue Apartment Project, dated May 18, 2016.*

**b) Conflict with an applicable congestion management program (CMP), including, but not limited to, level of service standards and travel demand measures, or other standards established by the CMP for designated roads or highways?**

The Congestion Management Program (CMP) is a State-mandated program that was enacted by the State Legislature with the passage of Proposition 111 in 1990. The 2010 CMP for Los Angeles County was adopted on October 8, 2010. Chapter 5, Land Use Analysis Program of the 2010 CMP ensures that local jurisdictions consider the regional transportation impacts that may result from major development projects through the local land use approval process. Projects that are determined not to have a significant effect on the environment and receive a Mitigated Negative Declaration pursuant to CEQA are not subject to the CMP Land Use Analysis Program and are exempt from the requirement to prepare a Transportation Impact

<sup>79</sup> County of Los Angeles, Department of Regional Planning Commission, 1980, County of Los Angeles General Plan, Transportation Element, website: <http://planning.lacounty.gov/generalplan/existing>, accessed June 2015.

<sup>80</sup> County of Los Angeles, Department of Public Works, Bicycle Master Plan, website: <http://dpw.lacounty.gov/pdd/bike/masterplan.cfm>, accessed July 2015.

Analysis (TIA). Low- and very-low income housing projects are also exempt. Additionally, a TIA is not needed if projects add less than 150 trips in either direction; during either the AM or PM weekday peak hours at CMP mainline freeway-monitoring locations. All of the Proposed Project's traffic impacts have been found to be less than significant. The Proposed Project involves the development of an affordable housing project with a program that caters to extremely low-, very low-, and low-income residents. Additionally, the Traffic Impact Study concluded the Proposed Project would not add more than 150 trips to the nearest freeway monitoring stations.<sup>81</sup> Thus, the Proposed Project is not required to prepare a CMP TIA and is consistent with the 2010 CMP. Therefore, impacts would be less than significant.

**c) Result in a change in air traffic patterns, including either an increase in traffic levels or a change in location that results in substantial safety risks?**

The nearest public use, general aviation airport is the Compton/Woodley Airport, which is located 2.1 miles southeast of the Project Site at 901 W. Alondra Boulevard in the City of Compton. The Project Site is not within the approved flight pattern for incoming or departing flight paths, and is not located within the designated noise sensitive contour zone.<sup>82</sup> The Proposed Project would not result in a change in air traffic patterns. Therefore, no impact would occur.

**d) Substantially increase hazards due to a design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)?**

The Project Site is currently vacant. Vehicular access to the Project Site is currently provided by one access driveway on Stanford Avenue. The Proposed Project would realign this driveway with the existing crosswalk on Stanford Avenue and utilize this driveway to provide full-access to the Project Site.<sup>83</sup> The Proposed Project would include 93 surface parking spaces within the boundaries of the existing Project Site. The Proposed Project would not involve the closure of any public roadway. The Proposed Project would not substantially increase hazards due to a design feature (e.g., sharp curves or dangerous intersections) or incompatible uses. Therefore, impacts would be less than significant.

**e) Result in inadequate in inadequate emergency access?**

The Proposed Project would not involve the closure of any public roadway. The Proposed Project site access would be provided via a full-access driveway on Stanford Avenue. The Traffic Impact Study concluded the Proposed Project would not create significant impacts at any intersections or cause a worsening of any LOS values.<sup>84</sup> Furthermore, the Proposed Project is designed to provide adequate emergency access for emergencies that occur on-site. Thus, the Proposed Project would not impede emergency access on-site or off-site. The Proposed Project would not result in inadequate emergency access to the Project Site or to nearby properties. Therefore, no impact would occur.

**f) Conflict with adopted policies, plans, or programs regarding public transit, bicycle, or pedestrian**

<sup>81</sup> KOA Corporation, Traffic Impact Study for Apartment Project, 14733-14803 Stanford Avenue, West Rancho Dominguez, Los Angeles County, California, dated May 18, 2016.

<sup>82</sup> County of Los Angeles, Department of Public Works, Compton/Woodley Airport (CPM), website: [http://dpw.lacounty.gov/avi/airports/documents/NoiseABatement/Compton\\_Noise%20Photo.pdf](http://dpw.lacounty.gov/avi/airports/documents/NoiseABatement/Compton_Noise%20Photo.pdf), accessed June 2015.

<sup>83</sup> KOA Corporation, Traffic Impact Study for Apartment Project, 14733-14803 Stanford Avenue, West Rancho Dominguez, Los Angeles County, California, dated May 18, 2016.

<sup>84</sup> Ibid.

**facilities, or otherwise decrease the performance or safety of such facilities?**

Public bus transit lines operated by the Los Angeles County Metropolitan Transportation Authority (Metro) and the City of Compton serve the vicinity of the Project Site. Specifically, Metro Bus Lines 51/52/352 and 125 have stops within walking distance of the Project Site.<sup>85</sup> The Proposed Project would not require the disruption of public transportation services or the alteration of public transportation routes.

The Proposed Project would not be expected to interfere with the County General Plan Transportation Element or the LACDPW Bicycle Master Plan.<sup>86,87</sup> SCAG is the federally designated regional transportation-planning agency that prepares the 2016-2040 RTP/SCS, which projects within the County must comply with. As discussed in the response to Question 14 a), Population and Housing, the Proposed Project is consistent with growth projections for the unincorporated area of the County. The pedestrian crosswalk located on Stanford Avenue will be relocated approximately 20 feet to the south to accommodate the construction of the proposed driveway. Thus, the Proposed Project would not conflict with adopted policies, plans, or programs regarding public transit, bicycle, or pedestrian facilities, or otherwise decrease the performance or safety of such facilities. Therefore, impacts would be less than significant.

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<sup>85</sup> Ibid.

<sup>86</sup> County of Los Angeles, Department of Regional Planning Commission, 1980, County of Los Angeles General Plan, Transportation Element, website: <http://planning.lacounty.gov/generalplan/existing>, accessed June 2015.

<sup>87</sup> County of Los Angeles, Department of Public Works, Bicycle Master Plan, website: <http://dpw.lacounty.gov/pdd/bike/masterplan.cfm>, accessed July 2015.

## 18. UTILITIES AND SERVICE SYSTEMS

	<i>Potentially Significant Impact</i>	<i>Less Than Significant Impact with Mitigation Incorporated</i>	<i>Less Than Significant Impact</i>	<i>No Impact</i>
<p><b>Would the project:</b></p> <p><b>a) Exceed wastewater treatment requirements of either the Los Angeles or Lahontan Regional Water Quality Control Boards?</b></p>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

A significant impact would occur if a project exceeds wastewater treatment requirements of the Los Angeles Regional Water Quality Control Board (RWQCB). The Los Angeles RWQCB enforces wastewater treatment and discharge requirements for properties in the Project area. Wastewater generated by the Proposed Project would be treated at the Joint Water Pollution Control Plant (JWPCP), which provides primary and secondary treatment for a current flow of 280 million gallons per day (mgd) with a capacity to treat 400 mgd.<sup>88</sup> The JWPCP is a public, County facility, and is therefore subject to the State's wastewater treatment requirements. Wastewater from the Project Site is expected to be treated according to the wastewater treatment requirements enforced by the Los Angeles RWQCB. Therefore, no impact would occur.

<p><b>b) Create water or wastewater system capacity problems, or result in the construction of new water or wastewater treatment facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?</b></p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
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A significant impact may occur if a project would increase water consumption or wastewater generation to such a degree that the capacity of facilities currently serving the Project area would be exceeded. A Sewer Area Study analyzing the project impact on the existing sewerage system will need to be reviewed and approved by the Department of Public Works prior to the commencement of the construction activities. Should the sewer area study show adverse impacts to the existing system, pipe replacement/upsizing will be necessary and the sole responsibility of the applicant.

### Water

#### Existing Infrastructure

The Golden State Water Company's (GSWC) Southwest District water system currently serves the Project Site vicinity.<sup>89</sup> Additionally, the Los Angeles County Waterworks Districts (LACWD), a division of the LACDPW, would provide water supply to the unincorporated area of the County if need be. LACWD's potable water comes from three sources: local groundwater, water imported through the State Water Project (SWP) and the Colorado River Aqueduct (CRA). The LACWD purchases imported water from the local

<sup>88</sup> Sanitation Districts of Los Angeles County, Joint Water Pollution Control Plant, website: <http://www.lacsd.org/wastewater/wwfacilities/jwpcp/>, accessed July 2015

<sup>89</sup> The Golden State Water Company (GSWC) provided a Will Serve Letter dated June 8, 2016 for the Proposed Project (see Appendix I, Consultation Letters).

SWP contractor, Metropolitan Water District of Southern California, to service the water in the Project vicinity.

### **Potable Water Treatment**

The Metropolitan Water District (MWD) delivers an average of 1.7 billion gallons of water per day to a service area of approximately 26 member agencies – 14 cities, 11 municipal water districts, and one county water authority which in turn provides water to more in the Los Angeles, Orange, San Diego, Riverside, San Bernardino, and Ventura counties. The Metropolitan Water District is comprised of numerous facilities including the Colorado River Aqueduct (423,606 million gallons annual capacity), sixteen hydroelectric facilities, five water treatment plants, and nine reservoirs (with a total capacity of 349,312 mgd)<sup>90</sup>. The average daily delivery of the MWD is 1,372 mgd.<sup>91</sup>

### **Water Demand**

As shown in Table 19, Proposed Project Estimated Water Generation, below, the Proposed Project would generate a demand for approximately 15,360 gallons per day (gpd). The base estimated water demand was based on 120% of the sewerage generation factors for residential categories. Based on the estimates provided, implementation of the Proposed Project is not expected to measurably increase the demand for water for the GSWC’s Southwest District (see Appendix I, Consultation Letters). Of the total available capacity for CRA and nine reservoirs of MWD, the Proposed Project would account a negligible percent, and no new or expanded water treatment facilities would be required. With respect to water treatment facilities, the Proposed Project would have a less than significant impact.

**Table 19  
Proposed Project Estimated Water Demand**

<b>Type of Use</b>	<b>Size</b>	<b>Water Demand Rate (gpd/unit) <sup>a</sup></b>	<b>Total Water Demand (gpd)</b>
<b>Proposed Project</b>			
<b>Residential Units (85 total du)</b>			
One Bedroom	46 du	144 gpd/du	6,624
Two Bedroom	13 du	192 gpd/du	2,496
Three Bedroom	26 du	240 gpd/du	6,240
<b>Total Project Water Generation:</b>			<b>15,360</b>
<i>Notes:</i>			
<i>sf = square feet; du = dwelling units, gpd: gallons per day</i>			
<i><sup>a</sup> City of Los Angeles, CEQA Thresholds Guide, 2006, Exhibit M.2-12.</i>			

### **Wastewater**

A Sewer Area Study was conducted by John M. Cruikshank Consultants, Inc. The findings of the Sewer Area Study are detailed in the *Sewer Area Study for 14733 – 14803 S. Stanford Ave* (“Sewer Area Study”), dated

<sup>90</sup> The Metropolitan Water District of Southern California, Fact Sheets, MWD at a Glance. <http://www.mwdh2o.com/WhoWeAre/Mission/Pages/default.aspx>, accessed July 2015.

<sup>91</sup> The Metropolitan Water District of Southern California, Overview, <http://www.mwdh2o.com/WhoWeAre/Mission/Pages/default.aspx>, accessed July 2015.

October, 4 2016 (included in Appendix H to this IS/MND).

### **Existing Infrastructure**

The Sanitation Districts of Los Angeles County provides sewer service to the surrounding area. As discussed in the Sewer Area Study, the existing Vitrified Clay Pipe (VCP) sewer mains from the site would connect to the 10” Victoria Street trunk line approximately 1.5 miles downstream at Compton Boulevard and would not significantly change the cumulative depth of flow in the existing sewer system.<sup>92</sup>

### **Wastewater Treatment**

Sewage from the Project Site is conveyed via County sewer infrastructure to the Joint Water Pollution Control Plant (JWPCP). As part of the Project, new on-site wastewater collection infrastructure would be constructed. The JWPCP treats an average daily flow of 280 mgd and has the capacity to treat 400 mgd. This equals a remaining capacity of 120 mgd of wastewater able to be treated at the JWPCP.<sup>93</sup>

### **Wastewater Generation**

A project would normally have a significant wastewater impact if a project would cause a measurable increase in wastewater flows to a point where sewer capacity is constrained or sewer capacity may become constrained; or the Project’s additional wastewater flows would substantially or incrementally exceed the future scheduled capacity of any one treatment plant.

The Proposed Project would result in a new sources of wastewater generated at the Project Site with the development of the two multi-family residential building structures. As shown in Table 20, Proposed Project Estimated Wastewater Generation, below, the Proposed Project would generate approximately 20,250 gpd of wastewater. The Project is expected to constitute a negligible amount of wastewater treated at the JWPCP. Of the remaining capacity to treat 120 additional mgd, the Proposed Project represents a fraction of one percent of the available capacity. Furthermore, mitigation measure UTIL-1, below, would be implemented to ensure impacts related to the existing system would be less than significant. Therefore, with implementation of mitigation measure UTIL-1, impacts to sewer capacity and infrastructure would be less than significant.

### **Mitigation Measures:**

UTIL-1 A Sewer Area Study analyzing the project impact on the existing sewerage system shall be submitted to the Department of Public Works for review and approval prior to the commencement of the construction activities. Should the sewer area study show adverse impacts to the existing system, pipe replacement/upsizing shall be necessary and the sole responsibility of the Applicant.

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<sup>92</sup> John M. Cruikshank Consultants, Inc., Sewer Area Study for 14733 – 14803 S. Stanford Ave, dated October 4, 2016.

<sup>93</sup> Sanitation District of Los Angeles County, [http://www.lacsd.org/wastewater/wastewater\\_services/proposition\\_218/facilities.asp](http://www.lacsd.org/wastewater/wastewater_services/proposition_218/facilities.asp), accessed July 2015.

**Table 20  
Proposed Project Estimated Wastewater Generation**

Type of Use	Size	Wastewater Demand Rate (gpd/unit) <sup>a</sup>	Total Wastewater Demand (gpd)
<b>Proposed Project</b>			
<b>Residential Units (85 total du)</b>			
One Bedroom	46 du	200 gpd/du	9,200
Two Bedroom	13 du	250 gpd/du	3,250
Three Bedroom	26 du	300 gpd/du	7,800
<b>Total Project Wastewater Generation:</b>			<b>20,250</b>
<i>Notes:</i> <i>sf = square feet; du = dwelling units, gpd: gallons per day</i> <sup>a</sup> John M. Cruikshank Consultants, Inc., Sewer Area Study for 14733 – 14803 S. Stanford Ave, dated April 3, 2015.			

c) Create drainage system capacity problems, or result in the construction of new storm water drainage facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?

A significant impact may occur if the volume of storm water runoff would increase to a level exceeding the capacity of the storm drain system serving the Project Site, resulting in the construction of new stormwater drainage facilities. The Project Site is currently vacant with a storm drain easement that runs along the southeastern corner of the Project Site. Therefore, runoff from the Project Site currently is and would continue to be collected on-site and directed towards existing storm drains. The Proposed Project will be required to demonstrate compliance with the SWPPP, which would reduce the amount of surface water runoff after storm events, as the Proposed Project would be required to implement Stormwater BMPs. Therefore, Proposed Project would not create or contribute runoff water which would exceed the capacity of existing or planned stormwater drainage systems and no impact would occur.

d) Have sufficient reliable water supplies available to serve the project demands from existing entitlements and resources, considering existing and projected water demands from other land uses?

A significant impact may occur if a project would increase water consumption to such a degree that new water sources would need to be identified. As shown in Table 19, above, the Proposed Project’s net increase for water demand would be 15,360 gallons per day. The Proposed Project is not expected to measurably increase the demand for water provided from local groundwater, water imported through the State Water Project (SWP) and The Colorado River Aqueduct or the nine local reservoirs, and accounts for a negligible percentage of water demand relative to available capacity. As concluded above, the Proposed Project would

have a less-than-significant impact on water demand. The Proposed Project would also utilize water saving devices pursuant to project design features PDF-1 through PDF-3, stated in the Project Description section of this IS/MND. Therefore, impacts related to sufficient reliable water supplies would be less than significant.

**e) Create energy utility (electricity, natural gas, propane) system capacity problems, or result in the construction of new energy facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?**                                                                               

***Electricity***

Southern California Edison is the energy utility company servicing the Project area. The Project Site is located in Climate Zone 8, which Southern California Edison anticipates electricity demand to increase from 38,707 gigawatt-hours (GWh) in 2013 to 44,940 GWh in 2024 in a high demand case, for an increase of 6,233 GWh.<sup>94</sup> As discussed in Section 8. Greenhouse Gas Emissions, the Proposed Project would increase electricity use in the Project area by approximately 291 megawatt hours (MWh) per year, which is approximately 0.29 GWh. This represents less than one percent of the total increase anticipated and planned for Climate Zone 8. Thus, the Proposed Project would not create electricity system capacity problems. Therefore, impacts related to electricity would be less than significant.

***Natural Gas***

The Southern California Gas Company is the natural gas company servicing the Project area. According to the 2014 California Gas Report, the Southern California Gas Company anticipates the natural gas demand for residential uses to decline by 0.5% per year from 2013 to 2035 (251 billion cubic feet in 2013 to 223 billion cubic feet in 2035) due to continued decline in the residential use per meter, increases in marginal gas rates, and the impact of savings from SoCalGas' Advanced Meter Infrastructure (AMI) project deployment which began in 2013 and CPUC authorized energy efficiency program savings.<sup>95</sup> As noted in the GHG worksheets provided in Appendix D to this IS/MND, the Proposed Project would increase natural gas use in the Project area by approximately 826,708 cubic feet per year, which represents less than one percent of the total increase anticipated by the Southern California Gas Company. Thus, the Proposed Project would not create natural gas system capacity problems. Therefore, impacts related to natural gas would be less than significant.

**f) Be served by a landfill with sufficient permitted capacity to accommodate the project's solid waste disposal needs?**                                                                               

A significant impact may occur if a project were to increase solid waste generation to a degree such that the existing and projected landfill capacity would be insufficient to accommodate the additional solid waste.

Although the County provides solid waste management services to the Project Site and unincorporated

<sup>94</sup> California Energy Commission, California Energy Demand 2014-2024 Final Forecast Volume 2: Electricity Demand by Utility Planning Area, website: <http://www.energy.ca.gov/2013publications/CEC-200-2013-004/CEC-200-2013-004-V2-CMF.pdf>, accessed July 2015.

<sup>95</sup> California Gas and Electric Utilities, 2014 California Gas Report, website: <http://www.socalgas.com/regulatory/documents/cgr/2014-cgr.pdf>, accessed July 2015.



**19. MANDATORY FINDINGS OF SIGNIFICANCE**

	<i>Potentially Significant Impact</i>	<i>Less Than Significant Impact with Mitigation Incorporated</i>	<i>Less Than Significant Impact</i>	<i>No Impact</i>
	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

a) Does the project have the potential to degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, substantially reduce the number or restrict the range of a rare or endangered plant or animal or eliminate important examples of the major periods of California history or prehistory?

A significant impact would occur only if the Proposed Project results in potentially significant impacts for any of the above issues. The Proposed Project is located in a developed urban area and would have no unmitigated significant impacts with respect to biological resources or California’s history or pre-history. Therefore, the Proposed Project would not have the potential to degrade the quality of the environment, reduce or threaten any fish or wildlife species (endangered or otherwise), or eliminate important examples of the major periods of California history or pre-history. As discussed in the response to Question 4 a), the Proposed Project would not substantially reduce the habitat of fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, reduce the number or restrict the range of a rare or endangered plant or animal. As such, the Proposed Project’s impacts would be less than significant

b) Does the project have the potential to achieve short-term environmental goals to the disadvantage of long-term environmental goals?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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The Proposed Project would involve the construction of an 85-unit affordable housing development. This IS/MND includes analysis of potential short-term (construction phase) and long-term (operation phase) environmental impacts that could occur as a result of implementation of the Proposed Project. All potentially significant environmental impacts as a result of the Proposed Project would be mitigated with the implementation of mitigation measures to less than significant levels. Additionally, the Proposed Project would accommodate long-term County environmental goals to provide affordable housing resources within the County. As discussed in Section 14, Population and Housing, Thus, the proposed increase in housing units and population as a result of the Proposed Project is within SCAG’s 2035 growth forecast for the unincorporated area of the County. Thus, the project does not have the potential to achieve short-term environmental goals to the disadvantage of long-term environmental goals. Therefore, impacts would be less than significant.

c) Does the project have impacts that are individually limited, but cumulatively considerable? (“Cumulatively considerable” means that the incremental effects of a project are considerable when viewed in connection with the effects of past projects, the effects of other current projects, and the effects of probable future projects)?

A significant impact may occur if the Proposed Project, in conjunction with other related projects in the area of the Project Site, would result in impacts that would be less than significant when viewed separately, but would be significant when viewed together. Related projects include past, current, or probable future projects whose development could contribute to potentially significant cumulative impacts in conjunction with a given Project. As concluded in this analysis, the Proposed Project’s incremental contribution to aesthetics, agriculture and forestry resources, air quality, biological resources, cultural resources, geology/soils, green house gas emissions, energy, hazards/hazardous materials, hydrology/water quality, land use/planning, mineral resources, noise, population/housing, public services, recreation, transportation/traffic, and utilities would be less than significant, or mitigated to a level below significance with the incorporation of mitigation measures when viewed in connection with the related projects shown in Table 22, Related Projects List.

**Table 22  
Related Projects List**

Project Number	Project Name	Location/Address	Project Description	Size	Units
<b>City of Compton</b>					
1	--	930 W. Compton Boulevard	Condominium	41	du
2	--	950 W. Alondra Boulevard	Condominium Church	28 3,000	du sf
<b>County of Los Angeles</b>					
3	--	13218 Avalon Boulevard	Apartment	54	du
<i>Notes:</i> <i>du = dwelling unit, sf = square feet</i> <i>All Related Project information comes from the Traffic Study unless otherwise stated.</i> <i>Source: KOA Corporation: Planning and Engineering, Traffic Impact Study for Apartment Project, 14733-14803 Stanford Avenue, West Rancho Dominguez, May 18, 2016.</i>					

***Aesthetics Cumulative Impacts***

Development of the Proposed Project in conjunction with the related projects would result in an incremental intensification of existing prevailing land uses in an already heavily urbanized area of the unincorporated area of the County. The related projects are located 1.3 miles east of the Project Site (the 41 unit condominium project at 930 W. Compton Boulevard), 1.4 miles southeast of the Project Site (the 28 unit condominium and 3,000 square foot church project at 920 W. Alondra Boulevard), and 1.2 miles north of the Project Site (the 54 unit apartment project at 13218 Avalon Boulevard). At these distances, due to the highly urbanized area and flat topography, the Proposed Project and related projects would not cumulatively result in significant visual or aesthetic impacts. Additionally, development of the related projects is expected to occur in accordance with adopted plans and regulations of the City of Compton and the County,

respectively and would not be expected to cumulatively alter the existing visual character of the vicinity to a significant level. The Proposed Project shall complement the building style of the surrounding area and be consistent with the zoning development and General Plan land use standards relative to building heights, street setbacks, parking spaces, and bicycle storage spaces. Moreover, the Proposed Project would incorporate project design feature PDF-1 and Mitigation Measures AES-1 and AES-2 to ensure development of the Proposed Project would result in less than significant impacts to aesthetics. Therefore, cumulative aesthetic impacts would be less than significant.

### ***Agriculture / Forest Cumulative Impacts***

Development of the Proposed Project in combination with related projects would not result in the conversion of State-designated agricultural land from agricultural use to a non-agricultural use, nor result in the loss of forest land or conversion of forest land to non-forest use. The Project Site and the surrounding area are not classified in any “Farmland” category designated by the State of California.<sup>97</sup> The Project Site and the surrounding area are highly urbanized area and do not include any State-designated agricultural lands or forest uses. Therefore, no cumulative agriculture /forest impacts would occur.

### ***Air Quality Cumulative Impacts***

Development of the Proposed Project in conjunction with the related projects would result in an increase in construction and operational emissions in the already urbanized area of the County of Los Angeles. As noted in Section 3. Air Quality, above, the Proposed Project would not have a cumulatively considerable contribution to an impact regarding a potential conflict with or obstruction of the implementation of the applicable air quality plan. Thus, cumulative impacts related to conformance with the 2012 AQMP would be less than significant. With respect to cumulative air quality impacts from construction and operation of the Proposed Project, the SCAQMD’s thresholds of significance for cumulative impacts is based on the same significance criteria as those for project specific impacts presented in the analysis above. Thus, individual development projects that generate construction or operational emissions that do not exceed the SCAQMD recommended daily thresholds for project-specific impacts would also not cause a cumulatively considerable increase in emissions for those pollutants for which the Basin is in nonattainment. Thus, as discussed in Section 3(c) above, the Proposed Project would not exceed the SCAQMD’s recommended thresholds. Therefore, construction and operational emissions associated with the Proposed Project would not be cumulatively considerable and cumulative air quality impacts would be less than significant.

### ***Biological Resources Cumulative Impacts***

Development of the Proposed Project in combination with the identified related projects would result in no significant cumulative impacts upon biological resources. No wildlife corridors or habitat for any candidate, sensitive, or special status species identified in local plans, policies, or regulations, or by the CDFW or the USFWS occur in the vicinity of the Project Site or related projects due to the existing urban development. Furthermore, the Proposed Project would have no impact upon biological resources. Therefore, no cumulative biological resources impacts would occur.

### ***Cultural Resources Cumulative Impacts***

Implementation of the Proposed Project, in combination with the other related projects in the Project Site vicinity, would result in the redevelopment and revitalization of the surrounding area. Impacts to cultural resources tend to be site-specific and are assessed on a site-by-site basis. The analysis of the Proposed

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<sup>97</sup> California Department of Conservation, Farmland Mapping and Monitoring Program, website <http://www.conservation.ca.gov/dlrp/FMMP/Pages/Index.aspx>, accessed June 2015.

Project's impacts to cultural resources in Section 5, Cultural Resources concluded that the Proposed Project would have no significant impacts with respect to cultural resources. Therefore, cumulative cultural resources impacts would be less than significant.

### ***Energy Cumulative Impacts***

Development of the Proposed Project in combination with related projects would not result in impacts upon energy. The Proposed Project and the related project in the County would be expected to comply with the Los Angeles County Green Building Standards Code which addresses green buildings, low-impact development, and landscape design.<sup>98</sup> The related projects in the City of Compton would be expected to be designed in accordance with adopted plans and regulations of the City of Compton regarding energy. Additionally, Section 6, Energy, concluded the Proposed Project would have less than significant impacts on energy. Therefore, cumulative energy impacts would be less than significant.

### ***Geology and Soils Cumulative Impacts***

Geotechnical hazards are site-specific and there is little, if any, cumulative geological relationship between the Proposed Project and any related projects. Similar to the Proposed Project, potential impacts related to geology and soils would be assessed on a case-by-case basis and, if necessary, the Applicants of the related projects would be required to implement the appropriate project design features and mitigation measures. Furthermore, the analysis of the Proposed Project's geology and soils impacts in Section 7, Geology and Soils, concluded that the Proposed Project would be constructed in conformance with the Los Angeles County Building Code and under observation and testing of a geotechnical engineer. The geotechnical engineer would provide continuity of geotechnical interpretation and check that the recommendations presented for geotechnical aspects of site development are incorporated during site grading, construction of improvements, and excavation of foundations.<sup>99</sup> Due to seismic compliance standards, the construction contractor shall incorporate best management practices consistent with the guidelines provided in the *California Storm Water Best Management Practice Handbooks: Construction* as well as project design elements consistent with Office of Statewide Health Planning and Development, California Building Code, Uniform Building Code, or other required standards to further reduce any potential for impacts resulting from strong seismic ground shaking. Accordingly, the Proposed Project shall conform to measures described in the Fault Rupture Hazard Investigation and the Geotechnical Investigation for the Proposed Project, which would, reduce impacts to less than significant levels. Therefore, cumulative geology and soils impacts would be less than significant.

### ***Greenhouse Gas Emissions Cumulative Impacts***

The GHG emissions from an 85-unit residential project are relatively very small in comparison to state or global GHG emissions and, consequently, they would, in isolation, have no significant direct impact on climate change. Rather, it is the increased accumulation of GHG from more than one project and many sources in the atmosphere that may result in global climate change, which can cause the adverse environmental effects previously discussed. Accordingly, the threshold of significance for GHG emissions determines whether a project's contribution to global climate change is "cumulatively considerable." Many regulatory agencies, including the SCAQMD, concur that GHG and climate change should be evaluated as a potentially significant cumulative impact, rather than a project direct impact. Accordingly, the GHG analysis

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<sup>98</sup> County of Los Angeles, Los Angeles County Green Building Standards Code, website: [https://library.municode.com/HTML/16274/level2/TIT31GRBUSTCO\\_CH1AD.html](https://library.municode.com/HTML/16274/level2/TIT31GRBUSTCO_CH1AD.html), accessed July 2015.

<sup>99</sup> Geocon West Inc., Geotechnical Investigation, Proposed Multi-Family Residential Development, 14733 – 14803 S. Stanford Avenue, West Rancho Dominguez, Unincorporated Los Angeles County, California, APN: 6137-005-036, 6137-005-902, 6137-005-903, dated November 24, 2014.

presented above in Section 8 analyzes whether the Proposed Project's impact would be cumulatively considerable using a plan-based approach (and quantitative and qualitative analysis) to determine the Proposed Project's contributing effect on global warming. As concluded above the Proposed Project's generation of GHG emissions would not make a cumulatively considerable contribution to GHG emissions and impacts would be less than significant.

### ***Hazards and Hazardous Materials Cumulative Impacts***

Development of the Proposed Project in combination with the related projects has the potential to increase to some degree the risks associated with the use and potential accidental release of hazardous materials in the vicinity of the Proposed Project and the related projects. However, the potential impact associated with the Proposed Project, as discussed in Section 9, Hazards and Hazardous Materials, would be less than significant and, therefore, not cumulatively considerable. With respect to the related projects, the potential presence of hazardous substances would require evaluation on a case-by-case basis, in conjunction with the past uses on the properties and the development proposals for each of those properties. Further, local municipalities are required to follow local, state, and federal laws regarding hazardous materials, which would further reduce impacts associated with the related projects. Adherence to these laws regarding hazardous materials are expected to reduce any impacts related to hazards and hazardous materials to a less than significant level. Therefore, cumulative hazards and hazardous materials impacts would be less than significant.

### ***Hydrology and Water Quality Cumulative Impacts***

Development of the Proposed Project in combination with the related projects has the potential to result in impacts to hydrology and water quality. The Proposed Project would comply with LID implementation features and requirements and regulations of the NPDES and LID Ordinance. The Proposed Project would also implement BMPs identified in the SWPPP. The analysis of the Proposed Project's hydrology and water quality impacts in Section 10, Hydrology and Water Quality, concluded that, through the implementation of the Regulatory Requirements RR-HWQ-1 through RR-HWQ-4, impacts would be reduced to less than significant levels. The related project in the County's jurisdiction is required to provide on-site BMPs and storm drainage systems and/or upgrades to prevent the creation of flood hazards on each project site and to downstream areas. The related projects located in the City of Compton would also be expected to comply with the County's LID Ordinance and applicable adopted plans and regulations of the City of Compton related to hydrology and water quality. Therefore, cumulative hydrology and water quality impacts would be less than significant.

### ***Land Use and Planning Cumulative Impacts***

As discussed in Section 11, Land Use and Planning, the Applicant is requesting a General Plan Amendment and a Zone Change for the Proposed Project. Implementation of the Regulatory Requirement RR-LU-1 and approval of the General Plan Amendment and Zone Change would ensure the Proposed Project is consistent with the General Plan and Zoning Ordinance and reduce the Proposed Project's impacts related to land use are less than significant levels. Similar to the Proposed Project, potential impacts related to land use would be assessed on a case-by-case basis and, if necessary, the Applicants of the related projects would be required to implement the appropriate mitigation measures and request a General Plan Amendment or Zone Change. Therefore, cumulative land use and planning impacts would be less than significant.

### ***Mineral Resources Cumulative Impacts***

As discussed in Section 12, Mineral Resources, the Proposed Project would have no impact on mineral

resources. The Project Site is not designated as a mineral resource area by the County. The Proposed Project would have no incremental contribution to the potential cumulative impact on mineral resources. Therefore, cumulative mineral resources impacts would be less than significant.

### Noise Cumulative Impacts

#### Construction

If construction of the Proposed Project were to coincide with construction of the related projects, it would not be expected to result in significant increases in noise levels at sensitive receptors identified in Section 13, Noise, beyond the Proposed Project considered in isolation. The related projects are located 1.3 miles east of the Project Site (the 41 unit condominium project at 930 W. Compton Boulevard), 1.4 miles southeast of the Project Site (the 28 unit condominium and 3,000 square foot church project at 920 W. Alondra Boulevard), and 1.2 miles north of the Project Site (the 54 unit apartment project at 13218 Avalon Boulevard). Noise from stationary or point sources is reduced by about 6 to 7.5 dBA for every doubling of distance at acoustically hard and soft locations, respectively. In addition, noise levels are also generally reduced by 1 dBA for each 1,000 feet of distance due to air absorption. Noise levels may also be reduced by intervening structures – generally, a single row of buildings between the receptor and the noise source reduces the noise level by about 5 dBA, while a solid wall or berm reduces noise levels by 5 to 10 dBA. It is widely accepted that in the community noise environment the average healthy ear can barely perceive CNEL noise level changes of 3 dBA. CNEL changes from 3 to 5 dBA may be noticed by some individuals who are extremely sensitive to changes in noise. A 5 dBA CNEL increase is readily noticeable, while the human ear perceives a 10 dBA CNEL increase as a doubling of sound. Therefore, if construction of the Proposed Project were to occur simultaneously with construction of the related projects, the added construction noise levels would not increase noise levels by 3 to 5 dBA to be perceptible by the human ear due to distance. As discussed in Section 13, Noise, construction of the Proposed Project would require Mitigation Measures NOISE-1 through NOISE-4 to reduce impacts to a less than significant level. The related projects would also be subject to the City of Compton and the County’s adopted plans and regulations regarding construction noise and incorporate applicable mitigation measures, respectively. Therefore, cumulative construction noise impacts would be less than significant.

If construction of the Proposed Project were to coincide with construction of the related projects, it would not result in significant increases in groundborne vibration at sensitive receptors. The background vibration velocity level in residential areas is usually around 50 VdB. The vibration velocity level threshold of perception for humans is approximately 65 VdB. A vibration velocity level of 75 VdB is the approximate dividing line between barely perceptible and distinctly perceptible levels for most people. If construction of the Proposed Project were to occur simultaneously with construction of the related projects, the added groundborne vibration would not increase vibration levels due to distance of the related projects to the Project Site. As discussed in Section 13, Noise, implementation of mitigation measure NOISE-3 above would reduce impacts related to ground-borne vibration to a less than significant level. The related projects would also be subject to the City of Compton and the County’s adopted plans and regulations regarding groundborne vibration and incorporate applicable mitigation measures, respectively. Therefore, cumulative groundborne vibration impacts would be less than significant.

#### Operation

Operation of the Proposed Project in combination with the related projects would not have to potential to result in significant cumulative impacts related to operational noise. As discussed in Section 13, Noise, the HVAC equipment noise generated by the Proposed Project would not increase levels at the sensitive receptors identified in excess of standards established by the County General Plan or noise ordinance based

on the reference level for HVAC equipment and the existing ambient noise levels show in Table 13. Due to distance, similar operational noise levels, and existing ambient noise levels, if operation of the Proposed Project were to occur simultaneously with operation of the related projects, the added noise levels would not increase noise levels at the sensitive receptors in excess of standards established by the County General Plan or noise ordinance. Furthermore, the related projects would also be subject to the City of Compton and the County’s adopted plans and regulations, respectively.

As discussed in Section 13, Noise, the Proposed Project would not result in a significant permanent increase in ambient noise levels. As shown in Table 17, Project Roadway Noise Impacts, the two intersections analyzed would experience a noise level increase no greater than 0.15, a less than significant impact. In order for a new noise source to be audible, there would need to be a 3 dBA or greater noise increase to the ambient noise level. If traffic generated from the Proposed Project were to occur simultaneously with traffic generated from the related projects, the added noise levels would not increase ambient noise levels by 3 dBA or greater. Thus, the traffic noise from the Proposed Project when considered cumulatively with traffic noise from the related projects would not result in a substantial permanent increase in ambient noise levels. Therefore, cumulative operational noise impacts would be less than significant.

***Population and Housing Cumulative Impacts***

The related projects would introduce additional residential related uses and would result in direct population growth in the County and the City of Compton. As shown in Table 23, the Proposed Project and related projects that involve residential developments would cumulatively contribute 208 new residential dwelling units within the Project area, generating approximately 286 new residents for the City of Compton and 512 new residents for the unincorporated areas in Los Angeles County, which accounts for 7.9% of the available capacity for estimated growth in the City of Compton area and 0.22% in Unincorporated areas between 2012 and 2040.

As discussed in the response to Question 14 a), the Proposed Project would not exceed the growth projections of SCAG’s RCP for the City of Compton and unincorporated areas of Los Angeles County subregions. The Proposed Project’s population growth would not be cumulatively considerable. Therefore, the Proposed Project’s cumulative impacts to population and housing would be less than significant.

**Table 23  
Projected Cumulative Housing Units**

<b>Related Projects (By Housing Type)</b>	<b>Total Housing Units</b>	<b>Total Residents</b>
<i>City of Compton</i>		
Apartments/Condominiums <sup>a</sup>	69	286
<i>County of Los Angeles</i>		
Apartments/Condominiums <sup>b</sup>	54	199
<b>Related Projects Total:</b>	<b>123</b>	<b>485</b>
Proposed Project Total:	85	313
<b>CUMULATIVE NET TOTAL:</b>	<b>208</b>	<b>798</b>
Notes:		
<sup>a</sup> Based on a generation rate of 4.15 residents per dwelling unit.		
<sup>b</sup> Based on a generation rate of 3.68 residents per dwelling unit.		
Source: United States Census Bureau, Fact Finder, website: <a href="http://factfinder.census.gov/faces/nav/jsf/pages/community_facts.xhtml">http://factfinder.census.gov/faces/nav/jsf/pages/community_facts.xhtml</a> , accessed July 2015.		

## *Public Services Cumulative Impacts*

### **Fire Protection**

The Proposed Project, in combination with the three related projects, could increase the demand for fire protection services in the Project area. Specifically, there could be increased demands for additional LACFD staffing, equipment, calls for service, and facilities over time. This need would be funded via existing mechanisms (e.g., property taxes, government funding, and developer fees) to which the Proposed Project and related projects would contribute. Similar to the Proposed Project, each of the related projects would be individually subject to the City of Compton Fire Department or the LACFD review and would be required to comply with all applicable fire safety requirements of the of the respective jurisdiction in order to adequately mitigate fire protection impacts. Specifically, any related project that exceeded the applicable response distance standards described above would be required to install automatic fire sprinkler systems in order to mitigate the additional response distance. To the extent cumulative development causes the need for additional fire stations to be built throughout the County, the development of such stations would be on small infill lots within existing developed areas and would not likely cause a significant impact upon the environment. Nevertheless, the siting and development of any new fire stations would be subject to further CEQA review and evaluated on a case-by-case basis. However, as the LACFD and the City of Compton Fire Department do not currently have any plans for new fire stations to be developed in proximity to the Project Site, no impacts are currently anticipated to occur. On this basis, the Proposed Project would not make a cumulatively considerable impact to fire protection services, and, as such cumulative impacts on fire protection would be less than significant.

### **Sheriff Protection**

The Proposed Project, in combination with the three related projects, would increase the demand for police protection services in the Project area. Specifically, there would be an increased demand for additional LACSD staffing, equipment, calls for service, and facilities over time. This need would be funded via existing mechanisms (e.g., sales taxes, government funding, and developer fees), to which the Proposed Project and related projects would contribute. In addition, each of the related projects would be individually subject to LACSD review and would be required to comply with all applicable safety requirements of LACSD in order to adequately address police protection service demands. Furthermore, each of the related projects would likely install and/or incorporate adequate crime prevention design features in consultation with LACSD, as necessary, to further decrease the demand for police protection services. To the extent cumulative development causes the need for additional police stations to be built throughout the unincorporated areas of the County, the development of such stations would be on small infill lots within existing developed areas and would not likely cause a significant impact upon the environment. Nevertheless, the siting and development of any new police stations would be subject to further CEQA review and evaluated on a case-by-case basis. However, as LACSD does not currently have any plans for new police stations to be developed in proximity to the Project Site. No impacts are currently anticipated to occur. On this basis, the Proposed Project and its related projects would not make a cumulatively considerable impact to police protection services, and cumulative impacts on police protection would be less than significant.

### **Schools**

The Proposed Project, in combination with the three related projects is expected to result in a cumulative increase in the demand for school services. Development of the related projects would likely generate additional demands upon school services. These related projects would have the potential to generate

students that would attend the same schools as the Proposed Project. As shown in Table 24, Projected Cumulative Student Generation, the Proposed Project and related projects would cumulatively contribute approximately 27 elementary school students, 7 middle school students and 15 high school students, generating a net total of 49 students. This would create an increased cumulative demand on local school districts. However each of the new housing units would be responsible for paying mandatory school fees to mitigate the increased demand for school services. Cumulative impacts on schools would be less than significant.

**Table 24  
Projected Cumulative Student Generation**

<b>Land Use</b>	<b>Size</b>	<b>Elementary School Students</b>	<b>Middle School Students</b>	<b>High School Students</b>	<b>Total Students</b>
Single-Family Attached <sup>a</sup>	69 du	3.7	1.0	2.1	6.8
Multi-Family Residences <sup>b</sup>	54 du	8.9	2.4	5.1	16.4
<b>Related Projects Total:</b>		<b>12.6</b>	<b>3.4</b>	<b>7.2</b>	<b>23.2</b>
Proposed Project Net Total:		14.0	3.8	8.0	25.8
<b>Cumulative Total:</b>		<b>26.6</b>	<b>7.2</b>	<b>15.2</b>	<b>49.0</b>
<i>Notes:</i> <i>sf = square feet; du = dwelling units</i> <i>Notes: Church land use project was not included in Student Generation.</i> <sup>a</sup> <i>Student generation rates are as follows for single-family attached residential uses: .053 elementary, .0145 middle and .0303 high school students per unit.</i> <sup>b</sup> <i>Student generation rates are as follows for multi-family residential uses: .1649 elementary, .0450 middle and .0943 high school students per unit.</i> <i>Source: For bullet points (a) and (b) above: Los Angeles Unified School District, School Facilities Needs Analysis for Los Angeles Unified School District, September 2012.</i>					

**Parks**

Development of the Proposed Project in conjunction with the related projects could result in an increase in permanent residents residing in the greater Project area. Additional cumulative development would contribute to lowering the County’s existing parkland to population ratio, which is currently below the preferred standard. Additionally, the related projects located in the City of Compton would be subject to the City’s adopted plans and regulations regarding parks. Residential related projects that include subdivisions would be subject to comply with payment of the Quimby Fees. Therefore, with compliance with applicable provisions, the Proposed Project would not make a cumulatively considerable impact to parks and recreational facilities, and cumulative impacts would be less than significant.

**Libraries and Other Public Facilities**

The Proposed Project in conjunction with the related projects could result in an increase in permanent residents residing in the greater Project area. Demands for public services such as libraries and other public facilities are generally funded via existing mechanisms (e.g., property taxes, government taxes, and developer fees) to which the Proposed Project and the related projects would contribute. To the extent cumulative development causes the need for additional public service facilities to be built throughout the unincorporated area of the County, the development of such facilities would likely occur on small infill lots within existing developed areas as the County is completely built out. Such development, if warranted, would not likely cause a significant impact upon the environment. Nevertheless, the siting and development

of any new public facilities would be subject to further CEQA review and evaluated on a case-by-case basis. Moreover, as discussed in Section 15, Public Services, the Proposed Project would result in less than significant impacts to libraries and other public facilities. On this basis, the Proposed Project would not make a cumulatively considerable contribution to libraries and other public facilities, and the Proposed Project's cumulative impacts would be considered less than significant.

### ***Recreation Cumulative Impacts***

As discussed in Section 16, Recreation, the Proposed Project would have less than significant impacts on recreational resources. However, as discussed above, development of the Proposed Project in conjunction with the related projects could result in an increase in permanent residents residing in the greater Project area. Each of the related projects would be subject to the provisions of the adopted plans and regulations regarding recreation by the City of Compton and the County, respectively. Related projects that involve subdivisions would also be subject to comply with payment of the Quimby Fees. Therefore, cumulative recreation impacts would be less than significant.

### ***Transportation and Traffic Cumulative Impacts***

The County traffic study guidelines require that traffic impacts of a Project be calculated under future project-only conditions and under cumulative conditions (with all cumulative/related projects plus the Proposed Project). Development of the Proposed Project in conjunction with the three related projects would result in an increase in average daily vehicle trips and peak hour vehicle trips in the Project Area. As noted in Table 25 below, all increases in V/C values in the AM peak hour and PM peak hour would be less than the threshold for a significant impact to occur and the Proposed Project's contribution to cumulative impacts is less than significant for all of the study intersections analyzed. Therefore, the Proposed Project's cumulative impact is considered less than significant.

**Table 25**  
**Determination of Cumulative Impacts**

Intersection	Peak Hour	Existing (2015) Conditions without Project		Future (2018) Cumulative with Project		Impact	Significant?
		V/C	LOS	V/C	LOS		
1. Avalon Boulevard & Rosecrans Avenue	AM	0.643	B	0.646	B	0.003	No
	PM	0.829	D	0.834	D	0.005	No
2. Stanford Avenue & Rosecrans Avenue	AM	0.489	A	0.500	A	0.011	No
	PM	0.544	A	0.556	A	0.012	No
3. Central Avenue & Rosecrans Avenue	AM	0.867	D	0.869	D	0.002	No
	PM	0.807	D	0.807	D	0.000	No
4. Avalon Boulevard & Compton Boulevard	AM	0.467	A	0.468	A	0.001	No
	PM	0.550	A	0.554	A	0.004	No
5. Stanford Avenue & Compton Boulevard**	AM	0.341	A	0.353	A	0.012	No
	PM	0.269	A	0.277	A	0.008	No
6. Compton Boulevard & Redondo Beach Boulevard**	AM	0.389	A	0.394	A	0.005	No
	PM	0.546	A	0.550	A	0.004	No
7. Avalon Boulevard & Redondo Beach Boulevard	AM	0.561	A	0.568	A	0.007	No
	PM	0.653	B	0.659	B	0.006	No

*LOS = level of service; V/C = Volume / Capacity, \*\* = unsignalized intersection, ICU values are provided for impact determination.*  
*Source: KOA Corporation, Traffic Impact Study – 14733-14803 Stanford Avenue Apartment Project, dated May 18, 2016.*

***Utilities and Service Systems Cumulative Impacts***

**Water Demand**

Implementation of the Proposed Project in conjunction with other projects and future projects within the Los Angeles County would further increase regional demands on water availability. The impact of the continued growth of the region would likely have the effect of diminishing the daily excess capacity of the existing reservoirs serving the Project Site area. As shown in Table 26 below, the Proposed Project and related projects would require approximately 46,939.2 gpd of water demand, which represents well under one percent of the current remaining capacity of The Colorado River Aqueduct and nine local reservoirs. Since there is currently adequate capacity to accommodate the cumulative water demand of the Proposed Project and its related projects, the Project’s water demands are less than cumulatively considerable. Cumulative impacts with respect to water demand would be less than significant.

**Wastewater**

Implementation of the Proposed Project in conjunction with other projects and future projects within the Los Angeles County would further increase regional demands on wastewater treatment capacity. The impact of the continued growth of the region would likely have the effect of diminishing the daily excess capacity of the existing reservoirs serving the Project Site area. As shown in Table 27 below, the Proposed Project and related projects would generate approximately 46,566 gpd of wastewater, which represents well under one

percent of the current remaining capacity of JWPCP. Since there is currently adequate capacity to accommodate the cumulative wastewater demand of the Proposed Project and its related projects, the Project's wastewater demands are less than cumulatively considerable. Cumulative impacts with respect to wastewater demand would be less than significant.

**Table 26  
Projected Cumulative Water Demand**

Type of Use	Size	Water Demand Rate (gpd/unit) <sup>a</sup>	Total Water Demand (gpd)
<b>Related Projects</b>			
<i>Residential</i>			
Condominiums <sup>b</sup>	69 du	240 gpd/du	16,560
Multi-Family Apartment <sup>b</sup>	54 du	240 gpd/du	12,960
<i>Retail / Commercial</i>			
Church <sup>c</sup>	429 seats	4.8 gpd/seat	2,059.2
<b>Total Related Projects Water Generation:</b>			<b>31,579.2</b>
Total Project Water Generation:			15,360
<b>TOTAL CUMULATIVE:</b>			<b>46,939.2</b>
Notes:			
<i>sf = square feet; du = dwelling units, gpd: gallons per day</i>			
<sup>a</sup> City of Los Angeles, CEQA Thresholds Guide, 2006, Exhibit M.2-12.			
<sup>b</sup> Condominiums and multi-family apartment rates based on 3-bedroom for conservative estimate.			
<sup>c</sup> Church assumes 7 square feet / seat. Source: California Airport Land Use Planning Handbook (2002).			

**Table 27  
Projected Cumulative Wastewater Generation**

Type of Use	Size	Wastewater Demand Rate (gpd/unit) <sup>a</sup>	Total Wastewater Demand (gpd)
<b>Related Projects</b>			
<i>Residential</i>			
Condominiums <sup>b</sup>	69 du	200 gpd/du	13,800
Multi-Family Apartment <sup>b</sup>	54 du	200 gpd/du	10,800
<i>Retail / Commercial</i>			
Church <sup>c</sup>	429 seats	4 gpd/seat	1,716
<b>Total Related Projects Wastewater Generation:</b>			<b>26,316</b>
Total Project Wastewater Generation:			20,250
<b>TOTAL CUMULATIVE:</b>			<b>46,566</b>
Notes:			
<i>sf = square feet; du = dwelling units, gpd: gallons per day</i>			
<sup>a</sup> City of Los Angeles, CEQA Thresholds Guide, 2006, Exhibit M.2-12.			
<sup>b</sup> Condominiums and multi-family apartment rates based on 3-bedroom for conservative estimate.			
<sup>c</sup> Church assumes 7 square feet / seat. Source: California Airport Land Use Planning Handbook (2002).			

### Electricity

With respect to electricity, the provision of Southern California Edison, the energy utility company servicing the Project area, is regional in nature. As discussed previously, Southern California Edison has prepared

forecasts of regional demand for these utilities and their ability to meet future demand. These are incorporated into Southern California Edison's plans and strategies for meeting future needs. These plans are updated periodically to identify emerging shortfalls in service capacity not previously anticipated and develop strategies to accommodate any shortfalls. The plans address expected growth, which anticipates projected development within the service areas. As discussed in Section 18, Utilities and Service Systems, and Section 3, Air Quality electricity utilized by the Proposed Project would not result in significant impacts to energy utility capacity. The related projects in the City of Compton would be expected to occur in accordance with adopted plans and regulations of the City of Compton regarding energy. Furthermore, the Proposed Project is not expected to result in cumulatively considerable contributions to cumulatively significant impacts on electricity. Therefore, cumulative electricity impacts would be less than significant.

### **Natural Gas**

With respect to natural gas, the provision of the Southern California Gas Company, the natural gas company servicing the Project area, is regional in nature. As discussed previously, the Southern California Gas Company has prepared forecasts of regional demand for these utilities and their ability to meet future demand. These are incorporated into Southern California Gas Company's plans and strategies for meeting future needs. These plans are updated periodically to identify emerging shortfalls in service capacity not previously anticipated and develop strategies to accommodate any shortfalls. The plans address expected growth, which anticipates projected development within the service areas. As discussed in Section 18, Utilities and Service Systems, and Section 3, Air Quality, natural gas utilized by the Proposed Project would not result in significant impacts to energy utility capacity. Furthermore, the Proposed Project is not expected to result in cumulatively considerable contributions to cumulatively significant impacts on natural gas consumption. The related projects in the City of Compton would be expected to occur in accordance with adopted plans and regulations of the City of Compton regarding energy. Therefore, cumulative natural impacts would be less than significant.

### **Solid Waste**

Implementation of the Proposed Project in conjunction with other projects and future projects within the Los Angeles County would further increase regional demands on landfill capacity. The impact of the continued growth of the region would likely have the effect of diminishing the daily excess capacity of the existing landfills serving the Project Site area. As shown in Table 28, the Proposed Project and related projects would contribute approximately 1,261 pounds per day or 230 tons per year, which represents well under one percent of the current remaining capacity of the Sunshine Canyon Landfill, which has the remaining capacity of approximately 65.78 million tons. As with the Project, other projects would participate in regional source reduction and recycling programs, significantly reducing the number of tons deposited in area landfills. Since there is currently adequate capacity to accommodate the cumulative disposal needs of the Proposed Project, the Project's solid waste demands are less than cumulatively considerable. Cumulative impacts with respect to solid waste would be less than significant.

**Table 28  
Cumulative Operational Solid Waste Generation**

Type of Use	Size	Solid Waste Generation Rate <sup>a</sup> (lbs/unit/day)	Total Solid Waste Generated (lbs/day)
<b>Related Projects</b>			
Single-Family Residential	69 du	10 lbs/du/day	690
Multi-Family Residential	54 du	4 lbs/du/day	216
Retail / Commercial	3000 sf	0.005 lbs/sf/day	15
<b>Related Projects Total:</b>			<b>921</b>
Proposed Project Net Total:			340
<b>CUMULATIVE TOTAL:</b>			<b>1,261</b>
<i>Notes:</i> <i>sf = square feet; du = dwelling units</i> <sup>a</sup> City of Los Angeles, CEQA Thresholds Guide, 2006, page M.3-2. Waste generation includes all materials discarded, whether or not they are later recycled or disposed of in a landfill.			

**d) Does the project have environmental effects which will cause substantial adverse effects on human beings, either directly or indirectly?**

A significant impact may occur if the Proposed Project has the potential to result in significant impacts, as discussed in the preceding sections. Based on the preceding environmental analysis, the Proposed Project would not have significant environmental effects on human beings, either directly or indirectly. Any potentially significant impacts would be reduced to less-than-significant levels through the implementation of the applicable mitigation measures identified in this IS/MND. Therefore, impacts would be less than significant with mitigation measures identified in this IS/MND incorporated.

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## ACRONYMS AND ABBREVIATIONS

AAM	Annual Arithmetic Mean
AB	Assembly Bill
ACM	Asbestos-containing materials
AEP	Association of Environmental Professionals
AFY	Acre-feet per year
AMI	Southern California Gas Company's Advanced Meter Infrastructure
APN	Assessor Parcel Number
AQMP	Air Quality Management Plan
ASTM	American Society of Testing and Materials
ASTs	above-ground storage tanks
ATCS	Adaptive Traffic Control System
Basin	South Coast Air Basin
BMPs	Best Management Practices
C/D	construction/demolition
CAA	Clean Air Act
CAAQS	California ambient air quality standards
Cal/EPA	California Environmental Protection Agency
Caltrans	California Department of Transportation
CAPCOA	California Air Pollution Control Officers Association
CARB	California Air Resources Board
CAT	Climate Action Team
CBC	California Building Code (2007)
CCAA	California Clean Air Act
CCAP	Community Climate Action Plan
CCAR	California Climate Action Registry
CCR	California Code of Regulations
CDFW	California Department of Fish and Wildlife
CDMG	California Division of Mines and Geology
CEC	California Energy Commission
CEQA	California Environmental Quality Act
CERCLIS	Comprehensive Environmental Response, Compensation, and Liability Information System
Cf	Cubic feet
CFC	Chlorofluorocarbons
CGS	California Geological Survey
CH <sub>4</sub>	Methane
CHMIRS	California Hazardous Material Incident Report System
CMP	Congestion Management Plan

CNDDDB	California Natural Diversity Database
CNEL	Community Noise Exposure Level
CO	carbon monoxide
CO <sub>2</sub>	carbon dioxide
CO <sub>2</sub> e	carbon dioxide equivalent
COHb	carboxyhemoglobin
COPC	Chemical of Potential Concern
CORRACTS	Corrective Action Treatment, Storage, and Disposal Facilities
County	County of Los Angeles
CPA	Community Plan Area
CPT	cone penetrometer test
CPU	Crime Prevention Unit
CRA	Colorado River Aqueduct
CUSD	Compton Unified School District
CWA	Clean Water Act
CWC	California Water Code
cy	cubic yards
dB	decibel
dba	A-weighted decibel scale
d/D	flow level
DHS	California Department of Health and Services
DWP	Department of Water and Power
DWR	California Department of Water Resources
du	dwelling unit
EMS	Emergency Medical Service
EOO	Emergency Operations Organization
EPA	Environmental Protection Agency
ERNS	Emergency Response Notification System
EZ	Los Angeles State Enterprise Zone
FAR	Floor Area Ratio
FCAA	Federal Clean Air Act
FEMA	Federal Emergency Management Agency
FHWA	Federal Highway Administration
FTA	Federal Transit Administration
GBCI	Green Building Certification Institute
GHG	greenhouse gas
gpd	gallons per day
gpm	gallons per minute
GSWC	Golden State Water Company
gWh	Gigawatt-hours
GWP	Global Warming Potential
H9	Residential 9

H30	Residential 30
HFC	hydrofluorocarbons
HMA	Hillside Management Areas
HSA	Hyperion Service Area
HTP	Hyperion Treatment Plant
HVAC	Heating, Ventilation and Air Conditioning
I-105	Glenn Anderson Freeway
I-110	Harbor Freeway
I-710	Long Beach Freeway
IS / MND	Initial Study / Mitigated Negative Declaration
ISO	Interim Control Ordinance
ITE	Institute of Transportation Engineers
JWPCP	Joint Water Pollution Control Plant
km	kilometers
kV	kilovolt
kWh	kilowatt-hours
LAA	Los Angeles Aqueduct
LACDPR	County of Los Angeles Department of Parks and Recreation
LACDPW	County of Los Angeles Department of Public Works
LACFD	Los Angeles County Fire Department
LACSD	Los Angeles County Sheriff's Department
LACWD	Los Angeles County Waterworks Districts
LARWQCB	Los Angeles Regional Water Quality Control Board
LAUSD	Los Angeles Unified School District
LBP	Lead-based paint
lbs/day	pounds per day
LCFS	Low Carbon Fuel Standard
$L_{dn}$	day-night average noise level
LEED	Leadership in Energy and Environmental Design
$L_{eq}$	equivalent energy noise level/ambient noise level
LID	Low Impact Development
$L_{max}$	maximum ambient noise level
$L_{min}$	minimum ambient noise level
LOS	Level of Service
LST	localized significance thresholds
LUST	leaking underground storage tank
LUTP	Land Use/Transportation Policy
MBTA	Migratory Bird Treaty Act
MCE	Maximum Considered Earthquake
MEP	maximum extent practicable
Metro	Los Angeles County Metropolitan Transit Authority
mgd	million gallons per day

mi	miles
MPO	Metropolitan Planning Organization
MS4	medium and large municipal separate storm sewer systems
msl	mean sea level
mm	millimeters
$M_{max}$	maximum moment magnitude
MTA	Metropolitan Transportation Authority
MWD	Metropolitan Water District
MWh	Mega-Watt hours
$N_2O$	nitrous oxide
NAAQS	National ambient air quality standards
NFRAP	No Further Remedial Action Planned Sites
NIFZ	Newport-Inglewood Fault Zone
$NO_2$	nitrogen dioxide
NOP	Notice of Preparation
$NO_x$	nitrogen oxides
NPDES	National Pollutant Discharge Elimination System
NPL	National Priorities List
NRCS	U.S. Department of Agriculture Natural Resources Conservation Service
$O_3$	Ozone
OAL	California Office of Administrative Law
OPR	Office of Planning and Research
Pb	lead
PEC	Potential environmental concern
PFC	perfluorocarbons
PGA	peak horizontal ground acceleration
PM	particulate matter
$PM_{10}$	respirable particulate matter
$PM_{2.5}$	fine particulate matter
ppd	pounds per day
ppm	parts per million
PPV	peak particle velocity
PRC	Public Resources Code
PSI	pounds per square inch
PUC	Public Utilities Commission (also see CPUC)
PWS	Public water suppliers
R-1	Single-Family Residence Zone
R-3	Limited Multiple Residence Zone
RCP	Regional Comprehensive Plan
RCPG	Regional Comprehensive Plan and Guide
RCRA	Resource Conservation Recovery Act
RD	Reporting District

REC	Recognized Environmental Condition/Condition
RMS	root mean square
ROG	Reactive Organic Gases
RTP	Regional Transportation Plan
RWQCB	Regional Water Quality Control Board
SB	Senate Bill
SCAB	South Coast Air Basin
SCAG	Southern California Association of Governments
SCAQMD	South Coast Air Quality Management District
SCG	Southern California Gas Company
SCH	State Clearinghouse
SCS	Sustainable Communities Strategy
sf	square feet
SF <sub>6</sub>	sulfur hexafluoride
SIP	State Implementation Plan
SLIC	Spills, Leaks, Investigation and Cleanup
SO <sub>2</sub>	sulfur dioxide
SO <sub>4</sub>	sulfates
SO <sub>x</sub>	sulfur oxides
SoCalGas	Southern California Gas Company
SOPA	Society of Professional Archeologist
SPT	Standard Penetration Test
SR-91	Gardena Freeway
SRA	source receptor area
SRRE	Source Reduction and Recycling Element
SWAT	Solid Waste Assessment Test
SWF/LF	Solid Waste Information System
SWFP	Solid Waste Facility Permit
SWMP	stormwater management plan
SWP	State Water Project
SWPPP	Storm Water Pollution Prevention Plan
SWRCB	State Water Resource Control Board
TAC	Toxic Air Contaminants
TIA	Transportation Impact Analysis
TOD	Transit Oriented District
TPH	total petroleum hydrocarbons
TSD	Treatment, Storage, and Disposal
TSP	Transportation Specific Plan
ULSD	Ultra Low Sulfur Diesel
USEPA/ U.S. EPA	United States Environmental Protection Agency
USFWS	United States Fish and Wildlife Service
USGBC	United States Green Building Council

USGS	U.S. Geological Survey
UST	underground storage tank
UWMP	Urban Water Management Plan
V/C	Volume-to-Capacity
VCP	Voluntary Cleanup Plan
VCP	Vitrified Clay Pipe
VdB	Vibration decibels
VMT	Vehicle Miles Traveled
VOC	Volatile Organic Compound
WMA	Watershed Management Area
WMUDS	Waste Management Unit Database System
WSA	Water Supply Assessment
µg/m <sup>3</sup>	micrograms per cubic meter

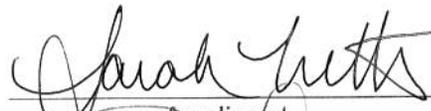
**MITIGATION MONITORING AND REPORTING PROGRAM**

**PROJECT NO. R2015-02448 / General Plan Amendment No. RPPL2016001066; Zone Change No. RZC201500008;  
Administrative Housing Permit No. RHSG201500004; Site Plan Review No. RPP201500770 / ENV NO.  
RPPL2016001723**

The Department of Regional Planning staff has determined that the attached mitigation measures for the project are necessary in order to assure that the proposed project will not cause significant impacts on the environment.

The permittee shall deposit the sum of \$6,000.00 with the Department of Regional Planning within 30 days of permit approval in order to defray the cost of reviewing and verifying the information contained in the reports required by the Mitigation Monitoring and Reporting Program.

As the applicant, I agree to incorporate these mitigation measures into the project, and understand that the public hearing and consideration by the Hearing Officer and/or Regional Planning Commission will be on the project as mitigation measures.

 _____ Applicant	<u>Nov. 3, 2016</u> _____ Date
 _____ Staff	<u>11/3/2016</u> _____ Date

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**MITIGATION MONITORING AND REPORTING PROGRAM (MMRP)**  
**S. Stanford Project / Project No. R2015-02448-(2) / Case No(s). RPPL2016001066,**  
**RZC201500008, RHSG201500004, and RPP201500770**

No.	Environmental Factor	Mitigation Measure	Action Required	When Monitoring to Occur	Responsible Agency or Party	Monitoring Agency or Party
PDF-1	Project Design Feature	All exterior building lighting, security lighting and parking area lighting shall be designed, shielded, directed downward, and located as to avoid intrusive effects on adjacent properties. Low-intensity exterior lighting shall be used throughout the development to the extent feasible, subject to approval by the County. Lighting fixtures shall use shielding to prevent spillover lighting on adjacent off-site uses.	Subject to approval by the County, low-intensity exterior lighting shall be used throughout the development to the extent feasible so that all exterior building lighting, security lighting and parking area lighting shall be designed, shielded, directed downward.	During plan review and construction activities.	Applicant, Contractors	DRP
PDF-2	Project Design Feature	The project shall incorporate water conservation measures in its landscape design and installation. The Project landscape plan shall incorporate the following: <ul style="list-style-type: none"> <li>• Weather-based irrigation controller with rain shutoff</li> <li>• Matched precipitation (flow) rates for sprinkler heads</li> <li>• Drip/microspray/subsurface irrigation where appropriate</li> <li>• Proper hydro-zoning, turf minimization and use of native/drought tolerant plan materials</li> <li>• Use of landscape contouring to minimize precipitation runoff</li> <li>• A separate water meter (or submeter), flow sensor, and master valve shutoff shall be installed for irrigated landscape areas totaling 5,000 square feet and greater.</li> </ul>	Prior to issuance of grading permits, water conservation measures shall be incorporated into the Project's landscape plan.	During plan review.	Applicant, Contractors	DRP, Public Works
PDF-3	Project Design Feature	The Project shall incorporate the following water conservation features into its design: <ul style="list-style-type: none"> <li>• Install high-efficiency toilets (maximum 1.28 gpf), including dual-flush water closets, and high-</li> </ul>	Prior to issuance of grading permits, water conservation measures shall be incorporated into the	During plan review.	Applicant, Contractors	DRP, Public Works

**MITIGATION MONITORING AND REPORTING PROGRAM (MMRP)**  
**S. Stanford Project / Project No. R2015-02448-(2) / Case No(s). RPPL2016001066,**  
**RZC201500008, RHSG201500004, and RPP201500770**

No.	Environmental Factor	Mitigation Measure	Action Required	When Monitoring to Occur	Responsible Agency or Party	Monitoring Agency or Party
		efficiency urinals (maximum 0.5 gpf), including no-flush or waterless urinals, in all restrooms as appropriate. <ul style="list-style-type: none"> <li>• Install restroom faucets with a maximum flow rate of 1.5 gallons per minute.</li> <li>• Single-pass cooling equipment shall be strictly prohibited from use. Prohibition of such equipment shall be indicated on the building plans and incorporated into tenant lease agreements. (Single-pass cooling refers to the use of potable water to extract heat from process equipment, e.g. vacuum pump, ice machines, by passing the water through equipment and discharging the heated water to the sanitary wastewater system.)</li> </ul>	Project's design.			
AES-1	Aesthetics	Construction equipment, debris, and stockpiled equipment shall be enclosed within a fenced or visually screened area to effectively block the line of sight from the ground level of neighboring properties. Such barricades or enclosures shall be maintained in appearance throughout the construction period. Graffiti shall be removed within 24 hours of occurrence.	Prior to issuance of grading permits, the plans shall include notes indicating a fenced or visually screened area would block the line of site. A fenced or visually screened area shall be maintained and graffiti removed during construction activities.	During plan review and construction activities.	Applicant	DRP
AES-2	Aesthetics	The exterior of the proposed structure shall be constructed of materials to minimize glare and reflected heat, such as, but not limited to, high-performance and/or non-reflective tinted glass (no mirror-like tints or films) and pre-cast concrete or fabricated wall surfaces with non-reflective materials.	Prior to approval of plan, the plans shall include materials that minimize glare and reflected heat. During construction activities, materials to minimize glare and reflected heat shall be used when constructing	During plan review and construction activities.	Applicant	DRP

**MITIGATION MONITORING AND REPORTING PROGRAM (MMRP)**  
**S. Stanford Project / Project No. R2015-02448-(2) / Case No(s). RPPL2016001066,**  
**RZC201500008, RHSG201500004, and RPP201500770**

No.	Environmental Factor	Mitigation Measure	Action Required	When Monitoring to Occur	Responsible Agency or Party	Monitoring Agency or Party
			exterior of the proposed structure.			
V-1	Cultural Resources	The Proposed Project Applicant shall provide site access to a qualified Native American Monitor during construction-related ground disturbance activities. Ground disturbance is defined by the Tribal Representatives from the Gabrielino Band of Mission Indians, Kizh Nation as activities that include, but are not limited to, pavement removal, pot-holing or auguring, boring, grading, excavation, and trenching, within the project area. The monitor(s) must be approved by the tribal representatives and shall be provided access on-site during the construction phases that involve any ground disturbing activities. The Native American Monitor shall complete monitoring logs on a daily basis. The logs shall provide descriptions of the daily activities, including construction activities, locations, soil, and any cultural materials identified. The Monitor shall photo-document the ground disturbing activities. Monitoring logs shall be submitted to the County of Los Angeles, Department of Regional Planning upon completion of the survey period. The monitors must also have Hazardous Waste Operations and Emergency Response (HAZWOPER) certification. In addition, the monitors will be required to provide insurance certificates, including liability insurance, to the an archaeological resource(s) are encountered during grading and excavation activities, pertinent provisions outlined in the California Environmental Quality Act, California Public Resources Code Division 13, Section 21083.2 (a) through (k) shall apply. The on-site monitoring shall end when the	During construction activities, a qualified Native American Monitor shall have access to the site during construction-related ground disturbance activities.	During construction activities.	Applicant	DRP

**MITIGATION MONITORING AND REPORTING PROGRAM (MMRP)**  
**S. Stanford Project / Project No. R2015-02448-(2) / Case No(s). RPPL2016001066,**  
**RZC201500008, RHSG201500004, and RPP201500770**

No.	Environmental Factor	Mitigation Measure	Action Required	When Monitoring to Occur	Responsible Agency or Party	Monitoring Agency or Party
		Project Site grading and excavation activities are completed.				
V-2	Cultural Resources	If any archaeological materials are encountered during the course of project development, all further development activity shall halt in the area of the discovery and the services of an archaeologist shall then be secured by contacting the South Central Coastal Information Center (657-278-5395) located at California State University Fullerton, or a member of the Society of Professional Archaeologist (SOPA) or a SOPA-qualified archaeologist, who shall assess the discovered material(s) and prepare a survey, study or report evaluating the impact. The archaeologist's survey, study or report shall contain recommendations, if necessary, for the preservation, conservation, or relocation of the resource. The applicant shall comply with the recommendations of the evaluating archaeologist, as contained in the survey, study or report to the satisfaction of the Planning Director. The archaeological survey, study or report shall be submitted to: SCCIC Department of Anthropology, McCarthy Hall 477, CSU Fullerton, 800 North State College Boulevard, Fullerton, CA 92834. The Gabrieleno Band of Mission Indians – Kizh Nation shall also be contacted to ascertain whether the resource is affiliated with their tribal ancestors.	During construction activities, if any archaeological materials are encountered during the course of project development, all further development activity shall halt in the area of the discovery and the services of an archaeologist shall then be secured.	During construction activities.	Applicant, Contractors	DRP
V-3	Cultural Resources	In the event that human remains are discovered during excavation activities, the contractors shall stop all activities in the immediate vicinity of the discovery and contact the County Coroner. The coroner has two working days to examine human remains after being notified by the responsible person. If the	During construction activities, in the event that human remains are discovered during excavation activities, the contractors shall stop all activities in the	During construction activities.	Applicant, Contractors	DRP

**MITIGATION MONITORING AND REPORTING PROGRAM (MMRP)**  
**S. Stanford Project / Project No. R2015-02448-(2) / Case No(s). RPPL2016001066,**  
**RZC201500008, RHSG201500004, and RPP201500770**

No.	Environmental Factor	Mitigation Measure	Action Required	When Monitoring to Occur	Responsible Agency or Party	Monitoring Agency or Party
		remains are Native American, the Coroner has 24 hours to notify the Native American Heritage Commission. The Native American Heritage Commission will immediately notify the person it believes to be the most likely descendent of the deceased Native American. The most likely descendent has 48 hours to make recommendations to the owner, or representative, for the treatment or disposition, with proper dignity, of the human remains and grave goods. If the descendent does not make recommendations within 48 hours the owner shall reinter the remains in an area of the property secure from further disturbance, or; if the owner does not accept the descendant's recommendations, the owner or the descendent may request mediation by the Native American Heritage Commission.	immediate vicinity of the discovery and contact the County Coroner.			
GHG-1	Greenhouse Gases	The Applicant shall require its contractors to utilize low VOC architectural coatings during the construction process.	Prior to approval of plans, the plans shall include low VOC coatings. Low VOC architectural coatings shall be used during construction activities.	During plan review and construction activities.	Applicant, Contractors	DRP
NOISE-1	Noise	Construction activities shall be restricted to occur between the hours of 7:00 a.m. and 7:00 p.m. Monday through Saturday, except for emergency work of public service utilities or by variance issued by the health officer and approved by the Los Angeles County Department of Public Works.	Prior to issuance of grading permits, the plans shall include notes indicating compliance with the County of Los Angeles Noise Standards.	Prior to issuance of a grading permit and during grading activities.	Applicant	Public Health
NOISE-2	Noise	Construction activities shall be scheduled so as to avoid operating several pieces of equipment simultaneously, which causes high noise levels. The project contractor shall use power construction equipment with state-of-the-art noise shielding and	Simultaneous operation of power construction equipment in numbers of three pieces or less. Use of noise shielding and muffling	During construction activities until Certificate of Occupancy.	Applicant	DRP, Public Health

**MITIGATION MONITORING AND REPORTING PROGRAM (MMRP)**  
**S. Stanford Project / Project No. R2015-02448-(2) / Case No(s). RPPL2016001066,**  
**RZC201500008, RHSG201500004, and RPP201500770**

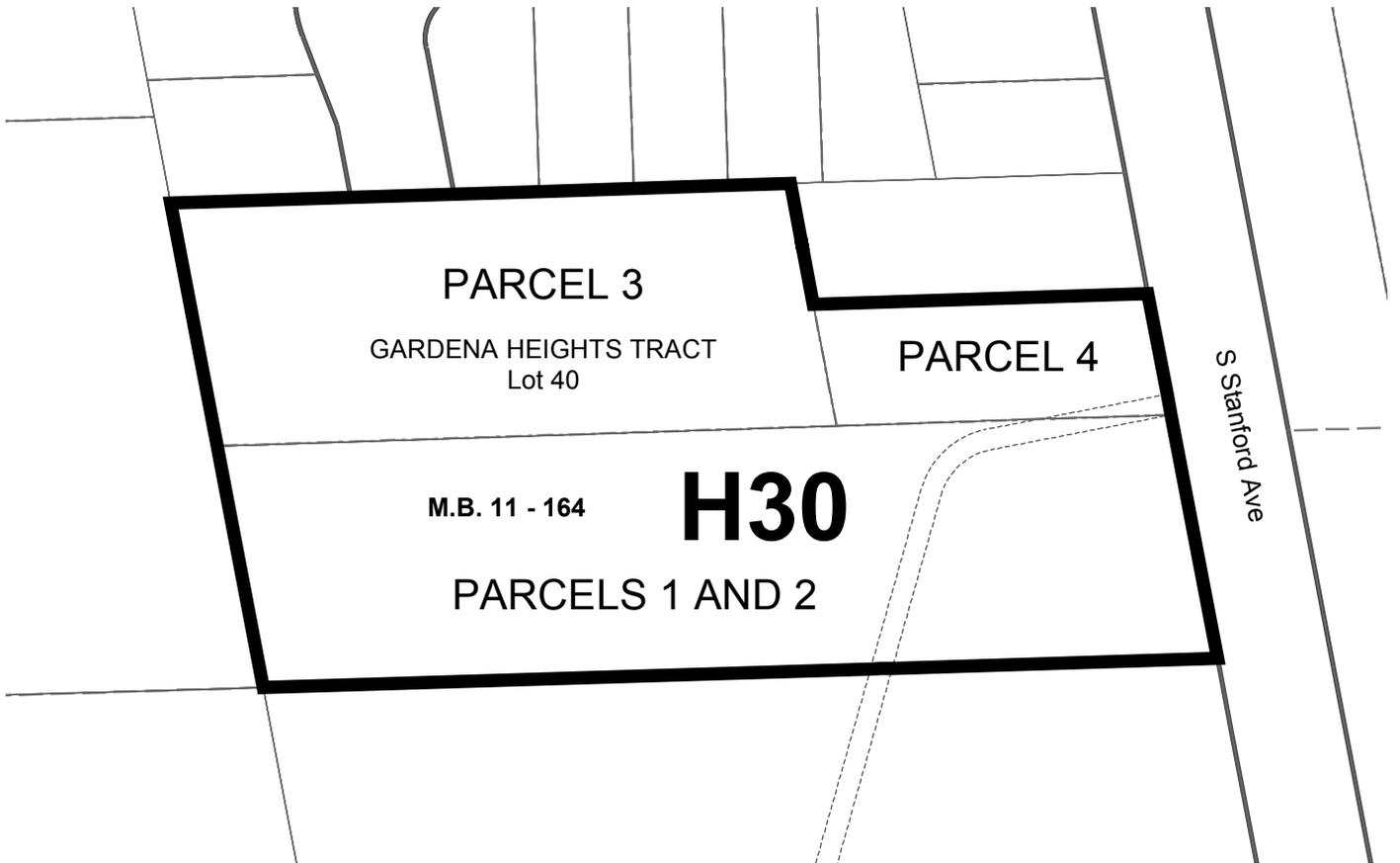
No.	Environmental Factor	Mitigation Measure	Action Required	When Monitoring to Occur	Responsible Agency or Party	Monitoring Agency or Party
		muffling devices to the extent feasible.	devices on power construction equipment.			
NOISE-3	Noise	Noise and groundborne vibration construction activities whose specific location on the site may be flexible (e.g., operation of compressors and generators, cement mixing, general truck idling) shall be conducted as far as possible from the nearest noise- and vibration-sensitive land uses, and natural and/or manmade barriers (e.g., intervening construction trailers) shall be used to screen propagation of noise from such activities towards these land uses to the maximum extent possible.	Operation of aforementioned uses on the	During construction activities until Certificate of Occupancy.	Applicant	DRP, Public Health
NOISE-4	Noise	Barriers such as, but not limited to, plywood structures or flexible sound control curtains extending eight feet in height shall be erected around the perimeter of active construction areas wherever feasible and physically possible to minimize the amount of noise during construction on the nearby noise-sensitive uses.	Erection of aforementioned sound barriers around the Project Site perimeter and/or equipment in use.	During construction activities until Certificate of Occupancy.	Applicant	DRP, Public Health
UTIL-1	Utilities	A Sewer Area Study analyzing the project impact on the existing sewerage system shall be submitted to the Department of Public Works for review and approval prior to the commencement of the construction activities. Should the sewer area study show adverse impacts to the existing system, pipe replacement/upsizing shall be necessary and the sole responsibility of the Applicant.	Prior to the commencement of the construction activities.	Prior to the construction activities.	Applicant	Public Works

**AMENDMENT TO COUNTYWIDE GENERAL PLAN  
WEST RANCHO DOMINQUEZ - VICTORIA COMMUNITY  
PLAN AMENDMENT: RPPL2016001066**

**ON:** \_\_\_\_\_

**CATEGORY H9 TO CATEGORY H30**

(PROPOSED: RESIDENTIAL 30 0-30 DU/AC)



**LEGAL DESCRIPTION:**

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

PARCEL 1: THE S'LY 100' OF THE E'LY 100' OF THE S'LY 130.45' OF LOT 40 OF GARDENA HEIGHTS, IN THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 11, PAGE 164, OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

PARCEL 2: THE S'LY 130.45' OF LOT 40 OF GARDEN HEIGHTS, IN THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 11, PAGE 164, OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY. EXCEPT THE S'LY 100' OF THE E'LY 100' THEREOF.

APN: 6137-005-036

PARCEL 3: THE N 130' OF THE S 260.45' OF LOT 40 OF GARDENA HEIGHTS, IN THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 11, PAGE 164 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY. SAID DISTANCES BEING MEASURED ALONG THE E'LY LINE OF SAID LOT 40. EXCEPT THE E'LY 175' THEREOF.

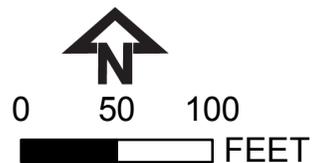
APN: 6137-005-903

PARCEL 4: THE S'LY 65' OF THE N'LY 130' OF THE S'LY 260.45' (SAID DISTANCE BEING MEASURED ALONG THE E'LY LINE OF LOT 40) OF THE E'LY 175' OF LOT 40 OF GARDENA HEIGHTS, IN THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS SHOWN ON MAP RECORDED IN BOOK 11 PAGE 164 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

APN: 6137-005-902

**LEGEND:**

-  PARCELS
-  STREET / RIGHT OF WAY
-  LOT LINE
-  CUT/DEED LINE
-  EASEMENT LINE
-  PLAN AMENDMENT AREA
-  NAP NOT A PART



**COUNTY ZONING MAP  
075H205**

**DIGITAL DESCRIPTION:** \ZCO\ZD\_WILLOWBROOK\_ENTERPRISE  
THE REGIONAL PLANNING COMMISSION  
COUNTY OF LOS ANGELES  
LAURA SHELL, CHAIR  
RICHARD J. BRUCKNER, PLANNING DIRECTOR

**THE REGIONAL PLANNING COMMISSION  
COUNTY OF LOS ANGELES  
PROJECT NO. R2015-02448-(2)  
GENERAL PLAN AMENDMENT NO. RPPL2016001066  
ZONE CHANGE NO. 201500008  
ADMINISTRATIVE HOUSING PERMIT NO. 201500004  
SITE PLAN REVIEW NO. 201500770**

**WHEREAS**, the Regional Planning Commission of the County of Los Angeles has conducted a public hearing in the matter of General Plan Amendment Case No. RPPL2016001066 and Zone Change Case No. 201500008 on December 14, 2016:

**WHEREAS**, the Regional Planning Commission finds as follows:

1. The Project is located at 14803 S. Stanford Avenue in the unincorporated community of West Rancho Dominguez-Victoria and is comprised of three parcels (Assessor's Parcel Numbers 6137005036, 6137005902, and 6137005903) totaling approximately 2.72 acres ("Project Site").
2. The Project is a request for a General Plan Amendment to change the land use category designated on the Project Site from H9 (Residential: 0-9 du/net acre) to H30 (Residential: 0-30 du/net acre) and a Zone Change from R-1 (Single Family Residence Zone) to R-3 Zone (Limited Density Multiple Residence Zone).
3. Administrative Housing Permit No. 201500004 is a related request to allow a five percent density bonus and two development incentives including an increase in the maximum allowed building height from 35 feet to 40 feet and a reduction in the amount of required on-site parking from 169 spaces to 93 spaces.
4. Site Plan Review No. 201500770 is a related request to allow the construction of a 112,954 square-foot multi-family residential complex comprised of two, three-story buildings containing 85 dwelling units. Of the 85 units to be constructed, 43 units will be reserved for extremely low-income households, 25 units will be reserved for very low-income households, 15 units will be reserved for low-income households (30%, 50%, 60% of Area Median Income, respectively), and two units will be reserved as on-site manager units. Ten of these units will also accommodate individuals with mobility and audiological impairments.
5. The Project Site is currently vacant.

6. The Project Site is designated H9, which allows low intensity, single-family residential development at a density of 0 to 9 dwelling units per acre. The Project will construct an 85-unit apartment house that exhibits a residential density of approximately 31 dwelling units per acre, in excess of the 24 dwelling units allowed under the current land use category. The requested land use category, H30, allows for single- and multi-family residential development at a maximum residential density of 30 dwelling units per acre. With approval of the requested General Plan Amendment, the Project Site may be developed with up to 81 dwelling units. The density bonus request is for a five percent increase in the allowed density and would permit the additional four units. With approval of the requested General Plan Amendment and density bonus, the Project would be consistent with intended uses and the maximum allowed residential density of the underlying land use category.
7. The Project employs smart growth. The Project Site is located in West Rancho Dominguez-Victoria, an urbanized community served by existing public services and associated infrastructure. The Project Site is also located near industrial and commercial businesses, park space, single- and multi-family residential development, and is well served by public transportation infrastructure. Thus, by constructing the Project in an urban area in proximity to existing employment opportunities and public transportation infrastructure, the Project is employing smart growth principles.
8. The Project Site is served by adequate community services and infrastructure to accommodate growth and that the Project will provide the necessary infrastructure upgrades to accommodate its operation. The Project Site is located in West Rancho Dominguez-Victoria, an urban community served by existing public services and associated infrastructure. The Project Site is also located in close proximity to industrial and commercial businesses, an existing public park, and single- and multi-family residential development and is well served by public transit infrastructure. Buildout of the Project is not expected to negatively impact existing public services. However, in order to ensure that the Project will not result in future infrastructure impacts, the Project is required to upgrade or install any necessary infrastructure to adequately accommodate Project demand. Thus, the Project will ensure that community services and infrastructure are sufficient to accommodate the growth associated with the Project.
9. The Project provides the foundation for a strong and diverse economy. The Project Site is located on a vacant site in West Rancho Dominguez-Victoria, an urbanized community in close proximity to existing industrial and

commercial businesses. By locating this Project in proximity to potential sources of employment on a vacant site, the Project is helping foster an appropriate jobs-housing balance in this community and will not displace any existing job-generating use.

10. The Project promotes excellence in environmental resource management. The Project Site is located in West Rancho Dominguez-Victoria, an urban community in the south-central portion of Los Angeles County. There are no known sensitive biological resources on or in the immediate vicinity of the Project Site that would be impacted by its construction and operation. Further, as the Project Site is currently served by existing public services and infrastructure (such as storm drain and sewer systems), and would not be a new source of significant air or water pollution, buildout of the Project is not expected to significantly impact the County's natural resources.
11. The Project provides healthy, livable, and equitable communities. The Project Site is located in West Rancho Dominguez-Victoria, an urban community in the south-central portion of Los Angeles County. The area surrounding the Project Site is characterized by existing industrial and commercial businesses, open space, and single- and multi-family residential development. Development of an 85-unit multi-family residential complex is compatible with the existing developed pattern of the area and would not be a new source of significant air or water pollution. The multi-family complex is buffered from the industrial yards to the west by the Project's on-site surface parking area and landscaping located along the western edge of the Project Site. Further, the Project Site is located near several public transportation routes providing access to various communities throughout the region.
12. Modified conditions warrant a revision in the zoning plan as it pertains to the area. The unincorporated areas were assigned a RHNA allocation of 30,145 units for the 2014-2021 Housing Element planning period. Housing Element Policy 1.1 states, "Make available through land use planning and zoning an adequate inventory of vacant and underutilized sites to accommodate the County's Regional Housing Needs Assessment (RHNA) allocation". At the time, the Project Site was not intensified as a vacant underutilized site because of its existing zoning. However, HCHC and CDC has identified the project area for housing as the site is surrounded by residential development with potential densities similar to what is being proposed. The General Plan Amendment request to re-designate the Project Site from H9 to H30 and the Zone Change request to rezone the Project Site from R-1 to R-3, and the five percent density bonus request will allow the construction of the new affordable units at a density of approximately 31 dwelling units per acre. This will help the County meet its RHNA allocation.

Further, according to the Housing Element, in 2012, “More than half of all renter households in the unincorporated areas paid more than 30% of their income toward rent.” Thus, there is a critical need to provide additional dwelling units with affordable rents targeted at the most vulnerable segments of the population.

13. The need for the requested zone classification exists within the area. According to the Housing Element, “The lack of affordable housing and the economic recession are factors contributing to the homelessness of an estimated 58,423 people on any given day in Los Angeles County.” Further, “12% of unincorporated households were considered “overcrowded,” with overcrowding more prevalent among renter households than homeowners.” Therefore, the requested General Plan Amendment, Zone Change, and density bonus request allow this Project to directly address a critical need for housing for at-risk populations. According to the Housing Element, low-income individuals and persons with disabilities are two populations that face greater challenges in finding available affordable housing. According to the Housing Element, “Persons with disabilities often have different preferences and accessibility needs when choosing housing. Additionally, as many persons with disabilities do not have the means of earning a living, their options may be narrowed by income.” Individuals 65 and older have a significantly higher rate of disability compared to younger populations. Also, it is commonly understood that an appropriate allocation of a household’s income to housing should be approximately 30 percent. As noted, in 2012, “More than half of all renter households in the unincorporated areas paid more than 30% of their income toward rent.” Thus, there is a critical need to provide additional dwelling units with affordable rents targeted at the most vulnerable segments of the population.
14. The particular property under consideration is a proper location for the requested zone classification within such area. The Project Site is located in the urban community of West Rancho Dominguez-Victoria. As previously mentioned, areas north of the Project Site are zoned M-1-IP, B-1-IP, B-1, R-1, and O-S; areas south of the Project Site are zoned O-S, R-1, R-3-20U, B-1, and M-1-IP; areas east of the Project Site area zoned O-S; and areas west of the Project Site are zoned B-1 and M-1-IP. Generally speaking, the Project Site is located in a transition area between lower density, single-family residences to the north and east and higher density residential areas and industrial and commercial areas to the south and west. Re-designating the Project Site H30 and rezoning the Project Site R-3 will maintain the existing land use and zoning pattern in the vicinity of the Project Site without disrupting the existing development pattern. The Project Site is well

supported by existing public services and infrastructure including public sewer and water, public open space for outdoor recreational opportunities, and public transportation options.

15. The placement of the propose zone at such location will be in the interest of public health, safety and general welfare, and in conformity with good zoning practice. The change of zone from R-1 to R-3 at the Project Site is good zoning practice and is in the interest of the public health, safety, and general welfare of the community. Increasing housing density on vacant, underutilized sites and building in areas supported by existing public services and urban infrastructure, including, but not limited to Roy Campanella Park and public transportation options within 0.25 mile of the Project Site, provides many benefits to the community. The Project Site is located on a residential corridor characterized by a mix of existing single- and multi-family residences and is supported by numerous General Plan policies to support affordable housing development on vacant, underutilized parcels and smart growth development Projects.

The Project is designed in a way to maximize healthy livability. To start, each of the Project's 85 units have access to private balconies or decks. The ground floor of Building 1 contains a 686 square-foot community room, which will be made available for use by tenants and the broader community. The ground floor of Building 2 contains 1,670 square feet of common room space and a computer room. The Project also includes numerous outdoor spaces distributed throughout the Project Site including a community garden, two open air courtyards, and a dog area. The community garden will be located near the vehicular entrance to the Project Site and will cover an approximately 4,000 square-foot area. The community garden will include 23 raised planters, benches, work table, and with sink. Courtyard 1 is located along the south side of the Project Site between Buildings 1 and 2 and covers an approximately 1,600 square-foot area. This courtyard is comprised of passive recreation elements including lawn and ornamental landscaped areas, benches, and built-in barbeque. Courtyard 2 is located in the interior portion of Building 2 and covers an approximately 5,800 square-foot area. This courtyard is comprised of both passive and active recreational elements including benches and outdoor tables and chair, lawn and landscaped areas, as well as a raised mound with slide, climbing rope, sunken lawn area, wooden deck, mister pole, drinking fountain, and sport court. Courtyard 2 is connected to the front of the Project Site by a 1,400 square-foot breezeway/plaza on the ground floor of Building 2. This breezeway/plaza incorporates benches, tables and chairs, and a movie screen installed along one of the perimeter walls. Finally, the dog area is located at the northwest corner of the Project Site and covers an

approximately 4,400 square-foot area. These facilities will encourage social interaction among the facility's tenants. Finally, the Project Site is located directly across S. Stanford Avenue from Roy Campanella Park; the Project proposes to slightly relocate an existing pedestrian cross walk that will provide direct access from the Project Site to the park.

While providing controlled access, each level of both buildings is designed to be open-air in order to permit the free circulation of breezes throughout each building. In addition, the Project is aiming for LEED for Homes Gold Certification and will include the following environmentally sensitive design features: solar hot water systems, construction design to accommodate a rooftop photovoltaic system, low-flush toilets, low-flow shower heads and faucets, the use of Energy Star interior and exterior lighting, the use of Energy Star bathroom fans, refrigerators, dishwashers, and laundry facilities, the use of no-volatile organic compound interior paints, drought-tolerant landscaping, and the use of diverted fly ash in the concrete mix.

16. With approval of the requested General Plan Amendment, the proposed Zone Change is consistent with the adopted General Plan for the area. As previously stated, the Project Site is located within the H9 land use category of the Los Angeles County General Plan. The Project is a request for a General Plan Amendment, Zone Change, Administrative Housing Permit, and Site Plan Review for the construction of an 85-unit affordable housing development. The General Plan Amendment request is to re-designate the Project Site H30, which allows for single- and multi-family residential development at a maximum residential density of 30 dwelling units per acre. With approval of the requested General Plan Amendment, the Project Site would be able to accommodate the Project and 81 of its 85 dwelling units. The density bonus request is for a five percent increase in the allowed density. The request would allow for the additional four units. With approval of the requested General Plan Amendment and density bonus, the Project would be consistent with intended uses and the maximum allowed residential density of the underlying land use category. The requested Zone Change would rezone the Project Site R-3, which allows for the construction of apartment houses at limited densities. The requested R-3 zone is consistent with the requested H30 land use category and the same land use and zoning pair is exhibited on the property immediately to the south of the Project Site.
17. The Project will assist in satisfying housing needs and is programmed to continue meeting such housing needs. A covenant will be filed with the County restricting the rental of the residential units to extremely low-, very low-, and low-income households (30%, 50%, and 60% of AMI, respectively)

as defined in the California Health and Safety Code Section 50079.5 for a period of 55 years from the date of issuance of the Certificate of Occupancy.

18. Pursuant to the provisions of Sections 22.60.174 and 22.60.175 of the County Code, the community was appropriately notified of the public hearing by mail, newspaper and property posting.
19. The location of the documents and other materials constituting the record of proceedings upon which the Commission's decision is based in this matter is at the Los Angeles County Department of Regional Planning, 13<sup>th</sup> Floor, Hall of Records, 320 West Temple Street, Los Angeles, CA 90012. The custodian of such documents and materials shall be the Section Head of the Zoning Permits West Section, Los Angeles County Department of Regional Planning.

**RESOLVED**, That the Regional Planning Commission recommends to the Board of Supervisors of the County of Los Angeles as follows:

1. Amend the Los Angeles County General Plan Land Use Policy Map from H9 to H30 for Assessor's Parcel Numbers 6137005036, 6137005902, and 6137005903.
2. Change of zone from R-1 to R-3 for Assessor's Parcel Numbers 6137005036, 6137005902, and 6137005903.
3. That the Board of Supervisors adopt the Mitigated Negative Declaration, dated November 28, 2016, certify its completion and find that the project with modifications, will not have a significant impact upon the environment;
4. That the Board of Supervisors hold a public hearing to consider the above recommended change of zone.

I hereby certify that the foregoing resolution was adopted by a majority of the voting members of the Regional Planning Commission on the County of Los Angeles on December 14, 2016.

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Rosie O. Ruiz, Secretary  
County of Los Angeles  
Regional Planning Commission

VOTE:

**GENERAL PLAN AMENDMENT NO. RPPL2016001066  
ZONE CHANGE NO. 201500008  
ADMINISTRATIVE HOUSING PERMIT NO. 201500004  
SITE PLAN REVIEW NO. 201500770**

**DRAFT RESOLUTION  
Page 8 of 8**

Concurring:

Dissenting:

Abstaining:

Absent:

Action Date:

MKK:KAF  
November 22, 2016

# Regional Planning Commission Transmittal Checklist

Hearing Date  
12/14/2016  
Agenda Item No.  
8

**Project Number:** R2015-02448-(2)  
General Plan Amendment No. RPPL2016001066  
Zone Change No. 201500008

**Case(s):** Administrative Housing Permit No. 201500004  
Site Plan Review No. 201500770  
Environmental Assessment Case No. RPPL2016001723

**Planner:** Kevin Finkel, AICP

- Project Summary
- Property Location Map
- Staff Analysis
- Draft Resolution / Draft Ordinance / 8.5x11 Map (ZC or PA)
- Draft Findings
- Other department letters of recommended conditions
- Previous CUP Conditions of Approval
- Burden of Proof Statement(s)
- Environmental Documentation (ND / MND / EIR)
- Correspondence
- Photographs
- Aerial Image(s)
- Land Use/Zoning Map
- Tentative Tract / Parcel Map
- Site Plan / Floor Plans / Elevations / Landscaping Plans
- Exhibit Map
- Findings and conditions of Previous permit

Reviewed By: 



Department of Regional Planning  
 320 West Temple Street  
 Los Angeles, California 90012

**PROJECT NUMBER**

R2015-02448-(2)

**HEARING DATE**

December 14, 2016

**REQUESTED ENTITLEMENTS**

General Plan Amendment No. RPPL2016001066  
 Zone Change No. 201500008  
 Administrative Housing Permit No. 201500004  
 Site Plan Review No. 201500770  
 Environmental Assessment No. RPPL2016001723

**PROJECT SUMMARY**

**OWNER / APPLICANT**

Hollywood Community Housing Corporation

**MAP/EXHIBIT DATE**

October 21, 2016

**PROJECT OVERVIEW**

The project is a request for a General Plan Amendment, Zone Change, Administrative Housing Permit, and Site Plan Review to construct an 85-unit affordable housing complex on three parcels in the West Rancho Dominguez-Victoria community. The requested Plan Amendment would change the plan category designated on the Project Site from H9 to H30; the requested Zone Change would change the subject property zoning from R-1 to R-3; the requested Administrative Housing Permit would permit a 5 percent density bonus, an increase in allowed height from 35 feet to 40 feet, and a reduction in required on-site parking from 169 spaces to 93 spaces; and the requested Site Plan Review would approve the project. The proposed units will be contained within two, three-story buildings that reach a maximum height of 40 feet. All project parking will be located at grade and distributed throughout the site.

**LOCATION**

14803 S. Stanford Avenue

**ACCESS**

S. Stanford Avenue

**ASSESSORS PARCEL NUMBER(S)**

6137005036, 6137005902, and 6137005903

**SITE AREA**

2.72 Acres

**GENERAL PLAN / LOCAL PLAN**

Los Angeles County General Plan

**ZONED DISTRICT**

Willowbrook-Enterprise

**LAND USE DESIGNATION**

H9 (0-9 du/acre)

**ZONE**

R-1

**PROPOSED UNITS**

85

**MAX DENSITY/UNITS**

31 units/acre

**COMMUNITY STANDARDS DISTRICT**

West Rancho Dominguez-Victoria

**ENVIRONMENTAL DETERMINATION (CEQA)**

Mitigated Negative Declaration

**KEY ISSUES**

- Substantiation of the Los Angeles County General Plan Amendment Burden of Proof
- Satisfaction of the following Section(s) of Title 22 of the Los Angeles County Code:
  - Part 2 of Chapter 22.16 (Zone Change Requirements)
  - Part 17 of Chapter 22.52 (Administrative Housing Permit Requirements)
  - Part 4 of Chapter 22.20 (R-3 Zone Development Standards)
  - 22.44.130 (West Rancho Dominguez-Victoria Community Standards District Requirements)

**CASE PLANNER:**

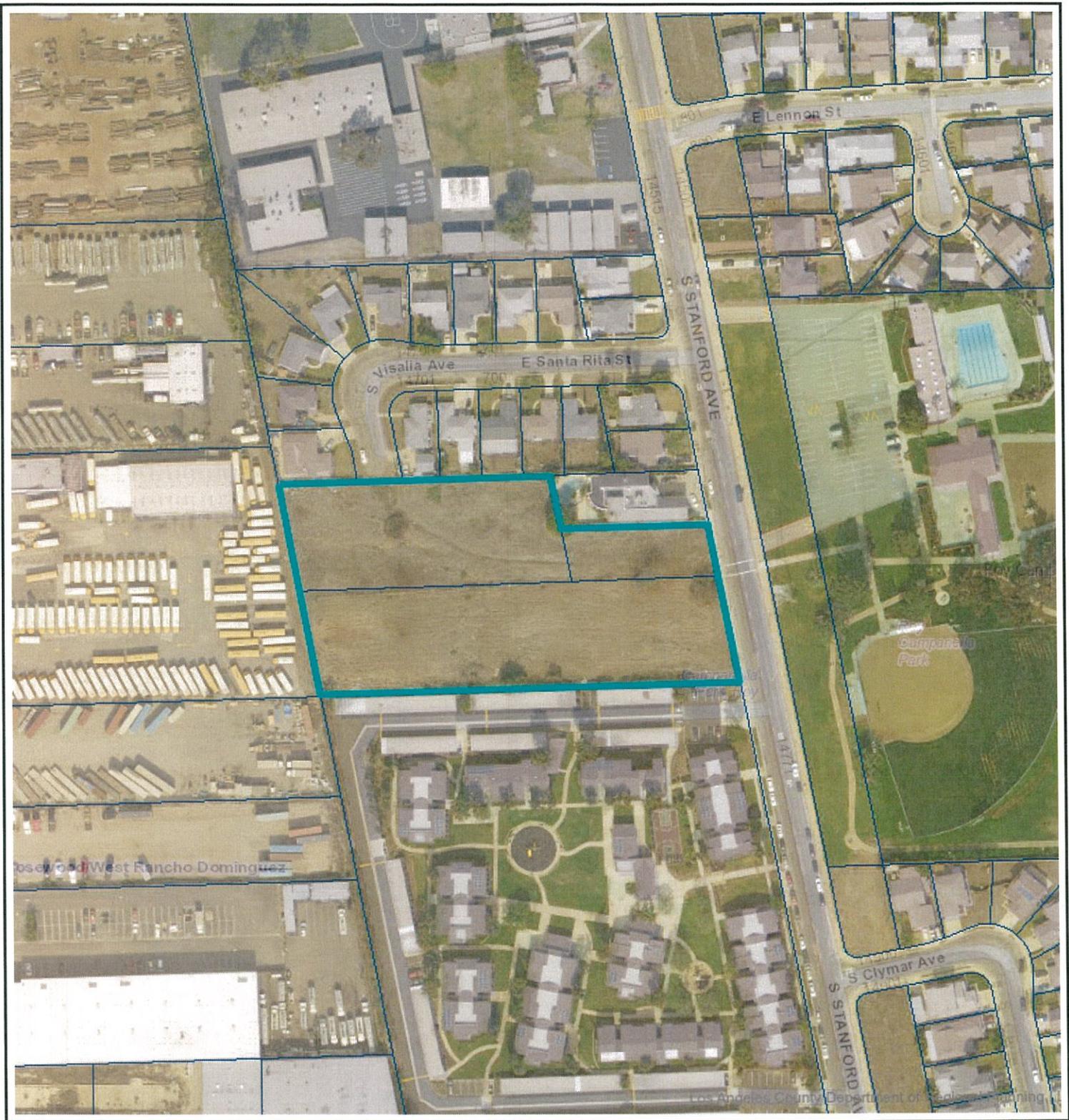
Kevin Finkel, AICP

**PHONE NUMBER:**

(213) 974 - 4854

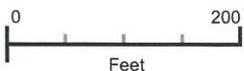
**E-MAIL ADDRESS:**

kfinkel@planning.lacounty.gov



# S. Stanford Avenue Affordable Housing Project Vicinity Map

Printed: Jul 07, 2016



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### **ENTITLEMENTS REQUESTED**

- General Plan Amendment to change three parcels designated H9 (Residential: 0-9 du/net acre) to H30 (Residential: 0-30 du/net acre).
- Zone Change to change three parcels zoned R-1 (Single Family Residence Zone) to the R-3 Zone (Limited Density Multiple Residence Zone) pursuant to Part 2 of Chapter 22.16.
- Administrative Housing Permit to allow a five percent density bonus and two development incentives including an increase in the maximum allowed building height from 35 feet to 40 feet and a reduction in the amount of required on-site parking from 169 spaces to 93 spaces pursuant to Part 17 of Chapter 22.52.
- Site Plan Review to allow the construction of an 85-unit affordable apartment house pursuant to County Code Section 22.20.260

### **PROJECT DESCRIPTION**

The Hollywood Community Housing Corporation ("HCHC") ("Applicant") requests a General Plan Amendment, Zone Change, Administrative Housing Permit, and Site Plan Review to construct an 85-unit affordable apartment house ("Project") on three vacant parcels at 14803 S. Stanford Avenue in West Rancho Dominguez-Victoria ("Project Site") (Assessor Parcel Numbers 6137005036, 6137005902, and 6137005903). With the approval of the requested General Plan Amendment and Zone Change, the Project would become an allowed, by-right use and can be approved through a ministerial Site Plan Review.

The Project consists of the construction of a new, 112,954 square-foot multi-family residential complex comprised of two, three-story buildings containing 85 dwelling units restricted to extremely low-, very low-, and low-income households (incomes at 30%, 50%, and 60% of Area Median Income ("AMI"), respectively). Of the 85 units, 43 units will be reserved for extremely low-income households, 25 units will be reserved for very low-income households, 15 units will be reserved for low-income households, and two units will be reserved as on-site manager units. Ten of these units will also accommodate individuals with mobility and audiological impairments.

#### Building 1

Building 1 is on the east side of the Project Site and fronts S. Stanford Avenue. The building form is an irregular rectangle and reaches a maximum height of 34 feet, though the portion of the building fronting S. Stanford Avenue will reach a height of 29 feet. Building 1 contains 21, one- and two-bedroom units; six of these units are on the ground floor; nine of the units are on the second floor; and the final six units are on the third floor. Three of these units are designed to accommodate individuals with mobility impairments.

Primary access to the building is on the eastern side from S. Stanford Avenue through the building's ground floor lobby. The ground floor contains a building lobby, a 686 square-foot community room, restroom and laundry facilities, office space for on-site case workers, and a meeting room. The community room will be available for use by both Project tenants and members of the community.

### Building 2

Building 2 is located on the western side of the Project Site, is roughly "u"-shaped, and reaches a maximum height of 40 feet. Building 2 contains 64, one-, two-, and three-bedroom units. Seven of these units are designed to accommodate individuals with mobility and audiological impairments. The ground floor contains a building lobby, 1,670 square feet of common room space, restroom and laundry facilities, office space for on-site case workers, and a computer room. The ground floor also includes 18 units. The second floor contains a 349 square-foot common room, laundry facilities, an outdoor deck space, and 23 units. The third floor contains a 349 square-foot common room, laundry facilities, and 23 units. Primary access to the building is on the eastern side from within the Project Site via a breezeway into the ground-floor lobby.

### Grounds

Access to the Project Site is provided via a single driveway along S. Stanford Avenue that provides secure, gate-controlled vehicular access. Parking for the Project is at grade and will be distributed throughout the Project Site, in particular along the northern and western perimeters of the Project Site. In total, the Project is providing 93 surface parking spaces, of which five are Americans with Disabilities Act ("ADA") accessible spaces; this total is inclusive of guest parking spaces.

The Project includes numerous outdoor spaces. Each unit has a balcony or deck. Common outdoor spaces include a community garden, two open air courtyards, and a dog area. The community garden will be located near the vehicular entrance to the Project Site and will cover an approximately 4,000 square-foot area. The community garden includes 23 raised planters, benches, a work table, and sink. Courtyard 1 is located along the south side of the Project Site between Buildings 1 and 2 and is approximately 1,600 square feet. This courtyard is comprised of passive recreational elements including lawn and ornamental landscaping, benches, and built-in barbeque. Courtyard 2 is located in the interior portion of Building 2 and covers an approximately 5,800 square-foot area. This courtyard is comprised of both passive and active recreational elements including benches and outdoor tables and chair, lawns and ornamental landscaping, as well as a raised mound with slide, climbing rope, sunken lawn area, wooden deck, mister pole, sport court, and drinking fountain. Courtyard 2 is connected to the eastern portion of the Project Site by a 1,400 square-foot open air breezeway/plaza on the ground floor of

Building 2. This breezeway/plaza incorporates benches, tables and chairs, and a movie screen installed along one of the perimeter walls. Finally, the dog area is located at the northwest corner of the Project Site and is approximately 4,400 square feet.

An apartment house is allowed by right in the R-3 Zone. Therefore, upon approval of the requested General Plan Amendment and Zone Change, the Project will be approved through a ministerial Site Plan Review.

### **EXISTING ZONING**

The subject property is zoned R-1, and the applicant requests a Zone Change to the R-3 Zone.

Surrounding properties are zoned as follows:

North: M-1-IP (Light Manufacturing Zone with an Industrial Preservation Combining Zone), B-1-IP (Buffer Strip Zone with an Industrial Preservation Combining Zone), B-1, R-1, and O-S (Open Space Zone)

South: O-S, R-1, R-3-20U (Limited Density Multiple Residence Zone, 20 units per acre maximum density), B-1, and M-1-IP

East: O-S

West: B-1 and M-1-IP

### **EXISTING LAND USES**

The subject property is currently vacant.

Surrounding properties are developed as follows:

North: Tanker and bus storage yards, pipe storage yard, Mckinley/Vanguard Elementary School, single-family residences, Roy Campanella Park

South: Roy Campanella Park, single-family residences, multi-family residences, warehouse, truck storage yard

East: Roy Campanella Park

West: Truck, bus, and tanker storage yards

### **PREVIOUS CASES/ZONING HISTORY**

There are no previous entitlements associated with the Project Site. In 2015, the Project Site was designated as H9 by the updated Los Angeles County General Plan. In 1948, the Project Site was zoned R-1 by Ordinance No. 5124. Building permit records indicate that at least two single-family residences previously existed on the Project Site, but have since been demolished.

## ENVIRONMENTAL DETERMINATION

The Los Angeles County ("County") Department of Regional Planning recommends that a Mitigated Negative Declaration is the appropriate environmental document under the California Environmental Quality Act (CEQA) and the County environmental guidelines. The Initial Study concluded that there are certain potentially significant environmental impacts associated with the Project that can be reduced to less than significant with the implementation of the proposed mitigation measures. The draft Mitigation Monitoring Program is included as an attachment to this report.

The areas of environmental impact found to be less than significant with Project mitigation incorporated include the following:

- Aesthetics. Potential visual impacts during construction and operation include reflection from construction equipment and building materials. Mitigation measures include Project Site screening during construction and the use of either non- or low-reflectivity exterior building materials.
- Cultural Resources. Potential for encountering archaeological resources and human remains during grading and construction activities. Mitigation measures include retention of an on-site monitor should Native American cultural resources be discovered as well as monitoring for other cultural resources and human remains during ground disturbance activities.
- Greenhouse Gas Emissions. Potential impacts related to the use and presence of volatile organic compounds. Mitigation measures include utilizing only low-VOC architectural coatings.
- Noise. Potential noise and vibration impacts from construction activities. Mitigation measures include limitations in construction hours, coordination of construction work to minimize simultaneous high-noise generating activities and exposing nearby sensitive uses to groundborne vibration, use of construction equipment with state-of-the-art noise shielding, and use of site perimeter noise shielding.
- Utilities/Services. Potential impacts related to the availability of adequate existing sewer infrastructure. Mitigation measures include the preparation of a sewer study to assess the need for sewer infrastructure upgrades.
- Mandatory Findings of Significance. Potential impacts related to aesthetics, cultural resources, greenhouse gas emissions, noise, and utilities/services. All mitigation measures identified for each impact area will reduce respective potential impacts to less than significant levels.

## **STAFF EVALUATION**

### General Plan/Community Plan Consistency

The land use policy category for the Project Site is H9 as designated by the Los Angeles County General Plan. This designation is intended to allow low intensity, single-family residential development at a density of 0 to 9 dwelling units per acre. The Project includes a request for a General Plan Amendment, Zone Change, Administrative Housing Permit, and Site Plan Review for the construction of an 85-unit affordable housing complex. The Project is located on an approximately 2.72-acre Project Site in the West Rancho Dominguez-Victoria community. Based on the size of the Project Site, the Project exhibits a residential density of approximately 31 dwelling units per acre. This density exceeds the maximum density allowed by the current land use category, which allows up to 24 dwelling units. Additionally, the H9 land use category is intended to allow low-density, single-family residential development, not the multi-family development proposed by the applicant. Therefore, the applicant is requesting a General Plan Amendment and a density bonus to allow the proposed housing type and the additional density.

If approved, the General Plan Amendment request will re-designate the Project Site H30, which allows for single- and multi-family residential development at a maximum residential density of 30 dwelling units per acre. With approval of the requested General Plan Amendment, the Project Site would be able to accommodate the Project and 81 of its 85 dwelling units. The density bonus request is for a five percent increase in the allowed density and would permit the additional four units. With approval of the requested General Plan Amendment and density bonus, the Project would be consistent with intended uses and the maximum allowed residential density of the underlying land use category.

The requested General Plan Amendment is consistent with the guiding principles of the Los Angeles County General Plan:

- **Employ Smart Growth:** Shape new communities to align housing with jobs and services; and protect and conserve the County's natural and cultural resources, including the character of rural communities.
- **Ensure community services and infrastructure are sufficient to accommodate growth:** Coordinate an equitable sharing of public and private costs associated with providing appropriate community services and infrastructure to meet growth needs.
- **Provide the foundation for a strong and diverse economy:** Protect areas that generate employment and promote programs that support a stable and well educated workforce. This will provide a foundation for a jobs-housing balance and a vital and competitive economy in the unincorporated areas.

- Promote excellence in environmental resource management: Carefully manage the County's natural resources, such as air, water, wildlife habitats, mineral resources, agricultural land, forests, and open space in an integrated way that is both feasible and sustainable.
- Provide healthy, livable and equitable communities: Design communities that incorporate their cultural and historic surroundings, are not overburdened by nuisance and negative environmental factors, and provide reasonable access to food systems. These factors have a measureable effect on public well-being.

The Project Site is located in West Rancho Dominguez-Victoria, an urbanized community in the central portion of Los Angeles County. The Project Site is currently vacant, and the area surrounding the Project Site is characterized by existing industrial and commercial businesses, open space, and single- and multi-family residential development. The industrial and commercial business provide opportunities for tenants to find employment near the Project Site. The Project Site is served by existing public services and associated infrastructure and is located near several public transportation routes providing access to various communities throughout the region.

The Project will construct an 85-unit multi-family residential complex and is compatible with the existing developed pattern of the area, in particular multi-family residential development to the south of the Project Site. The Project's design is compatible both in style and height with the single-family residences to the north of the Project Site and the Project's massing is situated on the south side of the Project Site closer to the multi-family residences to the south.

Project tenants will have direct access to Roy Campanella Park across S. Stanford Avenue and are buffered from the industrial yards to the west by the Project's on-site surface parking area and landscaping located along the western edge of the Project Site. Thus, by constructing the Project on an underutilized site in an urban area near existing employment opportunities and public transportation infrastructure, the Project is employing smart growth principles. Further, by locating the Project on a vacant site near potential sources of employment, the Project is contributing to an appropriate jobs-housing balance in this community and will not displace any existing job-generating use.

As noted, the Project Site is currently served by existing public services and infrastructure (such as public water, storm drain, and sewer systems). In order to ensure that the Project will not result in future infrastructure impacts, the Project is required to upgrade or install any necessary infrastructure to adequately accommodate Project demand. Thus, the Project will ensure that community services

and infrastructure are sufficient to accommodate the growth associated with the Project. Further, the Project is not expected to be a new source of significant air or water pollution and there are no known sensitive biological resources on or in the vicinity of the Project Site that could be impacted by construction and operation of the Project. Thus, the Project will not negatively impact the County's natural resources.

The following policies of the General Plan are applicable to the Project:

- *Housing Element, Goal 1: A wide range of housing types in sufficient supply to meet the needs of current and future residents, particularly for persons with special needs, including but not limited to low income households, seniors, persons with disabilities, large households, single-parent households, the homeless and at risk of homelessness, and farmworkers.*

The Project is an 85-unit multi-family residential complex, 43 of which will be reserved for extremely low-income households, 25 for very low-income households, 15 for low-income households, and two units for on-site property managers. Ten of these units will be designed to accommodate individuals with mobility and audiological impairments. According to the Los Angeles County General Plan Housing Element ("Housing Element"), individuals with disabilities make up approximately nine percent of the adult population of Los Angeles County. Further, the Housing Element identifies the lack of affordable housing as a primary source of the County's homeless population. HCHC is coordinating with the Los Angeles County Community Development Commission ("CDC") to facilitate the development of the Project Site to serve some of the County's most vulnerable populations.

- *Housing Element, Policy 1.1: Make available through land use planning and zoning an adequate inventory of vacant and underutilized sites to accommodate the County's Regional Housing Needs Assessment (RHNA) allocation.*

Granting of the requested General Plan amendment and zone change would permit more dwelling units than is allowed under existing regulatory conditions. Further, the requested land use category and zone conform to the existing regulatory and development pattern of the area. Furthermore, it will facilitate the County's ability to meet its share of the Regional Housing Needs Assessment allocation. Because of its existing zoning, the Project Site is not identified on the County's inventory of vacant and underutilized sites. However, the property is a vacant lot and approval of the requested General Plan Amendment and Zone Change will create additional opportunity for needed affordable housing.

- *Housing Element, Policy 1.3: Coordinate with the private sector in the development of housing for low and moderate income households and those with special needs. Where appropriate, promote such development through incentives.*

The Project Site is comprised of three adjoining parcels. Of these one is owned by HCHC and two are owned by CDC. HCHC is working with the CDC to facilitate coordinated development of the Project Site. In exchange for developing a 100% affordable project, the applicant is requesting two density bonus development incentives: 1) an increase in the maximum allowed building height by five feet and 2) a reduction in code required parking.

- *General Plan, Housing Element, Policy 3.1: Promote mixed income neighborhoods and a diversity of housing types throughout the unincorporated areas to increase housing choices for all economic segments of the population.*

The housing stock in the vicinity of the Project Site is a mix of single- and multi-family residences, located to the north, east, and south. Upon completion, the Project will add affordable residential dwelling units to the existing housing stock in the West Rancho Dominguez-Victoria community. The affordable, multi-family character of the Project will contribute to mixed-income neighborhood with a diversity of housing types.

- *General Plan, Goal LU 3: A development pattern that discourages sprawl, and protects and conserves areas with natural resources and SEAs.*

The Project Site is currently vacant and located in an urban area. The area surrounding the Project Site is characterized by a mix of industrial and commercial businesses, single- and multi-family residences, public facilities, and open space. The Project would develop an underutilized parcel with no known sensitive biological resources in an urbanized area served by existing public service and urban infrastructure. The Project would concentrate development and therefore will not consume raw, undeveloped land, it will not contribute to sprawl and will not negatively impact the County's natural resources.

- *General Plan, Policy LU 4.1: Encourage infill development in urban and suburban areas on vacant, underutilized, and/or brownfield sites.*

The Project Site is currently vacant and located in an urban area. The area surrounding the Project Site is characterized by a mix of industrial and commercial businesses, single- and multi-family residences, public facilities, and open space. The Project would develop an underutilized parcel with no known sensitive biological

resources in an urbanized area served by existing public service and urban infrastructure. The Project would concentrate development and therefore will not consume raw, undeveloped land, it will not contribute to sprawl and will not negatively impact the County's natural resources.

- *General Plan, Policy LU 10.4: Promote environmentally-sensitive and sustainable design. LEED and possibly Energy Star Homes sustainable design elements will reduce the Project's environmental impact.*

The Project is designed to employ the use of several environmentally-sensitive and sustainable features. These include solar hot water systems; construction design to accommodate a rooftop photovoltaic system; low-flush toilets; low-flow shower heads and faucets; Energy Star rated interior and exterior lighting; Energy Star rated bathroom fans; refrigerators; dishwashers; and laundry facilities; no-volatile organic compound interior paints; drought-tolerant landscaping; and the use of diverted fly ash in the concrete mix. The applicant is aiming for the Project design to achieve Leadership in Energy and Environmental Design ("LEED") for Homes Gold Certification.

#### Zoning Ordinance and Development Standards Compliance

Pursuant to Chapter 22.16, Part 2 of the County Code, the recommendation for a zone change is based on the following principles and standards:

- *That modified conditions warrant a revision in the zoning plan as it pertains to the area or district under construction.*

The unincorporated areas were assigned a RHNA allocation of 30,145 units for the 2014-2021 Housing Element planning period. Housing Element Policy 1.1 states, "Make available through land use planning and zoning an adequate inventory of vacant and underutilized sites to accommodate the County's Regional Housing Needs Assessment (RHNA) allocation". At the time, the Project Site was not included as a vacant underutilized site because of its existing zoning. However, HCHC and CDC has identified the project area for housing as the site is surrounded by residential development with potential densities similar to what is being proposed. The General Plan Amendment request to re-designate the Project Site from H9 to H30 and the Zone Change request to rezone the Project Site from R-1 to R-3, and the five percent density bonus request will allow the construction of the new affordable units at a density of approximately 31 dwelling units per acre. This will help the County meet its RHNA allocation.

Further, according to the Housing Element, in 2012, "More than half of all renter households in the unincorporated areas paid more than 30% of their income toward rent." Thus, there is a critical need to provide additional dwelling units with affordable rents targeted at the most vulnerable segments of the population.

- *That a need for the proposed zone classification exists within such area or district.*

According to the Housing Element, "The lack of affordable housing and the economic recession are factors contributing to the homelessness of an estimated 58,423 people on any given day in Los Angeles County." Further, "12% of unincorporated households were considered "overcrowded," with overcrowding more prevalent among renter households than homeowners." Therefore, the requested General Plan Amendment, Zone Change, and density bonus request allow this Project to directly address a critical need for housing for at-risk populations. According to the Housing Element, low-income individuals and persons with disabilities are two populations that face greater challenges in finding available affordable housing. According to the Housing Element, "Persons with disabilities often have different preferences and accessibility needs when choosing housing. Additionally, as many persons with disabilities do not have the means of earning a living, their options may be narrowed by income." Individuals 65 and older have a significantly higher rate of disability compared to younger populations. Also, it is commonly understood that an appropriate allocation of a household's income to housing should be approximately 30 percent. As noted, in 2012, "More than half of all renter households in the unincorporated areas paid more than 30% of their income toward rent." Thus, there is a critical need to provide additional dwelling units with affordable rents targeted at the most vulnerable segments of the population.

- *That the particular property under consideration is a proper location for said zone classification within such area or district.*

The Project Site is located in the urban community of West Rancho Dominguez-Victoria. As previously mentioned, areas north of the Project Site are zoned M-1-IP, B-1-IP, B-1, R-1, and O-S; areas south of the Project Site are zoned O-S, R-1, R-3-20U, B-1, and M-1-IP; areas east of the Project Site area zoned O-S; and areas west of the Project Site are zoned B-1 and M-1-IP. Generally speaking, the Project Site is located in a transition area between lower density, single-family residences to the north and east and higher density residential areas and industrial and commercial areas to the south and west. Re-designating the Project Site H30 and rezoning the Project Site R-3 will maintain the existing land use and zoning pattern in the vicinity of the Project Site without disrupting the existing development pattern. The Project Site

is well supported by existing public services and infrastructure including public sewer and water, public open space for outdoor recreational opportunities, and public transportation options.

- *That the placement of the proposed zone at such location will be in the interest of public health, safety and general welfare, and in conformity with good zoning practice.*

The change of zone from R-1 to R-3 at the Project Site is good zoning practice and is in the interest of the public health, safety, and general welfare of the community. Increasing housing density on vacant, underutilized sites and building in areas supported by existing public services and urban infrastructure, including, but not limited to Roy Campanella Park and public transportation options within 0.25 mile of the Project Site, provides many benefits to the community. The Project Site is located on a residential corridor characterized by a mix of existing single- and multi-family residences and is supported by numerous General Plan policies to support affordable housing development on vacant, underutilized parcels and smart growth development Projects.

The Project is designed in a way to maximize healthy livability. To start, each of the Project's 85 units have access to private balconies or decks. The ground floor of Building 1 contains a 686 square-foot community room, which will be made available for use by tenants and the broader community. The ground floor of Building 2 contains 1,670 square feet of common room space and a computer room. The Project also includes numerous outdoor spaces distributed throughout the Project Site including a community garden, two open air courtyards, and a dog area. The community garden will be located near the vehicular entrance to the Project Site and will cover an approximately 4,000 square-foot area. The community garden will include 23 raised planters, benches, work table, and with sink. Courtyard 1 is located along the south side of the Project Site between Buildings 1 and 2 and covers an approximately 1,600 square-foot area. This courtyard is comprised of passive recreation elements including lawn and ornamental landscaped areas, benches, and built-in barbeque. Courtyard 2 is located in the interior portion of Building 2 and covers an approximately 5,800 square-foot area. This courtyard is comprised of both passive and active recreational elements including benches and outdoor tables and chair, lawn and landscaped areas, as well as a raised mound with slide, climbing rope, sunken lawn area, wooden deck, mister pole, drinking fountain, and sport court. Courtyard 2 is connected to the front of the Project Site by a 1,400 square-foot breezeway/plaza on the ground floor of Building 2. This breezeway/plaza incorporates benches, tables and chairs, and a movie screen installed along one of the perimeter walls. Finally, the dog area is located

at the northwest corner of the Project Site and covers an approximately 4,400 square-foot area. These facilities will encourage social interaction among the facility's tenants. Finally, the Project Site is located directly across S. Stanford Avenue from Roy Campanella Park; the Project proposes to slightly relocate an existing pedestrian cross walk that will provide direct access from the Project Site to the park.

While providing controlled access, each level of both buildings is designed to be open-air in order to permit the free circulation of breezes throughout each building. In addition, the Project is aiming for LEED for Homes Gold Certification and will include the following environmentally sensitive design features: solar hot water systems, construction design to accommodate a rooftop photovoltaic system, low-flush toilets, low-flow shower heads and faucets, the use of Energy Star interior and exterior lighting, the use of Energy Star bathroom fans, refrigerators, dishwashers, and laundry facilities, the use of no-volatile organic compound interior paints, drought-tolerant landscaping, and the use of diverted fly ash in the concrete mix.

- *That the proposed zone change is consistent with the adopted general plan for the area.*

As previously stated, the Project Site is located within the H9 land use category of the Los Angeles County General Plan. The Project is a request for a General Plan Amendment, Zone Change, Administrative Housing Permit, and Site Plan Review for the construction of an 85-unit affordable housing development. The General Plan Amendment request is to re-designate the Project Site H30, which allows for single- and multi-family residential development at a maximum residential density of 30 dwelling units per acre. With approval of the requested General Plan Amendment, the Project Site would be able to accommodate the Project and 81 of its 85 dwelling units. The density bonus request is for a five percent increase in the allowed density. The request would allow for the additional four units. With approval of the requested General Plan Amendment and density bonus, the Project would be consistent with intended uses and the maximum allowed residential density of the underlying land use category. The requested Zone Change would rezone the Project Site R-3, which allows for the construction of apartment houses at limited densities. The requested R-3 zone is consistent with the requested H30 land use category and the same land use and zoning pair is exhibited on the property immediately to the south of the Project Site.

The Project is eligible for a density bonus because it provides the minimum number of units, the required affordable set aside, will maintain unit affordability for the required

duration period, and provides a consistent, high-quality design throughout the entire Project with no discernable difference in the quality of design between units.

Pursuant to Chapter 22.52, Part 17 of the County Code, the Project is subject the following requirements for a density bonus and development incentives:

- **Minimum Number of Units.** The total dwelling units of the qualified Project shall be five units or more. The Project would construct an 85-unit multi-family residential affordable housing Project in excess of the minimum five unit requirement.
- **Duration of affordability.** The applicant is required to set aside a minimum of five percent of the units for very low-income earning households or 10 percent of low-income earning households; either option entitles the applicant to a minimum 20 percent density bonus that must be maintained for at least 55 years. In a letter dated August 1, 2016, CDC verified that the Project will be 100% affordable with 25 units reserved for very low-income households for a duration of 55 years consistent with this requirement. Further, the applicant has requested a five percent density bonus, less than the minimum entitled density bonus associated with the Project-verified set aside, consistent with this requirement.
- **Exterior Design.** The site plan for the Project indicates that all units will be reserved for extremely low-, very low-, and low-income households. The affordable set aside units will be distributed throughout the two buildings on the Project Site and will not be distinguishable from other units in terms of construction materials, colors, and finishes. The exterior of both buildings will utilize the same construction materials, colors, and finishes. As such, there will be no discernable difference in the exterior appearance of any of the units, consistent with this requirement.
- **Building Height Incentive.** The applicant has requested a five foot increase in height above the 35-foot maximum height allowed in the requested R-3 zone. As depicted in the site plan, the Project reaches a maximum height of 40 feet, consistent with the maximum 10-foot height incentive. Further, the northern interior side of the Project Site adjoins a single-family residential property zoned R-1. As such, the Project is required to be stepped back one foot for each additional foot in height. Therefore, the Project must be designed such that the uppermost five feet of the buildings is stepped back at least 10 feet from the northern property line (inclusive of the R-3 Zone's five-foot interior side yard setback requirement). As depicted on the site plan, Building 1 is set back approximately 99 feet from the

northern property line and Building 2 is set back approximately 66 from the northern property line, consistent with this requirement.

- **Parking Incentive.** Consistent with State law, projects within 0.5 mile of a transportation stop in which all units are reserved for very low- and low-income household to provide parking at a ratio 0.5 spaces per unit, inclusive of guest and accessible spaces and may be tandem and uncovered. The Project Site is located 0.18 mile from a major bus stop at the intersection of S. Stanford Avenue and Compton Boulevard served by the Los Angeles County Metropolitan Transportation Agency's ("MTA") 51, 52, and 352 bus lines. The Project will provide 46 1-bedroom units and 39 2- and 3-bedroom units, all of which will be set aside for extremely low-, very low-, and low-income households. As such, the Project must provide a minimum of 43 parking spaces. As depicted on the site plan, the Project will provide 93 parking spaces as well as nine short-term and 85 long-term bicycle storage spaces in excess of this requirement.

Upon approval of the requested zone change, the Project is subject to the development standards of the R-3 Zone. Pursuant to Section 22.20.300 et al. of the County Code, establishments in the R-3 Zone are subject to the following development standards:

- **Height limits.** No building or structure in the R-3 Zone shall exceed 35 feet in height above grade, except for chimneys and rooftop antennas. The applicant requested a five foot increase in allowable through the Administrative Housing Permit. As described above, the Project is eligible for the requested incentive and is therefore consistent with height requirements.
- **Yard requirements.** Premises in Zone R-3 shall be subject to the yard requirements provided herein:
  - **Front Yards.** Each lot of parcel of land shall have a front yard of not less than 15 feet in depth. As depicted on the site plan, the Project will provide a 15-foot front yard setback consistent with this requirement.
  - **Interior Side Yards.** Each lot or parcel of land shall have interior side yards of not less than five feet. As depicted on the site plan, the Project will provide at least five feet of setback area along both the northern and southern interior side yards consistent with this requirement.

- **Rear Yards.** Each lot or parcel of land shall have a rear yard of not less than 15 feet in depth. As depicted on the site plan, the Project will provide a 15-foot rear yard setback consistent with this requirement.
- **Parking.** Premises in Zone R-3 shall provide parking facilities as required by Part 11 of Chapter 22.52. As described above, the Project is eligible to provide parking based on State-mandated ratios. The Project provides parking in excess of what is required and is therefore consistent with parking requirements.

Pursuant to Section 22.44.130 of the County Code, establishments in the West Rancho Dominguez-Victoria Community Standards District (“CSD”) must comply graffiti removal and on-going property maintenance requirements.

#### Site Visit

Staff conducted a site visit on April 6 and November 17, 2016.

#### Burden of Proof

The applicant is required to substantiate all facts identified by the General Plan amendment Burden of Proof and Section(s) 22.16.110 and 22.56.2730 of the County Code for the Zone Change and Administrative Housing Permit. The Burden of Proof with applicant’s responses is attached. Staff is of the opinion that the applicant has met the burden of proof.

#### Neighborhood Impact/Land Use Compatibility

The Project, which includes a request for a General Plan Amendment, Zone Change, Administrative Housing Permit, and a Site Plan Review, will allow the construction of a new 112,954-square-foot, 85-unit multi-family residential affordable housing complex in the unincorporated community of West Rancho Dominguez-Victoria.

The Project is strongly supported by Housing Element policies to support the creation of critical affordable housing units for vulnerable segments of the population, including those with special needs. The Project is also supported by several General Plan policies that encourage infill Projects on vacant or underutilized parcels, discourages sprawl and development in biologically sensitive areas, and creates mixed income neighborhoods that incorporate a variety of housing types.

Much of the area to the north and east of the Project Site is zoned R-1 with designated land use categories intending the area for low-density residential development. Many of the parcels to the south and west of the Project Site are zoned R-3 with designated land use categories identifying the area for medium density residential development, and

include various commercial and industrial properties. As such, the Project Site is located in a transition area between lower density, single-family residences to the north and east and higher density residential areas and industrial and commercial areas to the south and west. Re-designating the Project Site H30 and rezoning the Project Site R-3 will maintain the existing land use and zoning pattern in the vicinity of the Project Site without disrupting the existing development pattern of the area.

Additionally, the Project meets all of the applicable development standards and meets the requirements of the Administrative Housing Permit development incentives. CDC has verified that reviewed the Project and its associated pro forma and concurred that the requested development incentives are necessary to achieve affordable housing costs and rents and thus the Project's financial viability.

Further, related to the increase in height, the properties to the north and south of the Project Site fronting S. Stanford Avenue are approximately 31 feet tall and 25 feet tall, respectively. As the Project reaches a maximum height of 35 feet on Building 1 and 40 feet on Building 2, the height of the proposed structures is compatible with the surrounding buildings. Further, the Project has distributed its massing into two buildings which are aligned toward the southern side of the Project Site. This distributed massing is a similar design to the multi-family residences to the south of the Project Site, and the alignment of the buildings on the south side of the Project Site locates the use in closer proximity to multi-family residences to the south and away from the single-family residences to the north.

Finally, the Project has considered architectural compatibility and street-front activity in its design. In order to ensure that the street-facing portion of the Project is compatible with surrounding development, the Project incorporates a design that is similar to the buildings to the north and south of the Project Site. Further, in order to ensure that the Project does not create safety problems for residents or pedestrians traversing the sidewalk in front of the Project Site, the Project is designed such that a community room, case worker offices, and common spaces on the ground floor of Building 1 front S. Stanford Avenue and focus activity at this location.

Related to the reduction in required on-site parking, the Project will provide all required parking on the Project Site and will not rely upon public streets for Project parking. Further, the Project will provide substantial bicycle parking to encourage the use of alternative transportation by Project residents. Because of the Project Site's proximity to public transportation, it is likely that these facilities will be used by residents and the need for additional parking will not exist. Thus, the two requested development incentives, the five-

foot increase in height and a reduction in on-site parking, are not anticipated to have a specific adverse impact upon public health and safety or the physical environment.

The Project sets an example for an appropriately-designed multi-family residential affordable housing Project that is respectful and compatible with the character of the existing surrounding community.

### **COUNTY DEPARTMENT COMMENTS AND RECOMMENDATIONS**

**Department of Public Works** – In a letter dated May 4, 2016, DPW cleared the requested General Plan amendment with no conditions. In a letter dated June 21, 2016, the Department of Public Works cleared the requested Administrative Housing Permit with no conditions. In a letter dated November 21, 2016, the Department of Public Works cleared the requested Zone Change with no conditions if ultimately approved by the advisory agency. In a letter dated November 21, 2016, the Department of Public Works cleared the Site Plan Review with comments related to driveway design and closure, the midblock pedestrian crossing, curb ramp construction, planting of street trees, construction of drainage devices, submittal of a street improvement plan, and the completion of a sewer area study.

**Fire Department** – In a letter dated August 5, 2016, the Fire Department cleared the Project with conditions related to fire access road design and maintenance, fire lane and identification signage, prohibitions on site and building control that impede fire access, fire hydrants, and an additional fire flow test.

**Department of Public Health** – In a letter dated June 8, 2016, the DPH cleared the Project with no conditions.

**Department of Parks and Recreation** – In an email dated June 16, 2016, DPR cleared the Project with no conditions.

### **OTHER AGENCY COMMENTS AND RECOMMENDATIONS**

**Gabrielino Band of Mission Indians, Kizh Nation** – In a letter August 23, 2016, a representative of the Kizh Nation identified the Project Site as being within the ancestral territories of the Nation and expressed concerns over the disturbance of potential cultural resources. The representative requested that a certified Native American Monitor be on-site during any and all ground disturbance activities.

### **LEGAL NOTIFICATION AND PUBLIC OUTREACH**

**PROJECT NO. R2015-02448-(2)  
GENERAL PLAN AMENDMENT NO. RPPL2016001066  
ZONE CHANGE NO. 201500008  
ADMINISTRATIVE HOUSING PERMIT NO. 201500004  
SITE PLAN REVIEW NO. 201500770**

**STAFF ANALYSIS  
PAGE 18 OF 19**

Pursuant to the provisions of Sections 22.60.174 and 22.60.175 of the County Code, the community was appropriately notified of the public hearing by mail, newspaper, property posting, library posting and DRP website posting.

**PUBLIC COMMENTS**

Staff has not received any correspondence at this time.

**FEES/DEPOSITS**

If approved, fees identified in the attached Project conditions will apply unless modified by the Regional Planning Commission.

**STAFF RECOMMENDATION**

The following recommendation is made prior to the public hearing and is subject to change based upon testimony and/or documentary evidence presented at the public hearing:

Staff recommends **APPROVAL** of Project Number R2015-02448-(2), General Plan Amendment No. RPPL2016001066, Zone Change No. RZC201500008, and the concurrent Administrative Housing Permit No. RHSG201500004.

**SUGGESTED APPROVAL MOTION:**

**I MOVE THAT THE REGIONAL PLANNING COMMISSION CLOSE THE PUBLIC HEARING, ADOPT THE MITIGATED NEGATIVE DECLARATION, AND ADOPT THE MITIGATION MONITORING AND REPORTING PROGRAM FOR THE PROJECT PURSUANT TO STATE AND LOCAL CEQA GUIDELINES.**

**I MOVE THAT THE REGIONAL PLANNING COMMISSION ADOPT THE RESOLUTION RECOMMENDING THAT THE BOARD OF SUPERVISORS APPROVE GENERAL PLAN AMENDMENT NO. RPPL2016001066 AND ZONE CHANGE NO. 201500008 AND THE CONCURRENT ADMINISTRATIVE HOUSING PERMIT NO. 201500004, SUBJECT TO THE ATTACHED FINDINGS.**

Prepared by Kevin Finkel, AICP, Regional Planner, Zoning Permits West Section  
Reviewed by Mi Kim, Supervising Regional Planner, Zoning Permits West Section

Attachments:

**PROJECT NO. R2015-02448-(2)**  
**GENERAL PLAN AMENDMENT NO. RPPL2016001066**  
**ZONE CHANGE NO. 201500008**  
**ADMINISTRATIVE HOUSING PERMIT NO. 201500004**  
**SITE PLAN REVIEW NO. 201500770**

**STAFF ANALYSIS**  
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Draft Resolution  
Draft Findings  
Applicant's Burden of Proof Statements  
Environmental Document  
Site Photographs  
Site Plan  
Land Use Map

MKK:KAF  
11/15/2016

**THE REGIONAL PLANNING COMMISSION  
COUNTY OF LOS ANGELES  
PROJECT NO. R2015-02448-(2)  
GENERAL PLAN AMENDMENT NO. RPPL2016001066  
ZONE CHANGE NO. 201500008  
ADMINISTRATIVE HOUSING PERMIT NO. 201500004  
SITE PLAN REVIEW NO. 201500770**

**WHEREAS**, the Regional Planning Commission of the County of Los Angeles has conducted a public hearing in the matter of General Plan Amendment Case No. RPPL2016001066 and Zone Change Case No. 201500008 on December 14, 2016:

**WHEREAS**, the Regional Planning Commission finds as follows:

1. The Project is located at 14803 S. Stanford Avenue in the unincorporated community of West Rancho Dominguez-Victoria and is comprised of three parcels (Assessor's Parcel Numbers 6137005036, 6137005902, and 6137005903) totaling approximately 2.72 acres ("Project Site").
2. The Project is a request for a General Plan Amendment to change the land use category designated on the Project Site from H9 (Residential: 0-9 du/net acre) to H30 (Residential: 0-30 du/net acre) and a Zone Change from R-1 (Single Family Residence Zone) to R-3 Zone (Limited Density Multiple Residence Zone).
3. Administrative Housing Permit No. 201500004 is a related request to allow a five percent density bonus and two development incentives including an increase in the maximum allowed building height from 35 feet to 40 feet and a reduction in the amount of required on-site parking from 169 spaces to 93 spaces.
4. Site Plan Review No. 201500770 is a related request to allow the construction of a 112,954 square-foot multi-family residential complex comprised of two, three-story buildings containing 85 dwelling units. Of the 85 units to be constructed, 43 units will be reserved for extremely low-income households, 25 units will be reserved for very low-income households, 15 units will be reserved for low-income households (30%, 50%, 60% of Area Median Income, respectively), and two units will be reserved as on-site manager units. Ten of these units will also accommodate individuals with mobility and audiological impairments.
5. The Project Site is currently vacant.

6. The Project Site is designated H9, which allows low intensity, single-family residential development at a density of 0 to 9 dwelling units per acre. The Project will construct an 85-unit apartment house that exhibits a residential density of approximately 31 dwelling units per acre, in excess of the 24 dwelling units allowed under the current land use category. The requested land use category, H30, allows for single- and multi-family residential development at a maximum residential density of 30 dwelling units per acre. With approval of the requested General Plan Amendment, the Project Site may be developed with up to 81 dwelling units. The density bonus request is for a five percent increase in the allowed density and would permit the additional four units. With approval of the requested General Plan Amendment and density bonus, the Project would be consistent with intended uses and the maximum allowed residential density of the underlying land use category.
7. The Project employs smart growth. The Project Site is located in West Rancho Dominguez-Victoria, an urbanized community served by existing public services and associated infrastructure. The Project Site is also located near industrial and commercial businesses, park space, single- and multi-family residential development, and is well served by public transportation infrastructure. Thus, by constructing the Project in an urban area in proximity to existing employment opportunities and public transportation infrastructure, the Project is employing smart growth principles.
8. The Project Site is served by adequate community services and infrastructure to accommodate growth and that the Project will provide the necessary infrastructure upgrades to accommodate its operation. The Project Site is located in West Rancho Dominguez-Victoria, an urban community served by existing public services and associated infrastructure. The Project Site is also located in close proximity to industrial and commercial businesses, an existing public park, and single- and multi-family residential development and is well served by public transit infrastructure. Buildout of the Project is not expected to negatively impact existing public services. However, in order to ensure that the Project will not result in future infrastructure impacts, the Project is required to upgrade or install any necessary infrastructure to adequately accommodate Project demand. Thus, the Project will ensure that community services and infrastructure are sufficient to accommodate the growth associated with the Project.
9. The Project provides the foundation for a strong and diverse economy. The Project Site is located on a vacant site in West Rancho Dominguez-Victoria, an urbanized community in close proximity to existing industrial and

commercial businesses. By locating this Project in proximity to potential sources of employment on a vacant site, the Project is helping foster an appropriate jobs-housing balance in this community and will not displace any existing job-generating use.

10. The Project promotes excellence in environmental resource management. The Project Site is located in West Rancho Dominguez-Victoria, an urban community in the south-central portion of Los Angeles County. There are no known sensitive biological resources on or in the immediate vicinity of the Project Site that would be impacted by its construction and operation. Further, as the Project Site is currently served by existing public services and infrastructure (such as storm drain and sewer systems), and would not be a new source of significant air or water pollution, buildout of the Project is not expected to significantly impact the County's natural resources.
11. The Project provides healthy, livable, and equitable communities. The Project Site is located in West Rancho Dominguez-Victoria, an urban community in the south-central portion of Los Angeles County. The area surrounding the Project Site is characterized by existing industrial and commercial businesses, open space, and single- and multi-family residential development. Development of an 85-unit multi-family residential complex is compatible with the existing developed pattern of the area and would not be a new source of significant air or water pollution. The multi-family complex is buffered from the industrial yards to the west by the Project's on-site surface parking area and landscaping located along the western edge of the Project Site. Further, the Project Site is located near several public transportation routes providing access to various communities throughout the region.
12. Modified conditions warrant a revision in the zoning plan as it pertains to the area. The unincorporated areas were assigned a RHNA allocation of 30,145 units for the 2014-2021 Housing Element planning period. Housing Element Policy 1.1 states, "Make available through land use planning and zoning an adequate inventory of vacant and underutilized sites to accommodate the County's Regional Housing Needs Assessment (RHNA) allocation". At the time, the Project Site was not intensified as a vacant underutilized site because of its existing zoning. However, HCHC and CDC has identified the project area for housing as the site is surrounded by residential development with potential densities similar to what is being proposed. The General Plan Amendment request to re-designate the Project Site from H9 to H30 and the Zone Change request to rezone the Project Site from R-1 to R-3, and the five percent density bonus request will allow the construction of the new affordable units at a density of approximately 31 dwelling units per acre. This will help the County meet its RHNA allocation.

Further, according to the Housing Element, in 2012, "More than half of all renter households in the unincorporated areas paid more than 30% of their income toward rent." Thus, there is a critical need to provide additional dwelling units with affordable rents targeted at the most vulnerable segments of the population.

13. The need for the requested zone classification exists within the area. According to the Housing Element, "The lack of affordable housing and the economic recession are factors contributing to the homelessness of an estimated 58,423 people on any given day in Los Angeles County." Further, "12% of unincorporated households were considered "overcrowded," with overcrowding more prevalent among renter households than homeowners." Therefore, the requested General Plan Amendment, Zone Change, and density bonus request allow this Project to directly address a critical need for housing for at-risk populations. According to the Housing Element, low-income individuals and persons with disabilities are two populations that face greater challenges in finding available affordable housing. According to the Housing Element, "Persons with disabilities often have different preferences and accessibility needs when choosing housing. Additionally, as many persons with disabilities do not have the means of earning a living, their options may be narrowed by income." Individuals 65 and older have a significantly higher rate of disability compared to younger populations. Also, it is commonly understood that an appropriate allocation of a household's income to housing should be approximately 30 percent. As noted, in 2012, "More than half of all renter households in the unincorporated areas paid more than 30% of their income toward rent." Thus, there is a critical need to provide additional dwelling units with affordable rents targeted at the most vulnerable segments of the population.
14. The particular property under consideration is a proper location for the requested zone classification within such area. The Project Site is located in the urban community of West Rancho Dominguez-Victoria. As previously mentioned, areas north of the Project Site are zoned M-1-IP, B-1-IP, B-1, R-1, and O-S; areas south of the Project Site are zoned O-S, R-1, R-3-20U, B-1, and M-1-IP; areas east of the Project Site area zoned O-S; and areas west of the Project Site are zoned B-1 and M-1-IP. Generally speaking, the Project Site is located in a transition area between lower density, single-family residences to the north and east and higher density residential areas and industrial and commercial areas to the south and west. Re-designating the Project Site H30 and rezoning the Project Site R-3 will maintain the existing land use and zoning pattern in the vicinity of the Project Site without disrupting the existing development pattern. The Project Site is well

supported by existing public services and infrastructure including public sewer and water, public open space for outdoor recreational opportunities, and public transportation options.

15. The placement of the propose zone at such location will be in the interest of public health, safety and general welfare, and in conformity with good zoning practice. The change of zone from R-1 to R-3 at the Project Site is good zoning practice and is in the interest of the public health, safety, and general welfare of the community. Increasing housing density on vacant, underutilized sites and building in areas supported by existing public services and urban infrastructure, including, but not limited to Roy Campanella Park and public transportation options within 0.25 mile of the Project Site, provides many benefits to the community. The Project Site is located on a residential corridor characterized by a mix of existing single- and multi-family residences and is supported by numerous General Plan policies to support affordable housing development on vacant, underutilized parcels and smart growth development Projects.

The Project is designed in a way to maximize healthy livability. To start, each of the Project's 85 units have access to private balconies or decks. The ground floor of Building 1 contains a 686 square-foot community room, which will be made available for use by tenants and the broader community. The ground floor of Building 2 contains 1,670 square feet of common room space and a computer room. The Project also includes numerous outdoor spaces distributed throughout the Project Site including a community garden, two open air courtyards, and a dog area. The community garden will be located near the vehicular entrance to the Project Site and will cover an approximately 4,000 square-foot area. The community garden will include 23 raised planters, benches, work table, and with sink. Courtyard 1 is located along the south side of the Project Site between Buildings 1 and 2 and covers an approximately 1,600 square-foot area. This courtyard is comprised of passive recreation elements including lawn and ornamental landscaped areas, benches, and built-in barbeque. Courtyard 2 is located in the interior portion of Building 2 and covers an approximately 5,800 square-foot area. This courtyard is comprised of both passive and active recreational elements including benches and outdoor tables and chair, lawn and landscaped areas, as well as a raised mound with slide, climbing rope, sunken lawn area, wooden deck, mister pole, drinking fountain, and sport court. Courtyard 2 is connected to the front of the Project Site by a 1,400 square-foot breezeway/plaza on the ground floor of Building 2. This breezeway/plaza incorporates benches, tables and chairs, and a movie screen installed along one of the perimeter walls. Finally, the dog area is located at the northwest corner of the Project Site and covers an

approximately 4,400 square-foot area. These facilities will encourage social interaction among the facility's tenants. Finally, the Project Site is located directly across S. Stanford Avenue from Roy Campanella Park; the Project proposes to slightly relocate an existing pedestrian cross walk that will provide direct access from the Project Site to the park.

While providing controlled access, each level of both buildings is designed to be open-air in order to permit the free circulation of breezes throughout each building. In addition, the Project is aiming for LEED for Homes Gold Certification and will include the following environmentally sensitive design features: solar hot water systems, construction design to accommodate a rooftop photovoltaic system, low-flush toilets, low-flow shower heads and faucets, the use of Energy Star interior and exterior lighting, the use of Energy Star bathroom fans, refrigerators, dishwashers, and laundry facilities, the use of no-volatile organic compound interior paints, drought-tolerant landscaping, and the use of diverted fly ash in the concrete mix.

16. With approval of the requested General Plan Amendment, the proposed Zone Change is consistent with the adopted General Plan for the area. As previously stated, the Project Site is located within the H9 land use category of the Los Angeles County General Plan. The Project is a request for a General Plan Amendment, Zone Change, Administrative Housing Permit, and Site Plan Review for the construction of an 85-unit affordable housing development. The General Plan Amendment request is to re-designate the Project Site H30, which allows for single- and multi-family residential development at a maximum residential density of 30 dwelling units per acre. With approval of the requested General Plan Amendment, the Project Site would be able to accommodate the Project and 81 of its 85 dwelling units. The density bonus request is for a five percent increase in the allowed density. The request would allow for the additional four units. With approval of the requested General Plan Amendment and density bonus, the Project would be consistent with intended uses and the maximum allowed residential density of the underlying land use category. The requested Zone Change would rezone the Project Site R-3, which allows for the construction of apartment houses at limited densities. The requested R-3 zone is consistent with the requested H30 land use category and the same land use and zoning pair is exhibited on the property immediately to the south of the Project Site.
17. The Project will assist in satisfying housing needs and is programmed to continue meeting such housing needs. A covenant will be filed with the County restricting the rental of the residential units to extremely low-, very low-, and low-income households (30%, 50%, and 60% of AMI, respectively)

as defined in the California Health and Safety Code Section 50079.5 for a period of 55 years from the date of issuance of the Certificate of Occupancy.

18. Pursuant to the provisions of Sections 22.60.174 and 22.60.175 of the County Code, the community was appropriately notified of the public hearing by mail, newspaper and property posting.
19. The location of the documents and other materials constituting the record of proceedings upon which the Commission's decision is based in this matter is at the Los Angeles County Department of Regional Planning, 13<sup>th</sup> Floor, Hall of Records, 320 West Temple Street, Los Angeles, CA 90012. The custodian of such documents and materials shall be the Section Head of the Zoning Permits West Section, Los Angeles County Department of Regional Planning.

**RESOLVED**, That the Regional Planning Commission recommends to the Board of Supervisors of the County of Los Angeles as follows:

1. Amend the Los Angeles County General Plan Land Use Policy Map from H9 to H30 for Assessor's Parcel Numbers 6137005036, 6137005902, and 6137005903.
2. Change of zone from R-1 to R-3 for Assessor's Parcel Numbers 6137005036, 6137005902, and 6137005903.
3. That the Board of Supervisors adopt the Mitigated Negative Declaration, dated November 28, 2016, certify its completion and find that the project with modifications, will not have a significant impact upon the environment;
4. That the Board of Supervisors hold a public hearing to consider the above recommended change of zone.

I hereby certify that the foregoing resolution was adopted by a majority of the voting members of the Regional Planning Commission on the County of Los Angeles on December 14, 2016.

\_\_\_\_\_  
Rosie O. Ruiz, Secretary  
County of Los Angeles  
Regional Planning Commission

VOTE:

**GENERAL PLAN AMENDMENT NO. RPPL2016001066  
ZONE CHANGE NO. 201500008  
ADMINISTRATIVE HOUSING PERMIT NO. 201500004  
SITE PLAN REVIEW NO. 201500770**

**DRAFT RESOLUTION  
Page 8 of 8**

Concurring:

Dissenting:

Abstaining:

Absent:

Action Date:

MKK:KAF  
November 22, 2016

**ZONING CASE NUMBER RZC201500008**

**ORDINANCE NUMBER \_\_\_\_\_**

An ordinance amending Section 22.16.230 of Title 22 of the County Code, changing regulations for the execution of the Los Angeles County General Plan, relating to the Willowbrook-Enterprise Zoned District Number 34.

The Board of Supervisors of the County of Los Angeles ordains as follows:

**SECTION 1.** Section 22.16.230 of the County Code is amended by amending the map of the Willowbrook-Enterprise Zoned District Number 34 as shown on the map attached hereto.

**SECTION 2.** The Board of Supervisors finds that this ordinance is consistent with the Los Angeles County General Plan of the County of Los Angeles.

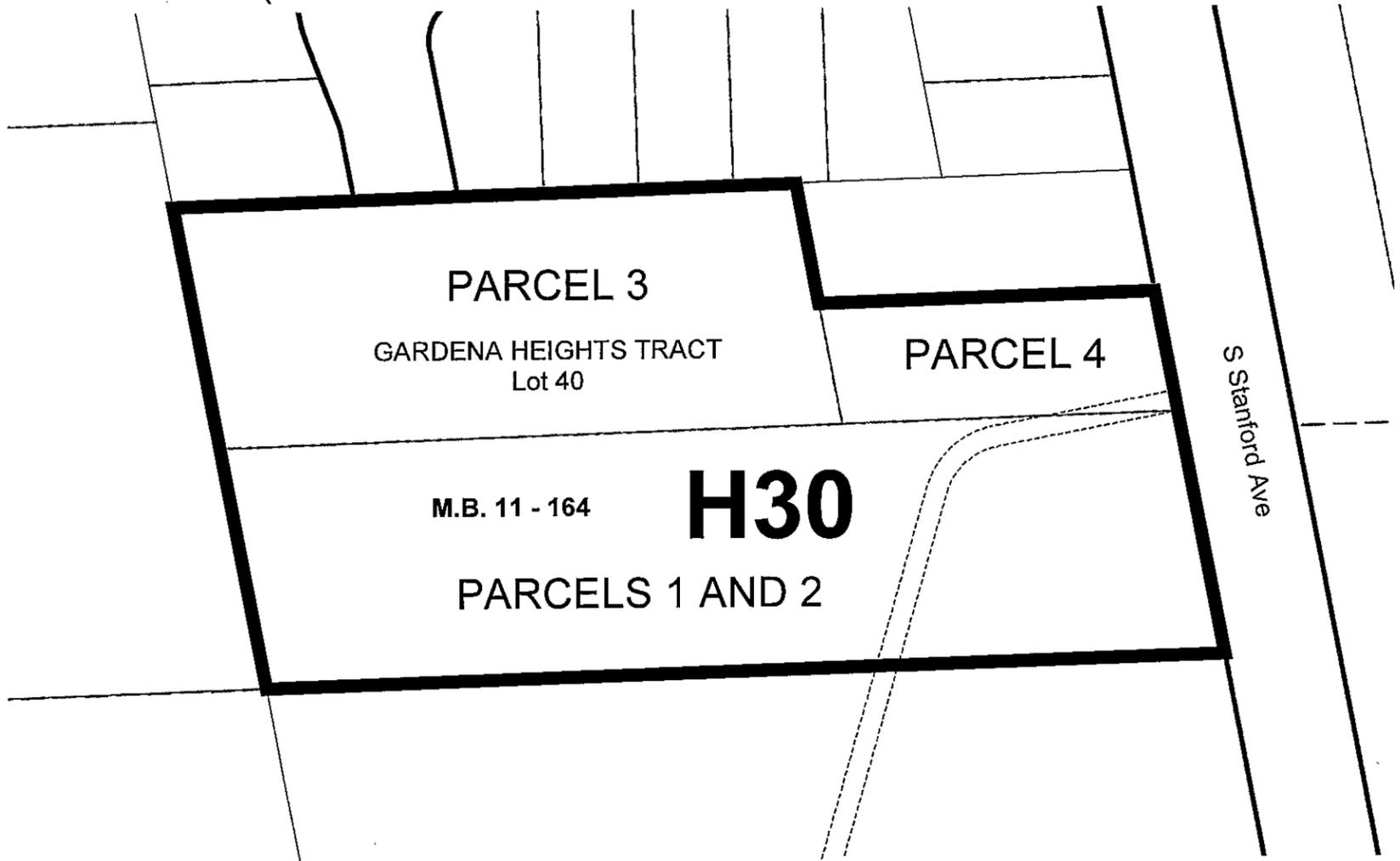
AMENDMENT TO COUNTYWIDE GENERAL PLAN  
**WEST RANCHO DOMINQUEZ - VICTORIA COMMUNITY**

**PLAN AMENDMENT: RPPL2016001066**

ON:

**CATEGORY H9 TO CATEGORY H30**

(PROPOSED: RESIDENTIAL 30 0-30 DU/AC)



**LEGAL DESCRIPTION:**

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

PARCEL 1: THE S'LY 100' OF THE E'LY 100' OF THE S'LY 130.45' OF LOT 40 OF GARDENA HEIGHTS, IN THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 11, PAGE 164, OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

PARCEL 2: THE S'LY 130.45' OF LOT 40 OF GARDEN HEIGHTS, IN THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 11, PAGE 164, OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY. EXCEPT THE S'LY 100' OF THE E'LY 100' THEREOF.

APN: 6137-005-036

PARCEL 3: THE N 130' OF THE S 260.45' OF LOT 40 OF GARDENA HEIGHTS, IN THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 11, PAGE 164 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY. SAID DISTANCES BEING MEASURED ALONG THE E'LY LINE OF SAID LOT 40. EXCEPT THE E'LY 175' THEREOF.

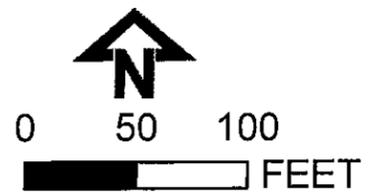
APN: 6137-005-903

PARCEL 4: THE S'LY 65' OF THE N'LY 130' OF THE S'LY 260.45' (SAID DISTANCE BEING MEASURED ALONG THE E'LY LINE OF LOT 40) OF THE E'LY 175' OF LOT 40 OF GARDENA HEIGHTS, IN THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS SHOWN ON MAP RECORDED IN BOOK 11 PAGE 164 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

APN: 6137-005-902

**LEGEND:**

- PARCELS
- STREET / RIGHT OF WAY
- LOT LINE
- CUT/DEED LINE
- EASEMENT LINE
- PLAN AMENDMENT AREA
- NAP** NOT A PART



**COUNTY ZONING MAP**  
**075H205**

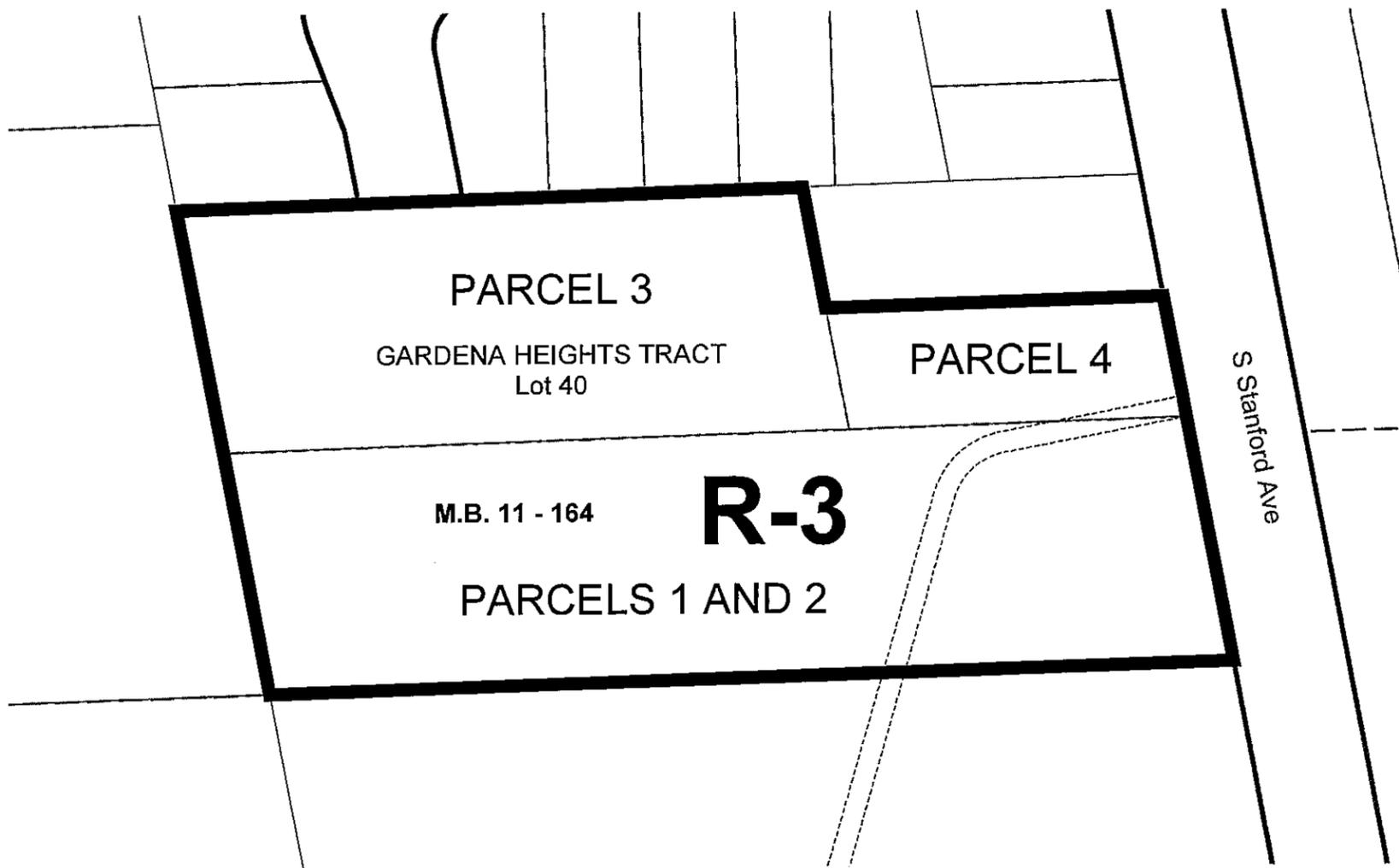
**DIGITAL DESCRIPTION:** ZCOZD\_WILLOWBROOK\_ENTERPRISE  
 THE REGIONAL PLANNING COMMISSION  
 COUNTY OF LOS ANGELES  
 LAURA SHELL, CHAIR  
 RICHARD J. BRUCKNER, PLANNING DIRECTOR

CHANGE OF PRECISE PLAN  
**WEST RANCHO DOMINQUEZ - VICTORIA ZONED DISTRICT**  
**ADOPTED BY ORDINANCE:** \_\_\_\_\_

**ON:** \_\_\_\_\_

**ZONING CASE: ZC201500008**

AMENDING SECTION: 22.16.230 OF THE COUNTY CODE



**LEGAL DESCRIPTION:**

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

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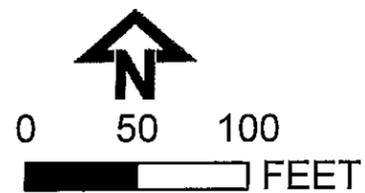
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APN: 6137-005-902

**LEGEND:**

- PARCELS
- STREET / RIGHT OF WAY
- LOT LINE
- CUT/DEED LINE
- EASEMENT LINE
- ZONE CHANGE AREA
- NAP** NOT A PART



**COUNTY ZONING MAP**  
**075H205**

**DIGITAL DESCRIPTION:** \ZCOZD\_WILLOWBROOK\_ENTERPRISE  
 THE REGIONAL PLANNING COMMISSION  
 COUNTY OF LOS ANGELES  
 LAURA SHELL, CHAIR  
 RICHARD J. BRUCKNER, PLANNING DIRECTOR

**FINDINGS OF THE REGIONAL PLANNING COMMISSION  
AND ORDER  
COUNTY OF LOS ANGELES  
PROJECT NO. R2015-02448-(2)  
GENERAL PLAN AMENDMENT NO. RPPL2016001066  
ZONE CHANGE NO. 201500008  
ADMINISTRATIVE HOUSING PERMIT NO. 201500004  
SITE PLAN REVIEW NO. 201500770**

1. The Los Angeles County ("County") Regional Planning Commission ("Commission") conducted a duly-noticed public hearing on December 14, 2016, in the matter of Project No. R2015-02448-(2), consisting of General Plan Amendment No. RPPL2016001066, Zone Change No. 201500008, Administrative Housing Permit No. 201500004, Site Plan Review No. 201500770. (The General Plan Amendment, Zone Change, Administrative Housing Permit, and Site Plan Review are referred to collectively as the "Project Permits").
2. Hollywood Community Housing Corporation ("HCHC") ("permittee"), requests the Project Permits to authorize the construction of a 112,954 square-foot, 85-unit multi-family residential affordable housing project ("Project") on a property located at 14803 S. Stanford Avenue in the unincorporated community of West Rancho Dominguez-Victoria ("Project Site").
3. The permittee requests a General Plan Amendment to amend the Los Angeles County General Plan ("General Plan") land use policy map for Assessor Parcel Numbers 6137005036, 6137005902, and 6137005903 from H9 (Residential: 0-9 du/net acre) to H30 (Residential: 0-30 du/net acre).
4. The permittee requests a Zone Change to change Assessor Parcel Numbers 6137005036, 6137005902, and 6137005903 from R-1 (Single Family Residence Zone) to R-3 (Limited Density Multiple Residence Zone).
5. The Project is 100% affordable with affordability levels restricted to extremely low-, very low-, and low-income households (incomes at 30%, 50%, and 60% of Area Median Income ("AMI"), respectively) and qualifies for three development incentives with an Administrative Housing Permit. The permittee requests an Administrative Housing Permit to allow a five percent density bonus and two development incentives including an increase in the maximum allowed building height from 35 feet to 40 feet and a reduction in the amount of required on-site parking from 169 spaces to 93 spaces.
6. The approval of the Project Permits will not become effective unless and until the Board has approved the Plan Amendment and Zone Change, and both have become effective, at which time the Project will be approved through a ministerial Site Plan Review.

7. The Project Site is approximately 2.72 acres in size and consists of three legal lot(s). The Project Site is irregular in shape with relatively flat topography and is currently vacant.
8. The Project Site is located in the Willowbrook-Enterprise Zoned District and is currently zoned R-1.
9. The Project Site is located within the H9 land use category of the Los Angeles County General Plan Land Use Policy Map.
10. Surrounding Zoning within a 500-foot radius includes:
  - North: M-1-IP (Light Manufacturing Zone with an Industrial Preservation Combining Zone), B-1-IP (Buffer Strip Zone with an Industrial Preservation Combining Zone), B-1, R-1, and O-S (Open Space Zone)
  - South: O-S, R-1, R-3-20U (Limited Density Multiple Residence Zone, 20 units per acre maximum density), B-1, and M-1-IP
  - East: O-S
  - West: B-1 and M-1-IP
11. Surrounding land uses within a 500-foot radius include:
  - North: Tanker and bus storage yards, pipe storage yard, Mckinley/Vanguard Elementary School, single-family residences, Roy Campanella Park
  - South: Roy Campanella Park, single-family residences, multi-family residences, warehouse, truck storage yard
  - East: Roy Campanella Park
  - West: Truck, bus, and tanker storage yards
12. There are no previous entitlements associated with the Project Site. In 2015, the Project Site was designated as H9 by the updated Los Angeles County General Plan. In 1948, the Project Site was zoned R-1 by Ordinance No. 5124. Building permit records indicate that at least two single-family residences previously existed on the Project Site, but have since been demolished.
13. The site plan for the Project depicts a new, 112,954 square-foot multi-family residential complex comprised of two, three-story buildings containing 85 dwelling units. Of the 85 units to be constructed, 43 units will be reserved for extremely low-income households, 25 units will be reserved for very low-income households, 15 units will be reserved for low-income households, and two units will be reserved as on-site manager units. Ten of these units will also accommodate individuals with mobility and audiological impairments.

Building 1

Building 1 is on the east side of the Project Site and fronts S. Stanford Avenue. The building form is an irregular rectangle and reaches a maximum height of 34 feet, though the portion of the building fronting S. Stanford Avenue will reach a height of 29 feet. Building 1 contains 21, one- and two-bedroom units; six of these units are on the ground floor; nine of the units are on the second floor; and the final six units are on the third floor. Three of these units are designed to accommodate individuals with mobility impairments. Primary access to the building is on the eastern side from S. Stanford Avenue through the building's ground floor lobby. The ground floor contains a building lobby, a 686 square-foot community room, restroom and laundry facilities, office space for on-site case workers, and a meeting room. The community room will be available for use by both Project tenants and members of the community.

### Building 2

Building 2 is located on the western side of the Project Site, is roughly "u"-shaped, and reaches a maximum height of 40 feet. Building 2 contains 64 units comprised of one-, two-, and three-bedroom configurations. Seven of these units are designed to accommodate individuals with mobility and audiological impairments. The ground floor contains a building lobby, 1,670 square feet of common room space, restroom and laundry facilities, office space for on-site case workers, and a computer room. The ground floor also includes 18 units. The second floor contains a 349 square-foot common room, laundry facilities, an outdoor deck space, and 23 units. The third floor contains a 349 square-foot common room, laundry facilities, and 23 units. Primary access to the building is on the eastern side is from within the Project Site via a breezeway into the ground-floor lobby.

### Grounds

Access to the Project Site is provided via a single driveway along S. Stanford Avenue that provides secure, gate-controlled vehicular access. Parking for the Project is at grade and will be distributed throughout the Project Site, in particular along the northern and western perimeters of the Project Site. In total, the Project is providing 93 surface parking spaces, of which five are Americans with Disabilities Act ("ADA") accessible spaces; this total is inclusive of guest parking spaces.

The Project includes numerous outdoor spaces. Each unit has a balcony or deck. Common outdoor spaces include a community garden, two open air courtyards, and a dog area. The community garden will be located near the vehicular entrance to the Project Site and will cover an approximately 4,000 square-foot area. The community garden includes 23 raised planters, benches, a work table, and sink. Courtyard 1 is located along the south side of the Project Site between Buildings 1 and 2 and is approximately 1,600 square feet. This courtyard is comprised of passive recreational

elements including lawn and ornamental landscaping, benches, and built-in barbeque. Courtyard 2 is located in the interior portion of Building 2 and covers an approximately 5,800 square-foot area. This courtyard is comprised of both passive and active recreational elements including benches and outdoor tables and chair, lawns and ornamental landscaping, as well as a raised mound with slide, climbing rope, sunken lawn area, wooden deck, mister pole, sport court, and drinking fountain. Courtyard 2 is connected to the eastern portion of the Project Site by a 1,400 square-foot open air breezeway/plaza on the ground floor of Building 2. This breezeway/plaza incorporates benches, tables and chairs, and a movie screen installed along one of the perimeter walls. Finally, the dog area is located at the northwest corner of the Project Site and is approximately 4,400 square feet.

14. The Project Site is accessible via S. Stanford Avenue to the east. Primary access to the Project Site will be via a single entrance/exit on S. Stanford Avenue.
15. The Project will provide 93 standard-sized surface parking spaces, inclusive of guest parking and five accessible spaces. The spaces will be distributed throughout the Project Site, predominantly on its northern and western sides; 80 of these spaces will be covered. The Project will also provide nine short-term and 85 long-term bicycle storage spaces.
16. Prior to the Commission's public hearing on the Project, the permittee held several meetings with the community to discuss the Project. In spring 2014, the permittee met with Collective People Together to discuss the Project. On July 17, 2014, the permittee held a community meeting to discuss the Project. On August 8, 2014, the permittee informed residents within 500 feet of the Project Site that environmental studies would be conducted. On June 10, 2015, the permittee held another community meeting regarding the Project. On May 14, 2016, the permittee met with the Olive Circle Homeowners Association to discuss the Project. In October 2016, the permittee met with Watts Labor Community Action Committee to discuss the Project.
17. The Department of Public Works recommends approval of the Project with conditions related to driveway design and closure, the midblock pedestrian crossing, curb ramp construction, planting of street trees, construction of drainage devices, submittal of a street improvement plan, and the completion of a sewer area study. The Fire Department recommends approval of the Project with conditions related to fire access road design and maintenance, fire lane and identification signage, prohibitions on site and building control that impede fire access, fire hydrants, and an additional fire flow test. The Department of Public Health recommends approval of the Project with no conditions. The Department of Parks and Recreation recommends approval of the Project with no conditions.

18. Prior to the Commission's public hearing on the Project, an Initial Study was prepared for the Project in compliance with the California Environmental Quality Act (Public Resources Code section 21000, et seq.) ("CEQA"), the State CEQA Guidelines, and the Environmental Document Reporting Procedures and Guidelines for the County. Based on the Initial Study, Regional Planning staff determined that a Mitigated Negative Declaration ("MND") was the appropriate environmental document for the Project. The mitigation measures necessary to ensure the Project will not have a significant effect on the environment are contained in the Mitigation Monitoring and Reporting Program ("MMRP") prepared for the Project.
19. Pursuant to the provisions of sections 22.60.174 and 22.60.175 of the Zoning Code, the community was appropriately notified of the Project's public hearings by mail, newspaper, and property posting.
20. Prior to the Commission's public hearing, the Department of Regional Planning ("Regional Planning") staff received no correspondence from the public regarding the Project.
21. A duly noticed public hearing was held on December 14, 2016 before the Commission. Commissioners Smith, Louie, Shell, Pedersen, and Modugno were present. The applicant's representative, Eleanor Atkins, presented testimony in favor of the request. There being no further testimony, the Commission closed the public hearing, adopted the Mitigated Negative Declaration and Mitigation Monitoring and Reporting Program for the project and adopted a resolution recommending approval of the requested General Plan Amendment and Zone Change to the Board of Supervisors and the concurrent Administrative Housing Permit.
22. The Commission finds that the Project Site is designated H9, which allows low intensity, single-family residential development at a density of 0 to 9 dwelling units per acre. The Project will construct an 85-unit apartment house that exhibits a residential density of approximately 31 dwelling units per acre, in excess of the 24 dwelling units allowed under the current land use category. The requested land use category, H30, allows for single- and multi-family residential development at a maximum residential density of 30 dwelling units per acre. With approval of the requested General Plan Amendment, the Project Site may be developed with up to 81 dwelling units. The density bonus request is for a five percent increase in the allowed density and would permit the additional four units. With approval of the requested General Plan Amendment and density bonus, the Project would be consistent with intended uses and the maximum allowed residential density of the underlying land use category.
23. The Commission finds that the Project employs smart growth. The Project Site is located in West Rancho Dominguez-Victoria, an urbanized community served by existing public services and associated infrastructure. The Project Site is also

located near industrial and commercial businesses, park space, single- and multi-family residential development, and is well served by public transportation infrastructure. Thus, by constructing the Project in an urban area in proximity to existing employment opportunities and public transportation infrastructure, the Project is employing smart growth principles.

24. The Commission finds that the Project Site is served by adequate community services and infrastructure to accommodate growth and that the Project will provide the necessary infrastructure upgrades to accommodate its operation. The Project Site is located in West Rancho Dominguez-Victoria, an urban community served by existing public services and associated infrastructure. The Project Site is also located in close proximity to industrial and commercial businesses, an existing public park, and single- and multi-family residential development and is well served by public transit infrastructure. Buildout of the Project is not expected to negatively impact existing public services. However, in order to ensure that the Project will not result in future infrastructure impacts, the Project is required to upgrade or install any necessary infrastructure to adequately accommodate Project demand. Thus, the Project will ensure that community services and infrastructure are sufficient to accommodate the growth associated with the Project.
25. The Commission finds that the Project provides the foundation for a strong and diverse economy. The Project Site is located on a vacant site in West Rancho Dominguez-Victoria, an urbanized community in close proximity to existing industrial and commercial businesses. By locating this Project in proximity to potential sources of employment on a vacant site, the Project is helping foster an appropriate jobs-housing balance in this community and will not displace any existing job-generating use.
26. The Commission finds that the Project promotes excellence in environmental resource management. The Project Site is located in West Rancho Dominguez-Victoria, an urban community in the south-central portion of Los Angeles County. There are no known sensitive biological resources on or in the immediate vicinity of the Project Site that would be impacted by its construction and operation. Further, as the Project Site is currently served by existing public services and infrastructure (such as storm drain and sewer systems), and would not be a new source of significant air or water pollution, buildout of the Project is not expected to significantly impact the County's natural resources.
27. The Commission finds that the Project provides healthy, livable, and equitable communities. The Project Site is located in West Rancho Dominguez-Victoria, an urban community in the south-central portion of Los Angeles County. The area surrounding the Project Site is characterized by existing industrial and commercial businesses, open space, and single- and multi-family residential development. Development of an 85-unit multi-family residential complex is compatible with the

existing developed pattern of the area and would not be a new source of significant air or water pollution. The multi-family complex is buffered from the industrial yards to the west by the Project's on-site surface parking area and landscaping located along the western edge of the Project Site. Further, the Project Site is located near several public transportation routes providing access to various communities throughout the region.

28. The Commission finds that the Project is consistent with Housing Element goals related to the provision of a range of housing types. The Project is an 85-unit multi-family residential complex, 43 of which will be reserved for extremely low-income households, 25 for very low-income households, 15 for low-income households, and two units for on-site property managers. Ten of these units will be designed to accommodate individuals with mobility and audiological impairments. According to the Los Angeles County General Plan Housing Element ("Housing Element"), individuals with disabilities make up approximately nine percent of the adult population of Los Angeles County. Further, the Housing Element identifies the lack of affordable housing as a primary source of the County's homeless population. HCHC is coordinating with the Los Angeles County Community Development Commission ("CDC") to facilitate the development of the Project Site to serve some of the County's most vulnerable populations.
29. The Commission finds that the Project is consistent with Housing Element policies related to the use of land use planning and zoning to make underutilized sites available to accommodate the County's Regional Housing Needs Assessment ("RHNA"). Granting of the requested General Plan amendment and zone change would permit more dwelling units than is allowed under existing regulatory conditions. Further, the requested land use category and zone conform to the existing regulatory and development pattern of the area. Furthermore, it will facilitate the County's ability to meet its share of the Regional Housing Needs Assessment allocation. Because of its existing zoning, the Project Site is not identified on the County's inventory of vacant and underutilized sites. However, the property is a vacant lot and approval of the requested General Plan Amendment and Zone Change will create additional opportunity for needed affordable housing.
30. The Commission finds that the Project is consistent with Housing Element policies related to coordination between the public and private sectors in the development of housing for low and moderate income households and those with special needs and the availability of development incentives. The Project Site is comprised of three adjoining parcels. Of these one is owned by HCHC and two are owned by CDC. HCHC is working with the CDC to facilitate coordinated development of the Project Site. In exchange for developing a 100% affordable project, the applicant is requesting two density bonus development incentives: 1) an increase in the maximum allowed building height by five feet and 2) a reduction in code required parking.

31. The Commission finds that the Project is consistent with Housing Element policies related to the promotion of mixed income neighborhoods and a diversity of housing types. The housing stock in the vicinity of the Project Site is a mix of single- and multi-family residences, located to the north, east, and south. Upon completion, the Project will add affordable residential dwelling units to the existing housing stock in the West Rancho Dominguez-Victoria community. The affordable, multi-family character of the Project will contribute to mixed-income neighborhood with a diversity of housing types.
32. The Commission finds that the Project is consistent with Land Use Element goals related to creating a development pattern that discourages sprawl and protects and conserves areas with natural resources and SEAs. The Project Site is currently vacant and located in an urban area. The area surrounding the Project Site is characterized by a mix of industrial and commercial businesses, single- and multi-family residences, public facilities, and open space. The Project would develop an underutilized parcel with no known sensitive biological resources in an urbanized area served by existing public service and urban infrastructure. The Project would concentrate development and therefore will not consume raw, undeveloped land, it will not contribute to sprawl and will not negatively impact the County's natural resources.
33. The Commission finds that the Project is an infill project in an urban area on an existing vacant and underutilized site. The Project Site is currently vacant and located in an urban area. The area surrounding the Project Site is characterized by a mix of industrial and commercial businesses, single- and multi-family residences, public facilities, and open space. The Project would develop an underutilized parcel with no known sensitive biological resources in an urbanized area served by existing public service and urban infrastructure. The Project would concentrate development and therefore will not consume raw, undeveloped land, it will not contribute to sprawl and will not negatively impact the County's natural resources.
34. The Commission finds that the Project promotes environmentally-sensitive and sustainable design, including the use of Leadership in Energy and Environmental Design and Energy Star Homes design elements. The Project is designed to employ the use of several environmentally-sensitive and sustainable features. These include solar hot water systems; construction design to accommodate a rooftop photovoltaic system; low-flush toilets; low-flow shower heads and faucets; Energy Star rated interior and exterior lighting; Energy Star rated bathroom fans; refrigerators; dishwashers; and laundry facilities; no-volatile organic compound interior paints; drought-tolerant landscaping; and the use of diverted fly ash in the concrete mix. The applicant is aiming for the Project design to achieve Leadership in Energy and Environmental Design ("LEED") for Homes Gold Certification.

35. The Commission finds that modified conditions warrant a revision in the zoning plan as it pertains to the area. The unincorporated areas were assigned a RHNA allocation of 30,145 units for the 2014-2021 Housing Element planning period. Housing Element Policy 1.1 states, "Make available through land use planning and zoning an adequate inventory of vacant and underutilized sites to accommodate the County's Regional Housing Needs Assessment (RHNA) allocation". At the time, the Project Site was not intensified as a vacant underutilized site because of its existing zoning. However, HCHC and CDC has identified the project area for housing as the site is surrounded by residential development with potential densities similar to what is being proposed. The General Plan Amendment request to re-designate the Project Site from H9 to H30 and the Zone Change request to rezone the Project Site from R-1 to R-3, and the five percent density bonus request will allow the construction of the new affordable units at a density of approximately 31 dwelling units per acre. This will help the County meet its RHNA allocation.

Further, according to the Housing Element, in 2012, "More than half of all renter households in the unincorporated areas paid more than 30% of their income toward rent." Thus, there is a critical need to provide additional dwelling units with affordable rents targeted at the most vulnerable segments of the population.

36. The Commission finds that the need for the requested zone classification exists within the area. According to the Housing Element, "The lack of affordable housing and the economic recession are factors contributing to the homelessness of an estimated 58,423 people on any given day in Los Angeles County." Further, "12% of unincorporated households were considered "overcrowded," with overcrowding more prevalent among renter households than homeowners." Therefore, the requested General Plan Amendment, Zone Change, and density bonus request allow this Project to directly address a critical need for housing for at-risk populations. According to the Housing Element, low-income individuals and persons with disabilities are two populations that face greater challenges in finding available affordable housing. According to the Housing Element, "Persons with disabilities often have different preferences and accessibility needs when choosing housing. Additionally, as many persons with disabilities do not have the means of earning a living, their options may be narrowed by income." Individuals 65 and older have a significantly higher rate of disability compared to younger populations. Also, it is commonly understood that an appropriate allocation of a household's income to housing should be approximately 30 percent. As noted, in 2012, "More than half of all renter households in the unincorporated areas paid more than 30% of their income toward rent." Thus, there is a critical need to provide additional dwelling units with affordable rents targeted at the most vulnerable segments of the population.

37. The Commission finds that the particular property under consideration is a proper location for the requested zone classification within such area. The Project Site is located in the urban community of West Rancho Dominguez-Victoria. As previously

mentioned, areas north of the Project Site are zoned M-1-IP, B-1-IP, B-1, R-1, and O-S; areas south of the Project Site are zoned O-S, R-1, R-3-20U, B-1, and M-1-IP; areas east of the Project Site area zoned O-S; and areas west of the Project Site are zoned B-1 and M-1-IP. Generally speaking, the Project Site is located in a transition area between lower density, single-family residences to the north and east and higher density residential areas and industrial and commercial areas to the south and west. Re-designating the Project Site H30 and rezoning the Project Site R-3 will maintain the existing land use and zoning pattern in the vicinity of the Project Site without disrupting the existing development pattern. The Project Site is well supported by existing public services and infrastructure including public sewer and water, public open space for outdoor recreational opportunities, and public transportation options.

38. The Commission finds that the placement of the proposed zone at such location will be in the interest of public health, safety and general welfare, and in conformity with good zoning practice. The change of zone from R-1 to R-3 at the Project Site is good zoning practice and is in the interest of the public health, safety, and general welfare of the community. Increasing housing density on vacant, underutilized sites and building in areas supported by existing public services and urban infrastructure, including, but not limited to Roy Campanella Park and public transportation options within 0.25 mile of the Project Site, provides many benefits to the community. The Project Site is located on a residential corridor characterized by a mix of existing single- and multi-family residences and is supported by numerous General Plan policies to support affordable housing development on vacant, underutilized parcels and smart growth development Projects.

The Project is designed in a way to maximize healthy livability. To start, each of the Project's 85 units have access to private balconies or decks. The ground floor of Building 1 contains a 686 square-foot community room, which will be made available for use by tenants and the broader community. The ground floor of Building 2 contains 1,670 square feet of common room space and a computer room. The Project also includes numerous outdoor spaces distributed throughout the Project Site including a community garden, two open air courtyards, and a dog area. The community garden will be located near the vehicular entrance to the Project Site and will cover an approximately 4,000 square-foot area. The community garden will include 23 raised planters, benches, work table, and with sink. Courtyard 1 is located along the south side of the Project Site between Buildings 1 and 2 and covers an approximately 1,600 square-foot area. This courtyard is comprised of passive recreation elements including lawn and ornamental landscaped areas, benches, and built-in barbeque. Courtyard 2 is located in the interior portion of Building 2 and covers an approximately 5,800 square-foot area. This courtyard is comprised of both passive and active recreational elements including benches and outdoor tables and chair, lawn and landscaped areas, as well as a raised mound with slide, climbing rope, sunken lawn area, wooden deck, mister pole, drinking fountain, and sport

court. Courtyard 2 is connected to the front of the Project Site by a 1,400 square-foot breezeway/plaza on the ground floor of Building 2. This breezeway/plaza incorporates benches, tables and chairs, and a movie screen installed along one of the perimeter walls. Finally, the dog area is located at the northwest corner of the Project Site and covers an approximately 4,400 square-foot area. These facilities will encourage social interaction among the facility's tenants. Finally, the Project Site is located directly across S. Stanford Avenue from Roy Campanella Park; the Project proposes to slightly relocate an existing pedestrian cross walk that will provide direct access from the Project Site to the park.

While providing controlled access, each level of both buildings is designed to be open-air in order to permit the free circulation of breezes throughout each building. In addition, the Project is aiming for LEED for Homes Gold Certification and will include the following environmentally sensitive design features: solar hot water systems, construction design to accommodate a rooftop photovoltaic system, low-flush toilets, low-flow shower heads and faucets, the use of Energy Star interior and exterior lighting, the use of Energy Star bathroom fans, refrigerators, dishwashers, and laundry facilities, the use of no-volatile organic compound interior paints, drought-tolerant landscaping, and the use of diverted fly ash in the concrete mix.

39. The Commission finds that with approval of the requested General Plan Amendment, the proposed Zone Change is consistent with the adopted General Plan for the area. As previously stated, the Project Site is located within the H9 land use category of the Los Angeles County General Plan. The Project is a request for a General Plan Amendment, Zone Change, Administrative Housing Permit, and Site Plan Review for the construction of an 85-unit affordable housing development. The General Plan Amendment request is to re-designate the Project Site H30, which allows for single- and multi-family residential development at a maximum residential density of 30 dwelling units per acre. With approval of the requested General Plan Amendment, the Project Site would be able to accommodate the Project and 81 of its 85 dwelling units. The density bonus request is for a five percent increase in the allowed density. The request would allow for the additional four units. With approval of the requested General Plan Amendment and density bonus, the Project would be consistent with intended uses and the maximum allowed residential density of the underlying land use category. The requested Zone Change would rezone the Project Site R-3, which allows for the construction of apartment houses at limited densities. The requested R-3 zone is consistent with the requested H30 land use category and the same land use and zoning pair is exhibited on the property immediately to the south of the Project Site.
40. The Commission finds that the Project includes the minimum number of units to be eligible for a density bonus. The total dwelling units of the qualified Project shall be five units or more. The Project would construct an 85-unit multi-family residential affordable housing Project in excess of the minimum five unit requirement.

41. The Commission finds that the Project will maintain a level of affordability for the minimum amount of time to be eligible for a density bonus. The applicant is required to set aside a minimum of five percent of the units for very low-income earning households or 10 percent of low-income earning households; either option entitles the applicant to a minimum 20 percent density bonus that must be maintained for at least 55 years. In a letter dated August 1, 2016, CDC verified that the Project will be 100% affordable with 25 units reserved for very low-income households for a duration of 55 years consistent with this requirement. Further, the applicant has requested a five percent density bonus, less than the minimum entitled density bonus associated with the Project-verified set aside, consistent with this requirement.
42. The Commission finds that the Project will incorporate an exterior design for the required housing set aside that is compatible with the exterior design of the other units to be eligible for a density bonus. The site plan for the Project indicates that all units will be reserved for extremely low-, very low-, and low-income households. The affordable set aside units will be distributed throughout the two buildings on the Project Site and will not be distinguishable from other units in terms of construction materials, colors, and finishes. The exterior of both buildings will utilize the same construction materials, colors, and finishes. As such, there will be no discernable difference in the exterior appearance of any of the units, consistent with this requirement.
43. The Commission finds that the permittee has requested a building height development incentive. The applicant has requested a five foot increase in height above the 35-foot maximum height allowed in the requested R-3 zone. As depicted in the site plan, the Project reaches a maximum height of 40 feet, consistent with the maximum 10-foot height incentive. Further, the northern interior side of the Project Site adjoins a single-family residential property zoned R-1. As such, the Project is required to be stepped back one foot for each additional foot in height. Therefore, the Project must be designed such that the uppermost five feet of the buildings is stepped back at least 10 feet from the northern property line (inclusive of the R-3 Zone's five-foot interior side yard setback requirement). As depicted on the site plan, Building 1 is set back approximately 99 feet from the northern property line and Building 2 is set back approximately 66 from the northern property line, consistent with this requirement.
44. The Commission finds that the permittee has requested a parking development incentive. Consistent with State law, projects within 0.5 mile of a transportation stop in which all units are reserved for very low- and low-income household to provide parking at a ratio 0.5 spaces per unit, inclusive of guest and accessible spaces and may be tandem and uncovered. The Project Site is located 0.18 mile from a major bus stop at the intersection of S. Stanford Avenue and Compton Boulevard served

by the Los Angeles County Metropolitan Transportation Agency's ("MTA") 51, 52, and 352 bus lines. The Project will provide 46 1-bedroom units and 39 2- and 3-bedroom units, all of which will be set aside for extremely low-, very low-, and low-income households. As such, the Project must provide a minimum of 43 parking spaces. As depicted on the site plan, the Project will provide 93 parking spaces as well as nine short-term and 85 long-term bicycle storage spaces in excess of this requirement.

45. The Commission finds that the Project will assist in satisfying housing needs and is programmed to continue meeting such housing needs. A covenant will be filed with the County restricting the rental of the residential units to extremely low-, very low-, and low-income households (30%, 50%, and 60% of AMI, respectively) as defined in the California Health and Safety Code Section 50079.5 for a period of 55 years from the date of issuance of the Certificate of Occupancy.
46. The Commission finds that the Project exceeds the height limits of the R-3 Zone. No building or structure in the R-3 Zone shall exceed 35 feet in height above grade, except for chimneys and rooftop antennas. The applicant requested a five foot increase in allowable through the Administrative Housing Permit. As described above, the Project is eligible for the requested incentive and is therefore consistent with height requirements.
47. The Commission finds that the Project is consistent with the yard requirements of the R-3 Zone. Each lot of parcel of land shall have a front yard of not less than 15 feet in depth. As depicted on the site plan, the Project will provide a 15-foot front yard setback consistent with this requirement. Each lot or parcel of land shall have interior side yards of not less than five feet. As depicted on the site plan, the Project will provide at least five feet of setback area along both the northern and southern interior side yards consistent with this requirement. Each lot or parcel of land shall have a rear yard of not less than 15 feet in depth. As depicted on the site plan, the Project will provide a 15-foot rear yard setback consistent with this requirement.
48. The Commission finds that the Project is consistent with applicable parking requirements. Premises in Zone R-3 shall provide parking facilities as required by Part 11 of Chapter 22.52. As described above, the Project is eligible to provide parking based on State-mandated ratios. The Project provides parking in excess of what is required and is therefore consistent with parking requirements.
49. The Commission finds that the Project is consistent with applicable requirements of the West Rancho Dominguez-Victoria Community Standards District ("CSD") and must comply with graffiti removal and on-going property maintenance requirements.
50. The Commission finds that pursuant to sections 22.60.174 and 22.60.175 of the County Code, the community was properly notified of the public hearing by mail,

newspaper, and property posting. Additionally, the Project was noticed and case materials were available on Regional Planning's website and at libraries located in the vicinity of the Malibu community. On November 3, 2016, a total of 52 Notices of Public Hearing were mailed to all property owners as identified on the County Assessor's record within a 500-foot radius from the Project Site, as well as four notices to those on the courtesy mailing list for the Malibu Zoned District and to any additional interested parties.

51. The Commission finds that the permittee is subject to payment of the California Department of Fish and Wildlife fees related to the Project's effect on wildlife resources pursuant to section 711.4 of the California Fish and Game Code.
52. The Commission finds that the MMRP, prepared in conjunction with the MND, identifies in detail how compliance with its measures will mitigate or avoid potential adverse impacts to the environment from the Project. The Board further finds that the MMRP's requirements are incorporated into the conditions of approval for this Project, and that approval of this Project is conditioned on the permittee's compliance with the attached conditions of approval and MMRP.
53. After consideration of the MND, together with the comments received during the public review process, the Commission finds on the basis of the whole record before it that there is no substantial evidence that the Project will have a significant effect on the environment, and further finds that the MND reflects the independent judgment and analysis of the Commission.
54. The location of the documents and other materials constituting the record of proceedings upon which the Commission's decision is based in this matter is at the Los Angeles County Department of Regional Planning, 13th Floor, Hall of Records, 320 West Temple Street, Los Angeles, California 90012. The custodian of such documents and materials shall be the Section Head of the Zoning Permits West Section, Department of Regional Planning.

**BASED ON THE FOREGOING, THE REGIONAL PLANNING COMMISSION CONCLUDES THAT:**

Regarding the General Plan Amendment:

- A.1. The proposed amendment employs Smart Growth.
- A.2. The proposed amendment ensures that community services and infrastructure are sufficient to accommodate growth.
- A.3. The proposed amendment provides the foundation for a strong and diverse economy.

- A.4. The proposed amendment promotes excellence in environmental resource management.
- A.5. The proposed amendment provides healthy, livable and equitable communities.
- B. The proposed amendment is consistent with the goals and policies of the General Plan.
- C. The proposed amendment will benefit the public interest and is necessary to realize an unmet local or regional need.

Regarding the Zone Change:

- A. That modified conditions warrant a revision in the zoning plan as it pertains to the area or district under consideration; and
- B. That a need for the proposed zone classification exists within such area or district; and
- C. That the particular property under consideration is a proper location for said zone classification within such area or district; and
- D. That placement of the proposed zone at such location will be in the interest of public health, safety and general welfare, and in conformity with good zoning practice.

Regarding the Administrative Housing Permit:

- A.1. That the incentive is required in order to provide for affordable housing costs or affordable rents, or
- A.2. That the incentive would not have a specific adverse impact upon public health and safety or the physical environment or on any real property that is listed in the California Register or Historical Resources.

**THEREFORE, THE REGIONAL PLANNING COMMISSION:**

1. Certifies that the MND for the Project was completed in compliance with CEQA and the State and County CEQA Guidelines related thereto; certifies that it independently reviewed and considered the MND and that the MND reflects the independent judgment and analysis of Commission as to the environmental consequences of the Project; certifies that it considered the MMRP, finding that it is adequately designed to ensure compliance with the mitigation measures during Project implementation; determined that on the basis of the whole record before the Commission that there is no substantial evidence that the Project will have a significant effect on the

**PROJECT NO. R2015-02448-(2)**  
**GENERAL PLAN AMENDMENT NO. RPPL2016001066**  
**ZONE CHANGE NO. 201500008**  
**ADMINISTRATIVE HOUSING PERMIT NO. 201500004**  
**SITE PLAN REVIEW NO. 201500770**

**FINDINGS**  
**PAGE 16 OF 16**

environment; adopts the MND and finds that the MMRP is adequately designed to ensure compliance with the mitigation measures during Project implementation; and

2. Adopts the resolution recommending that the Board of Supervisors approve General Plan Amendment No. RPPL2016001066, Zone Change No. 201500008, and the concurrent Administrative Housing Permit No. 201500004.

**ACTION DATE: December 14, 2016**

**VOTE: 5:0:0:0**

Concurring: Smith, Louie, Shell, Pedersen, Modugno

Dissenting: 0

Abstaining: 0

Absent: 0

NP:KAF

11/21/2016

c: Each Commissioner, Zoning Enforcement, Building and Safety



# COUNTY OF LOS ANGELES

## DEPARTMENT OF PUBLIC WORKS

"To Enrich Lives Through Effective and Caring Service"

GAIL FARBER, Director

900 SOUTH FREMONT AVENUE  
ALHAMBRA, CALIFORNIA 91803-1331  
Telephone: (626) 458-5100  
<http://dpw.lacounty.gov>

ADDRESS ALL CORRESPONDENCE TO:  
P.O. BOX 1460  
ALHAMBRA, CALIFORNIA 91802-1460

May 4, 2016

IN REPLY PLEASE  
REFER TO FILE: **LD-2**

TO: Samuel Dea  
Special Projects  
Department of Regional Planning

Attention Kevin Finkel

FROM: *for* Art Vander Vis *Anthony Reynolds*  
Land Development Division  
Department of Public Works

**PLAN AMENDMENT RPPL2016001066  
PROJECT NO. R2015-02448  
14803 STANFORD AVENUE  
ASSESSOR'S MAP BOOK NO. 6137, PAGE 5, PARCEL NO. 36  
UNINCORPORATED COUNTY AREA OF WEST RANCHO DOMINGUEZ**

Thank you for the opportunity to review the zoning permit application and plan associated with the project located at 14803 Stanford Avenue in the unincorporated County area of West Rancho Dominguez. The applicant is requesting authorization for a proposed 85-unit affordable housing development that will consist of two separate buildings.

It is our understanding that the project will require a plan amendment, zone change, housing permit, and plot plan that will require four separate reviews and approvals.

The Plan Amendment is to change the plan category designated on the project site from H9 to H30.

- Public Works has no conditions that need to be applied to this project if ultimately approved by the advisory agency.
- Public Works has comments on the submitted documents; therefore, a Public Hearing shall **NOT** be scheduled until the comments have been addressed.

Please note this recommendation applies only to the Plan Amendment case. Public Works will be sending separate memos that apply specifically to the required zone change, housing permit, and a plot plan review.

Samuel Dea  
May 4, 2016  
Page 2

If you have any other questions or require additional information, please contact Alenoosh Mardroosian, [amardroosian@dpw.lacounty.gov](mailto:amardroosian@dpw.lacounty.gov), or Ruben Cruz, [rcruz@dpw.lacounty.gov](mailto:rcruz@dpw.lacounty.gov), of Public Works' Land Development Division at (626) 458-4910.

AM:tb

P:\dpub\SUBPCHECK\Plan\Single\14803 Stanford Ave\RPPL2016001066\2016-04-12 RPPL2016001066 SUBMIT\2016-04-25 Plan Amendment.docx



# COUNTY OF LOS ANGELES

## DEPARTMENT OF PUBLIC WORKS

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ADDRESS ALL CORRESPONDENCE TO:  
P.O. BOX 1460  
ALHAMBRA, CALIFORNIA 91802-1460

November 21, 2016

IN REPLY PLEASE  
REFER TO FILE: **LD-2**

TO: Samuel Dea  
Special Projects  
Department of Regional Planning

Attention Kevin Finkel

FROM: Art Vander Vis *Muttie Debel For*  
Land Development Division  
Department of Public Works

**ZONE CHANGE RZC201500008**  
**PROJECT NO. R2015-02448**  
**14803 STANFORD AVENUE**  
**ASSESSOR'S MAP BOOK NO. 6137, PAGE 5, PARCEL NO. 36**  
**UNINCORPORATED COUNTY COMMUNITY OF WEST RANCHO DOMINGUEZ**

Thank you for the opportunity to review the zoning permit application and plan associated with the project located at 14803 Stanford Avenue in the unincorporated County community of West Rancho Dominguez. The applicant is requesting authorization for a proposed 85-unit, affordable housing development that will consist of two separate buildings.

The requested zone change would change the subject property zoning from R-1 to R-3.

- Public Works has no conditions that need to be applied to this project if ultimately approved by the advisory agency.
- Public Works has comments on the submitted documents; therefore, a Public Hearing shall **NOT** be scheduled until the comments have been addressed.

Please note this approval applies only to the Zone Change case. Public Works will be sending separate memos that apply specifically to the required plot plan review.

If you have any other questions or require additional information, please contact Alenoosh Mardroosian of Public Works' Land Development Division at (626) 458-4910 or [amardroosian@dpw.lacounty.gov](mailto:amardroosian@dpw.lacounty.gov).

AM:tb



GAIL FARBER, Director

# COUNTY OF LOS ANGELES

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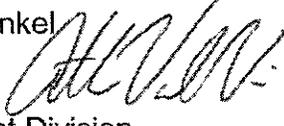
ADDRESS ALL CORRESPONDENCE TO:  
P.O. BOX 1460  
ALHAMBRA, CALIFORNIA 91802-1460

June 21, 2016

IN REPLY PLEASE  
REFER TO FILE: **LD-2**

TO: Samuel Dea  
Special Projects  
Department of Regional Planning

Attention Kevin Finkel

FROM: Art Vander Vis   
Land Development Division  
Department of Public Works

**HOUSING PERMIT RHSG201500004**  
**PROJECT NO. R2015-02448**  
**14803 STANFORD AVENUE**  
**ASSESSOR'S MAP BOOK NO. 6137, PAGE 5, PARCEL NO. 36**  
**UNINCORPORATED COUNTY AREA OF WEST RANCHO DOMINGUEZ**

Thank you for the opportunity to review the zoning permit application and plan associated with the project located at 14803 Stanford Avenue in the unincorporated County area of West Rancho Dominguez. The applicant is requesting authorization for a proposed 85-unit affordable housing development that will consist of 2 separate buildings.

It is our understanding that the project will require a plan amendment, zone change, housing permit, and plot plan that will require four separate reviews and approvals.

The requested Administrative Housing Permit would permit a density bonus of approximately 4 percent, an increase in allowed height from 35 feet to 40 feet, and a reduction in required on-site parking from 169 spaces to 93 spaces.

- Public Works has no conditions that need to be applied to this project if ultimately approved by the advisory agency.
- Public Works has comments on the submitted documents; therefore, a Public Hearing shall **NOT** be scheduled until the comments have been addressed.

Samuel Dea  
June 21, 2016  
Page 2

Please note this recommendation applies only to the Housing Permit case. Public Works will be sending separate memos that apply specifically to the required zone change and plot-plan review.

If you have any other questions or require additional information, please contact Alenoosh Mardroosian, [amardroosian@dpw.lacounty.gov](mailto:amardroosian@dpw.lacounty.gov), or Ruben Cruz, [rcruz@dpw.lacounty.gov](mailto:rcruz@dpw.lacounty.gov), of Public Works' Land Development Division at (626) 458-4910.

AM:la

2016-06-08 HOUSING PERMIT APPROVAL MEMO



GAIL FARBER, Director

# COUNTY OF LOS ANGELES

## DEPARTMENT OF PUBLIC WORKS

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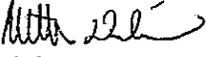
ADDRESS ALL CORRESPONDENCE TO:  
P.O. BOX 1460  
ALHAMBRA, CALIFORNIA 91802-1460

November 21, 2016

IN REPLY PLEASE  
REFER TO FILE: LD-2

TO: Samuel Dea  
Special Projects  
Department of Regional Planning

Attention Kevin Finkel

FROM: Matthew Dubiel   
Land Development Division  
Department of Public Works

**PLOT PLAN NO. RPP201500770**  
**PROJECT NO. R2015-02448**  
**14803 STANFORD AVENUE**  
**ASSESSOR'S MAP BOOK NO. 6137, PAGE 5, PARCEL NOS. 36, 902, AND 903**  
**UNINCORPORATED COUNTY COMMUNITY OF WEST RANCHO DOMINGUEZ**

Thank you for the opportunity to review the zoning permit application and plan associated with the project located at 14803 Stanford Avenue in the unincorporated County community of West Rancho Dominguez. The applicant is requesting authorization for a proposed 85-unit affordable housing development that will consist of two separate buildings.

Public Works recommends approval of the SITE PLAN dated October 14, 2016, and "conceptually approved" on November 2, 2016, with the conditions noted below.

Public Works does **NOT** recommend approval of this SITE PLAN.

1. Road

- 1.1 Close the unused driveway at the southerly end of the property with standard curb, gutter, and sidewalk.

- 1.2 Close the unused driveway at the northerly end of the property with standard curb, gutter, and sidewalk. This will involve reconstruction of the existing driveway apron (to comply with the current Americans with Disabilities Act [ADA] guidelines) that serves the adjacent property (APN 6137-005-034). It shall be the sole responsibility of the applicant to obtain permission from the adjacent property owner prior to reconstruction of the apron.
- 1.3 Construct the driveway approach on Stanford Avenue to comply with current ADA guidelines. Relocate any affected utilities.
- 1.4 Relocate the pedestrian crosswalk located on Stanford Avenue approximately 20 feet to the south to accommodate construction of the proposed driveway. A signing and stripping plan shall be submitted to Public Works for review and approval. A review fee is required.
- 1.5 Construct standard curb ramps that comply with the current ADA guidelines on the east and west sides of Stanford Avenue in the vicinity of the newly relocated crosswalk.
- 1.6 Provide and continuously maintain adequate sight distance (10 feet minimum) from the proposed driveway to the back of the sidewalk to the satisfaction of Public Works. This means there cannot be any obstruction such as landscaping or block walls above 3.5 feet in height within the 10-foot sight triangle.
- 1.7 Plant street trees along the property frontage on Stanford Avenue to the satisfaction of Public Works. Please contact Public Works' Road Maintenance Division, Maintenance District 3 office, at (310) 348-6448 to obtain information regarding the desirable tree species to be planted along the property frontage.
- 1.8 Construct drainage devices (parkway drains/curb drains) at the site and execute a drainage covenant for the maintenance of said devices to the satisfaction of Public Works.
- 1.9 Please be advised that the County's Stanford Avenue, et al, project is currently proposed along Stanford Avenue and extends past the project site. Should this county project be scheduled and constructed ahead of the applicant's development, a moratorium of at least two years will be placed along the affected roadways. No developer-related construction

that involves pavement work within the public right of way will be allowed during the moratorium period unless otherwise approved by Public Works. Exceptions may be made if acceptable rehabilitation measures are provided to the satisfaction of Public Works. Please contact Clarence Su of Public Works' Geotechnical and Materials Engineering Division at (626) 458-7927 or [csu@dpw.lacounty.gov](mailto:csu@dpw.lacounty.gov) to obtain any additional project information relating to the County's project.

- 1.10 Submit street improvement plans and acquire street plan approval before obtaining a grading/drainage permit.
- 1.11 Comply with the attached Public Works' Traffic and Lighting Division letter dated October 31, 2016.
- 1.12 Execute an Agreement to Improve for the street improvements prior to issuance of a building permit.
- 1.13 The detailed improvement plan sheets (road, grading, etc.) included in the site plan package are not approved. Improvement plans shall be submitted to Public Works separately with the appropriate fees for review and approval.
- 1.14 The notes on the site plan that indicate the engineering standards that shall be used in the construction of the road improvements are not necessarily approved.

For questions regarding the road conditions, please contact Alenoosh Mardroosian of Public Works' Land Development Division at (626) 458-4910 or [amardroosian@dpw.lacounty.gov](mailto:amardroosian@dpw.lacounty.gov).

## 2. Street Lights

- 2.1 Comply with the street lighting conditions outlined on the attached Traffic and Lighting Division memo dated April 21, 2016.

For questions regarding the street lighting condition, please contact Jeff Chow of Traffic and Lighting Division at (626) 300-4753 or [jchow@dpw.lacounty.gov](mailto:jchow@dpw.lacounty.gov).

3. Sewer

- 3.1 A sewer area study analyzing the project impact on the existing sewerage system will need to be reviewed and approved by Public Works prior to the commencement of the construction activities. Should the sewer area study show adverse impacts to the existing system, pipe replacement/upsizing will be necessary and the sole responsibility of the applicant.

For questions regarding the sewer comment, please contact Massoud Esfahani of Public Works' Land Development Division at (626) 458-4921 or [mesfahani@dpw.lacounty.gov](mailto:mesfahani@dpw.lacounty.gov).

4. Flood

- 4.1 Obtain an encroachment permit for any encroachments (such as landscaping, sidewalks, and asphalt paving) that are within the existing Los Angeles County Flood Control District easement on-site. Please contact Public Works' Land Development Division, Encroachment Permits & Inspections Section, at (626) 458-3129 for additional information and procedures to obtain an encroachment permit.

Please note this recommendation applies only to the Plot Plan case. Public Works has sent out separate memos that applied to the Zone Change, Housing Permit, and Plan Amendment cases.

If you have any other questions or require additional information, please contact Alenoosh Mardroosian of Public Works' Land Development Division at (626)458-4921 or [amardroosian@dpw.lacounty.gov](mailto:amardroosian@dpw.lacounty.gov).

AM:tb



GAIL FARBER, Director

# COUNTY OF LOS ANGELES

## DEPARTMENT OF PUBLIC WORKS

*"To Enrich Lives Through Effective and Caring Service"*

900 SOUTH FREMONT AVENUE  
ALHAMBRA, CALIFORNIA 91803-1331  
Telephone: (626) 458-5100  
<http://dpw.lacounty.gov>

ADDRESS ALL CORRESPONDENCE TO:  
P.O. BOX 1460  
ALHAMBRA, CALIFORNIA 91802-1460

IN REPLY PLEASE  
REFER TO FILE: T-4

October 31, 2016

Mr. Giuseppe Canzonieri, PE  
KOA Corporation  
1100 Corporate Center Drive, Suite 201  
Monterey Park, CA 91106

Dear Mr. Canzonieri:

**APARTMENT PROJECT  
14733-14803 STANFORD AVENUE  
TRAFFIC IMPACT STUDY (MAY 18, 2016)  
WEST RANCHO DOMINGUEZ AREA**

We reviewed the Traffic Impact Study (TIS) for the proposed apartment project located at 14733-14803 Stanford Avenue in the unincorporated West Rancho Dominguez area.

### Project's Transportation Impact

According to the TIS, the traffic generated by the project alone, as well as cumulatively with other related projects, will not have a significant transportation impact to County roadways or intersections in the area based on the County's Traffic Impact Analysis Guidelines. We generally agree with the findings in the TIS.

### Site Access Requirements

The project shall provide full ingress and egress access to the site from the driveway located along Stanford Avenue.

### Other Jurisdictions

We recommend the applicant consult with the City of Compton as well as the California Department of Transportation to obtain their concurrence with any potential California Environmental Quality Act impacts within their jurisdictions.

Mr. Giuseppe Canzonieri  
October 31, 2016  
Page 2

If you have any questions regarding the review of this document, please contact Mr. Suen Fei Lau of Traffic and Lighting Division, Traffic Studies Section, at (626) 300-4820.

Very truly yours,

GAIL FARBER  
Director of Public Works



DEAN R. LEHMAN  
Assistant Deputy Director  
Traffic and Lighting Division

SFL:ma  
P:\pub\STUDIES\IR 15-0080 14733-14803 Stanford Avenue.docx

bc: Land Development (Narag)

**COUNTY OF LOS ANGELES  
DEPARTMENT OF PUBLIC WORKS  
TRAFFIC AND LIGHTING DIVISION  
SUBDIVISION, CONDITIONAL USE PERMIT (CUP) & R3 REVIEW  
STREET LIGHTING REQUIREMENTS**

Date: 4/21/16

TO: Matthew Dubiel  
Project Entitlement & CEQA Section  
Land Development Division

Attention: Ruben Cruz

FROM: James Chon  
Street Lighting Section  
Traffic and Lighting Division

Prepared by Emmanuel Okolo

**STREET LIGHTING REQUIREMENTS**  
RPPL 2016001066, TG 734E4, L-061-2014

Provide streetlights on concrete poles with underground wiring on all streets and highways within \_\_\_\_\_ to the satisfaction of Department of Public Works or as modified by Department of Public Works. **Submit street lighting plans along with existing and/or proposed underground utilities plans to Traffic and Lighting Division, Street Lighting Section, for processing and approval.**

---

Provide streetlights on concrete poles with underground wiring along the property frontage on \_\_\_\_\_ to the satisfaction of Department of Public Works or as modified by Department of Public Works. **Submit street lighting plans along with existing and/or proposed underground utilities plans to Traffic and Lighting Division, Street Lighting Section, for processing and approval.**

---

Provide streetlights on concrete poles with underground wiring on non-gated private or public future streets along the property frontage on \_\_\_\_\_ to the satisfaction of Department of Public Works or as modified by Department of Public Works. **Submit street lighting plans along with existing and/or proposed underground utilities plans to Traffic and Lighting Division, Street Lighting Section, for processing and approval.**

---

Provide streetlights on concrete poles with underground wiring on gated private future street(s) along the property frontage on \_\_\_\_\_ with fixtures acceptable to Southern California Edison and to the satisfaction of Department of Public Works or as modified by Department of Public Works. The operation and maintenance of the streetlights shall remain the responsibility of the owner/developer/Home Owners Association until such time as the street(s) are accepted for maintenance by the County. Assessments will be imposed on portions of the development served by gated private and future streets (if any) as a result of benefits derived from existing or future streetlights on adjacent public roadways. **Submit street lighting plans along with existing and/or proposed underground utilities plans to Traffic and Lighting Division, Street Lighting Section, for processing and approval.**

---

Provide street lighting plan to upgrade the existing streetlights from HPSV to LED fixtures along the property frontage on South Stanford Avenue to the satisfaction of Department of Public Works or as modified by Department of Public Works. **Submit street lighting plans along with existing and/or proposed underground utilities plans to Traffic and Lighting Division, Street Lighting Section, for processing and approval.**

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New streetlights are not required.

## ANNEXATION AND ASSESSMENT BALLOTING REQUIREMENTS:

- The proposed project or portions of the proposed project are not within an existing lighting district. Annexation to street lighting district is required. Street lighting plans cannot be approved prior to completion of annexation process. See Conditions of Annexations below.
- Upon CUP approval (CUP only), the applicant shall comply with conditions of acceptance listed below in order for the lighting districts to pay for the future operation and maintenance of the streetlights. It is the sole responsibility of the owner/developer of the project to have all street lighting plans approved prior to the issuance of building permits. The required street lighting improvements shall be the sole responsibility of the owner/developer of the project and the installation must be accepted per approved plans prior to the issuance of a certificate of occupancy.
- Upon issuance of an Agreement to Improve (R3 only), the applicant shall comply with conditions of acceptance listed below in order for the lighting districts to pay for the future operation and maintenance of the streetlights. It is the sole responsibility of the owner/developer of the project to have all street lighting plans approved prior to the issuance of building permits. The required street lighting improvements shall be the sole responsibility of the owner/developer of the project and the installation must be accepted per approved plans prior to the issuance of a certificate of occupancy.
- Upon tentative map/parcel map approval (subdivision only), the applicant shall comply with conditions of acceptance listed below in order for the lighting districts to pay for the future operation and maintenance of the streetlights. It is the sole responsibility of the owner/developer of the project to have all street lighting plans approved prior to the issuance of building permits. The required street lighting improvements shall be the sole responsibility of the owner/developer of the project and the installation must be accepted per approved plans prior to the issuance of a certificate of occupancy. If phasing of the project is approved, the required street lighting improvements shall be the sole responsibility of the owner/developer of the project and will be made a condition of approval to be in place for each phase.

## CONDITIONS OF ACCEPTANCE FOR STREET LIGHT TRANSFER OF BILLING:

All required streetlights in the project must be constructed according to Public Works approved plans. The contractor shall submit one complete set of "as-built" plans. The lighting district can assume the responsibility for the operation and maintenance of the streetlights by July 1st of any given year, provided all required streetlights in the project have been constructed per Public Works approved street lighting plan and energized and the owner/developer has requested a transfer of billing at least by January 1st of the previous year. The transfer of billing could be delayed one or more years if the above conditions are not met. The lighting district cannot pay for the operation and maintenance of streetlights located within gated communities.



**COUNTY OF LOS ANGELES FIRE DEPARTMENT  
FIRE PREVENTION DIVISION**

Land Development Unit  
5823 Rickenbacker Road  
Commerce, CA 90040  
Telephone (323) 890-4243, Fax (323) 890-9783

PROJECT: R2015-02448 (Zone Change)      MAP DATE: 08/05/2016

LOCATION: 14803 S. Stanford Avenue, Los Angeles

PLANNER: Kevin Finkel

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**THE FIRE DEPARTMENT RECOMMENDS CLEARANCE OF THIS PROJECT TO  
PROCEED TO PUBLIC HEARING AS PRESENTLY SUBMITTED WITH THE  
FOLLOWING CONDITIONS OF APPROVAL.**

1. Prior to the installation of the public fire hydrant, submit a minimum of three (3) copies of the water plans indicating the new fire hydrant locations to the Fire Department's Land Development Unit for review.

**CONDITIONS OF APPROVAL – ACCESS**

1. All on-site Fire Apparatus Access Roads shall be labeled as "Private Driveway and Fire Lane" on the site plan along with the widths clearly depicted on the plan. Labeling is necessary to assure the access availability for Fire Department use. The designation allows for appropriate signage prohibiting parking.
2. Fire Apparatus Access Roads must be installed and maintained in a serviceable manner prior to and during the time of construction. Fire Code 501.4
3. All fire lanes shall be clear of all encroachments, and shall be maintained in accordance with the Title 32, County of Los Angeles Fire Code.
4. The Fire Apparatus Access Roads and designated fire lanes shall be measured from flow line to flow line.
5. Provide a minimum unobstructed width of 28 feet, exclusive of shoulders and an unobstructed vertical clearance "clear to sky" Fire Department vehicular access to within 150 feet of all portions of the exterior walls of the first story of the building, as measured by an approved route around the exterior of the building when the height of the building above the lowest level of the Fire Apparatus Access Road is more than 30 feet high, or the building is more than three stories. The access roadway shall be located a minimum of 15 feet and a maximum of 30 feet from the building, and shall be positioned parallel to one entire side of the building. The side of the building on which the aerial fire apparatus access road



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PLANNER: Kevin Finkel

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is positioned shall be approved by the fire code official. Fire Code 503.1.1 & 503.2.2

6. The dimensions of the approved Fire Apparatus Access Roads shall be maintained as originally approved by the fire code official. Fire Code 503.2.2.1
7. Dead-end Fire Apparatus Access Roads in excess of 150 feet in length shall be provided with an approved Fire Department turnaround. Fire Code 503.2.5
8. Fire Apparatus Access Roads shall be provided with a 32 foot centerline turning radius. Fire Code 503.2.4
9. Fire Apparatus Access Roads shall be designed and maintained to support the imposed load of fire apparatus weighing 75,000 pounds, and shall be surfaced so as to provide all-weather driving capabilities. Fire apparatus access roads having a grade of 10 percent or greater shall have a paved or concrete surface. Fire Code 503.2.3
10. Provide approved signs or other approved notices or markings that include the words "NO PARKING - FIRE LANE". Signs shall have a minimum dimension of 12 inches wide by 18 inches high and have red letters on a white reflective background. Signs shall be provided for Fire Apparatus Access Roads, to clearly indicate the entrance to such road, or prohibit the obstruction thereof and at intervals, as required by the Fire Inspector. Fire Code 503.3
11. A minimum 5 foot wide approved firefighter access walkway leading from the fire department access road to all required openings in the building's exterior walls shall be provided for firefighting and rescue purposes. Fire Code 504.1
12. Fire Apparatus Access Roads shall not be obstructed in any manner, including by the parking of vehicles, or the use of traffic calming devices, including but not limited to, speed bumps or speed humps. The minimum widths and clearances established in Section 503.2.1 shall be maintained at all times. Fire Code 503.4



## COUNTY OF LOS ANGELES FIRE DEPARTMENT FIRE PREVENTION DIVISION

Land Development Unit  
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Telephone (323) 890-4243, Fax (323) 890-9783

PROJECT: R2015-02448 (Zone Change)      MAP DATE: 08/05/2016  
LOCATION: 14803 S. Stanford Avenue, Los Angeles  
PLANNER: Kevin Finkel

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13. Traffic Calming Devices, including but not limited to, speed bumps and speed humps, shall be prohibited unless approved by the fire code official. Fire Code 503.4.1
14. Security barriers, visual screen barriers or other obstructions shall not be installed on the roof of any building in such a manner as to obstruct firefighter access or egress in the event of fire or other emergency. Parapets shall not exceed 48 inches from the top of the parapet to the roof surface on more than two sides. Fire Code 504.5
15. Approved building address numbers, building numbers or approved building identification shall be provided and maintained so as to be plainly visible and legible from the street fronting the property. The numbers shall contrast with their background, be Arabic numerals or alphabet letters, and be a minimum of 4 inches high with a minimum stroke width of 0.5 inch. Fire Code 505.1
16. When security gates are provided, maintain a minimum access width of 28 feet. The security gate shall be provided with an approved means of emergency operation, and shall be maintained operational at all times and replaced or repaired when defective. Electric gate operators, where provided, shall be listed in accordance with UL 325. Gates intended for automatic operation shall be designed, constructed and installed to comply with the requirements of ASTM F220. Gates shall be of the swinging or sliding type. Construction of gates shall be of materials that allow manual operation by one person. Fire Code 503.6
17. All locking devices shall comply with the County of Los Angeles Fire Department Regulation 5, Compliance for Installation of Emergency Access Devices.
18. An approved key box, listed in accordance with UL 1037 shall be provided as required by Fire Code 506. The location of each key box shall be determined by the Fire Inspector.



## COUNTY OF LOS ANGELES FIRE DEPARTMENT FIRE PREVENTION DIVISION

Land Development Unit  
5823 Rickenbacker Road  
Commerce, CA 90040  
Telephone (323) 890-4243, Fax (323) 890-9783

PROJECT: R2015-02448 (Zone Change)      MAP DATE: 08/05/2016  
LOCATION: 14803 S. Stanford Avenue, Los Angeles  
PLANNER: Kevin Finkel

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### CONDITIONS OF APPROVAL – WATER SYSTEM

1. All fire hydrants shall measure 6"x 4"x 2-1/2" brass or bronze, conforming to current AWWA standard C503 or approved equal, and shall be installed in accordance with the County of Los Angeles Fire Department Regulation 8.
2. All required PUBLIC fire hydrants shall be installed, tested and accepted prior to beginning construction. Fire Code 501.4
3. All private on-site fire hydrants shall be installed, tested and approved prior to building occupancy. Fire Code 901.5.1
4. All on-site fire hydrants shall be installed a minimum of 25' feet from a structure or protected by a two (2) hour rated firewall. Exception: For fully sprinkled multi-family structures, on-site hydrants may be installed a minimum of 10 feet from the structure. Fire Code Appendix C106
  - a. Plans showing underground piping for private on-site fire hydrants shall be submitted to the Sprinkler Plan Check Unit for review and approval prior to installation. Fire Code 901.2 & County of Los Angeles Fire Department Regulation 7
5. The required fire flow for the public fire hydrants for this project is 2650 gpm at 20 psi residual pressure for 2 hours. Two (2) public fire hydrants flowing simultaneously may be used to achieve the required fire flow. Fire Code 507.3 & Appendix B105.1
  - a. An approved automatic fire sprinkler system is required for the proposed buildings within this development. Submit design plans to the Fire Department Sprinkler Plan Check Unit for review and approval prior to installation.
6. Install one (1) public fire hydrant, and two (2) on-site fire hydrants as noted on the site plan dated 08/05/2016.



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PROJECT: R2015-02448 (Zone Change)      MAP DATE: 08/05/2016

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PLANNER: Kevin Finkel

- 
7. An additional fire flow test will be required for the during the building plan check process.

For any questions regarding the report, please contact FPEA Wally Collins at (323) 890-4243 or at [Wally.Collins@fire.lacounty.gov](mailto:Wally.Collins@fire.lacounty.gov).



**CYNTHIA A. HARDING, M.P.H.**  
Interim Director

**JEFFREY D. GUNZENHAUSER, M.D., M.P.H.**  
Interim Health Officer

**ANGELO J. BELLOMO, REHS, QEP**  
Deputy Director for Health Protection

**TERRI S. WILLIAMS, REHS**  
Acting Director of Environmental Health

5050 Commerce Drive  
Baldwin Park, California 91706  
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[www.publichealth.lacounty.gov](http://www.publichealth.lacounty.gov)

**BOARD OF SUPERVISORS**

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June 8, 2016

**TO:** Kevin Finkel  
Senior Regional Planning Assistant  
Department of Regional Planning

**FROM:** Michelle Tsiebos, REHS, MPA, DPA  
Environmental Health Division  
Department of Public Health

M.T.

**SUBJECT:** CUP Consultation  
PROJECT NO. R2015-02448  
S. Stanford Avenue Affordable Housing  
14803 S. Stanford Avenue, Rosewood/ West Rancho Dominguez

- Public Health recommends approval of this CUP.
- Public Health does **NOT** recommend approval of this CUP.

The Department of Public Health-Environmental Health Division has reviewed the information provided for the project identified above. The CUP request is for the construction of a new 85-unit affordable housing development on three parcels.

The Department recommends approval of the CUP. The applicant has cleared the requirements for the Potable Water Supply and Noise and Environmental Issues sections listed in our report dated May 31, 2016.

For any questions regarding this report, please feel free to contact me at (626) 430-5380 or at [mtsiebos@ph.lacounty.gov](mailto:mtsiebos@ph.lacounty.gov).

**From:** Julie Yom  
**Sent:** Thursday, June 16, 2016 9:57 AM  
**To:** Kevin Finkel <kfinkel@planning.lacounty.gov>  
**Subject:** RE: Project No. R2015-02448: Permit Consultation - **\*\*DUE MAY 12, 2016\*\***

Hi Kevin,

I have a few changes in the Public Services section. Please see my revisions (pages 95 and 98) in track changes in the attached document.

Basically, we would like to address only recreational amenities in this section for parks, not all amenities. Also, I made some corrections to the County park information.

We have no further comments and have cleared the project with the MND revisions.

Thanks,

**JULIE YOM, AICP**  
County of Los Angeles  
Department of Parks and Recreation | Planning Division  
510 South Vermont Avenue  
Los Angeles, CA 90020  
Tel. 213) 351-5127 | Fax 213) 639-3959  
[jyom@parks.lacounty.gov](mailto:jyom@parks.lacounty.gov)  
*Please note that our offices are closed on Fridays.*



## GENERAL PLAN AMENDMENT BURDEN OF PROOF

The applicant for a General Plan Amendment Application shall substantiate the following:

*(Do not repeat the statement or provide Yes/No responses. If necessary, attach additional pages.)*

### A. The proposed amendment supports the Guiding Principles of the General Plan:

1. The proposed amendment employs Smart Growth.

The proposed amendment from H-9 general plan designation to H-30 designation employs Smart Growth as the proposed project would include the construction of an affordable housing development of 85 units with 93 surface parking spaces on a project site that is currently undeveloped. The proposed amendment for the proposed project would also be consistent with the general plan land use designations for the adjacent land uses (H9, H30, P, OS-PR, and IL) given that the area is transitional, which is an area experiencing change.

2. The proposed amendment ensures that community services and infrastructure are sufficient to accommodate growth.

Project impacts, as evaluated in the IS/MND, would be less than significant or mitigated to less than significant levels in order to ensure that community services and infrastructure are sufficient to accommodate the development of the 85 units and 93 surface parking spaces proposed under the proposed project.

3. The proposed amendment provides the foundation for a strong and diverse economy.

The proposed project would include an affordable housing development of 85 units. As evaluated in the IS/MND, the proposed project's increase in housing units and population would be within the unincorporated area's growth forecast and result in less than significant impacts related to population and housing. The proposed project's increase in housing units and population would add to the jobs-housing balance and provide the foundation for a strong and diverse economy in the unincorporated area.

4. The proposed amendment promotes excellence in environmental resource management.

The proposed project's impacts, as evaluated in the IS/MND, would be less than significant or mitigated to less than significant levels in order to promote excellence in environmental resource management, such as air quality, hydrology and water quality, wildlife habitats, mineral resources, agricultural land, forests, and open space.

**5. The proposed amendment provides healthy, livable and equitable communities.**

The proposed project would develop 85 units of affordable housing, which would be consistent and compatible with the adjacent land uses and in line with the existing transitional character of the neighborhood. As a development with residential uses, the proposed project would be easily incorporated into the existing neighborhood and add to the healthy, livable, and equitable community.

**B. The proposed amendment is consistent with the goals and policies of the General Plan.**

With the proposed amendment, the proposed project would be consistent with applicable general plan land use standards of the H-30 designation and the general plan land use designations for the adjacent land uses (H9, H30, P, OS-PR, and IL). The proposed amendment would not alter the intended use of the project site for housing.

**C. The proposed amendment will benefit the public interest and is necessary to realize an unmet local or regional need.**

The proposed amendment will benefit public interest because there is a need for affordable housing in Los Angeles County. The proposed project, an affordable housing development of 85 units and 93 parking spaces, would increase the number of affordable housing units in the project area. The current H-9 general plan designation for the project site does not allow for development of the proposed project's 85 affordable housing units and 93 parking spaces.

**D. FOR CONSERVATION (OS-C) DESIGNATED LANDS ONLY**

The proposed amendment to convert the OS-C designated property to another land use designation(s) does not contribute to the overall loss of open space that protects water quality, provides natural habitats, and contributes to improved air quality.

Not applicable. The proposed amendment would not convert an OS-C designated property to another land use because the project site is currently designated as H-9, not OS-C.

**E. FOR LANDS WITHIN THE EMPLOYMENT PROTECTION DISTRICT (EPD) OVERLAY ONLY**

The proposed amendment to convert lands within the EPD Overlay to a non-industrial land use designation(s):

1. Is located on a parcel that adjoins a parcel with a comparable use, at a comparable scale and intensity.

Not applicable. The proposed amendment would not convert lands within the EPD Overlay to a non-industrial land use designation because the project site is currently designated as H-9 and not within the EPD Overlay.

<b>2. Will not negatively impact the productivity of neighboring industrial activities.</b>
Not applicable. The proposed amendment would not convert lands within the EPD Overlay to a non-industrial land use designation because the project site is currently designated as H-9 and not within the EPD Overlay.
<b>3. Is necessary to promote the economic value and the long-term viability of the site.</b>
Not applicable. The proposed amendment would not convert lands within the EPD Overlay to a non-industrial land use designation because the project site is currently designated as H-9 and not within the EPD Overlay.
<b>4. Will not subject future residents to potential noxious impacts, such as noise, odors or dust or pose significant health and safety risks.</b>
Not applicable. The proposed amendment would not convert lands within the EPD Overlay to a non-industrial land use designation because the project site is currently designated as H-9 and not within the EPD Overlay.
<b>F. FOR LANDS WITHIN THE AGRICULTURAL RESOURCE AREAS (ARAs) ONLY</b>
<b>The proposed amendment to convert lands within the ARAs:</b>
<b>1. Is located on a parcel that adjoins another parcel with a comparable use, at a comparable scale and intensity.</b>
Not applicable. The proposed amendment would not convert lands within the ARAs because the project site is currently designated as H-9 and not within the ARAs.
<b>2. Will not negatively impact the productivity of neighboring agricultural activities.</b>
Not applicable. The proposed amendment would not convert lands within the ARAs because the project site is currently designated as H-9 and not within the ARAs.



## ZONE CHANGE APPLICATION BURDEN OF PROOF

In addition to the information required on the application by Chapter 22.16, Part 2, the applicant for a Zone Change Application shall substantiate to the satisfaction of the Commission the following facts:

*(Do not provide one word or Yes/No responses. If necessary, attach additional pages.)*

<b>A. That modified conditions warrant a revision in the zoning plan as it pertains to the area or district under consideration; and</b>
A zone change from a R-1 Single Family Residence Zone to R-3 Limited Multiple Residence Zone. The Proposed Project seeks to develop an affordable housing development of 85 units with 93 surface parking spaces. The current R-1 zone does not allow the Proposed Project's development.
A change from the R-1 zone to R-3 zone would allow the Proposed Project to modify the conditions of the Proposed Project site to accommodate the proposed development.
<b>B. That a need for the proposed zone classification exists within such area or district; and</b>
Currently the Proposed Project site is undeveloped. The Proposed Project would add 85 units of affordable housing to the area and be consistent with all applicable zoning development standards of the R-3 Limited Multiple Residence Zone.
<b>C. That the particular property under consideration is a proper location for said zone classification within such area or district; and</b>
To the south of the proposed project site are two story apartments. The proposed project at the proposed project location would be consistent with a R-3 Limited Multiple Residence Zone and other uses within the area.
<b>D. That placement of the proposed zone at such location will be in the interest of public health, safety and general welfare, and in conformity with good zoning practice.</b>
The Proposed Project would also be accomplishing Goal 8 of the General Plan's Housing Element (accessibility to adequate housing for all persons without discrimination in accordance with state and federal fair housing laws). Project impacts, as evaluated in the IS/MND, would be less than significant or mitigated to a less than significant level in order to promote public health, safety, and general welfare consistent with good zoning practice.

# **SITE PHOTOS**



Northern view of Stanford Ave from the subject site.



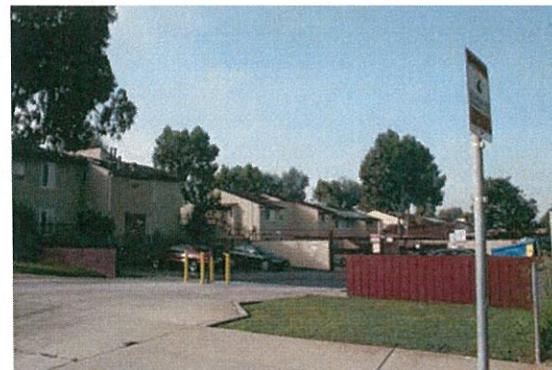
Eastern view from the site towards the Roy Campanella Park which is adjacent to the east.



Southern view of Stanford Ave from the subject site.



Southeast view of the Roy Campanella Park which is adjacent to the east.



Southwest view of 14921 Stanford "Warwick Apartments" which is adjacent to the south.



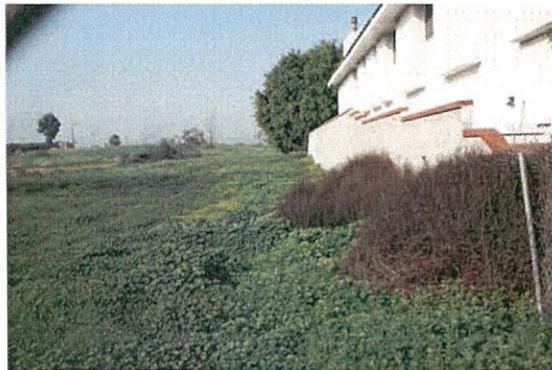
Western view along the southern border of the subject site.



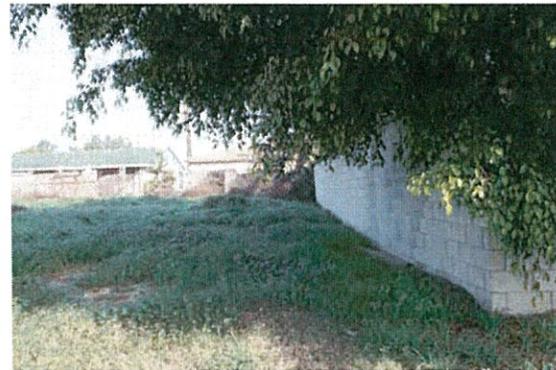
Northern view along the eastern border of the subject site.



Power transmission lines east of the subject, the lines run north and south.



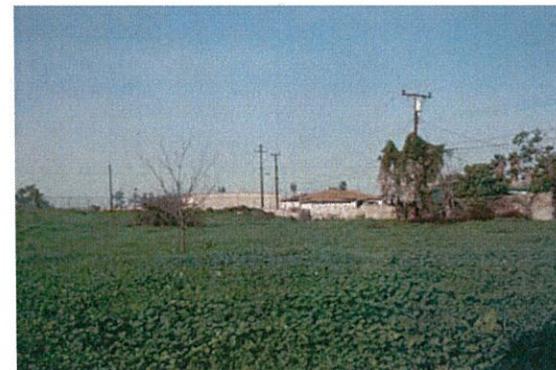
Western view along the northern border of the subject site.



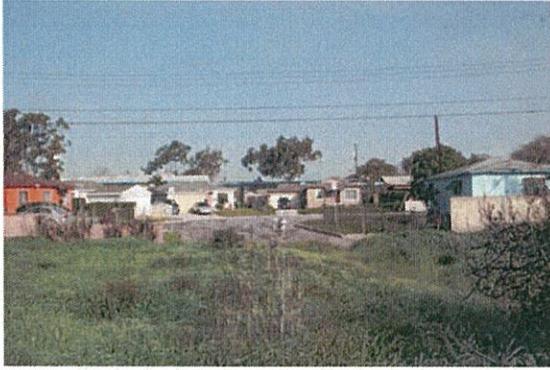
Northern view of the northeast corner of the subject property. There are dwellings located adjacent to the north of the subject property.



Southwest view of the dwelling adjacent to the north of the site at 14727 Stanford Avenue.



Northwest view of the subject property.



Looking north from the west portion of the property towards Visalia Avenue, all residential housing.



Northwest view from the site towards the adjacent First Student Bus Co. property.



Northern view of the western border of the subject property, from the northwest corner of the site.



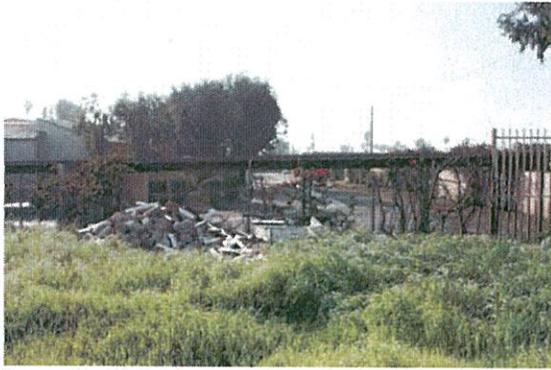
Eastern view towards Stanford Avenue, from the center of the subject site.



Southern view along the western border of the subject property.



Southern view along the western border of the subject site.



Concrete debris located in the southwest area of the subject property.



Eastern view of Trimac Premium Tank Cleaning which is located at 14714 Avalon Blvd. located northwest of the subject site.



Eastern view along the southern border of the subject property.



Eastern view of the First Student Bus Co. located at 14800 Avalon Blvd which is adjacent to the west of the subject site.



The view is south from Visalia Avenue looking towards the northwest corner of the subject property.



Eastern view of the entrance to the First Student Bus Co. from Avalon Blvd.

# LAND USE

## LAND USE 500 FOOT RADIUS MAP

Proj. R2015-02448 (2)  
 RENV RPPL2016001723  
 GPA RPPL2016001066  
 RHSG 2015-00004  
 RPP2015-00770  
 RZC 2015-00008

### Legend

- SINGLE-FAMILY RESIDENCE
- SINGLE-FAMILY RESIDENCE
- MULTI-FAMILY RESIDENCE
- INSTITUTION / PUBLIC FACILITY
- LIGHT INDUSTRY
- PUBLIC UTILITY
- VACANT

### VICINITY MAP

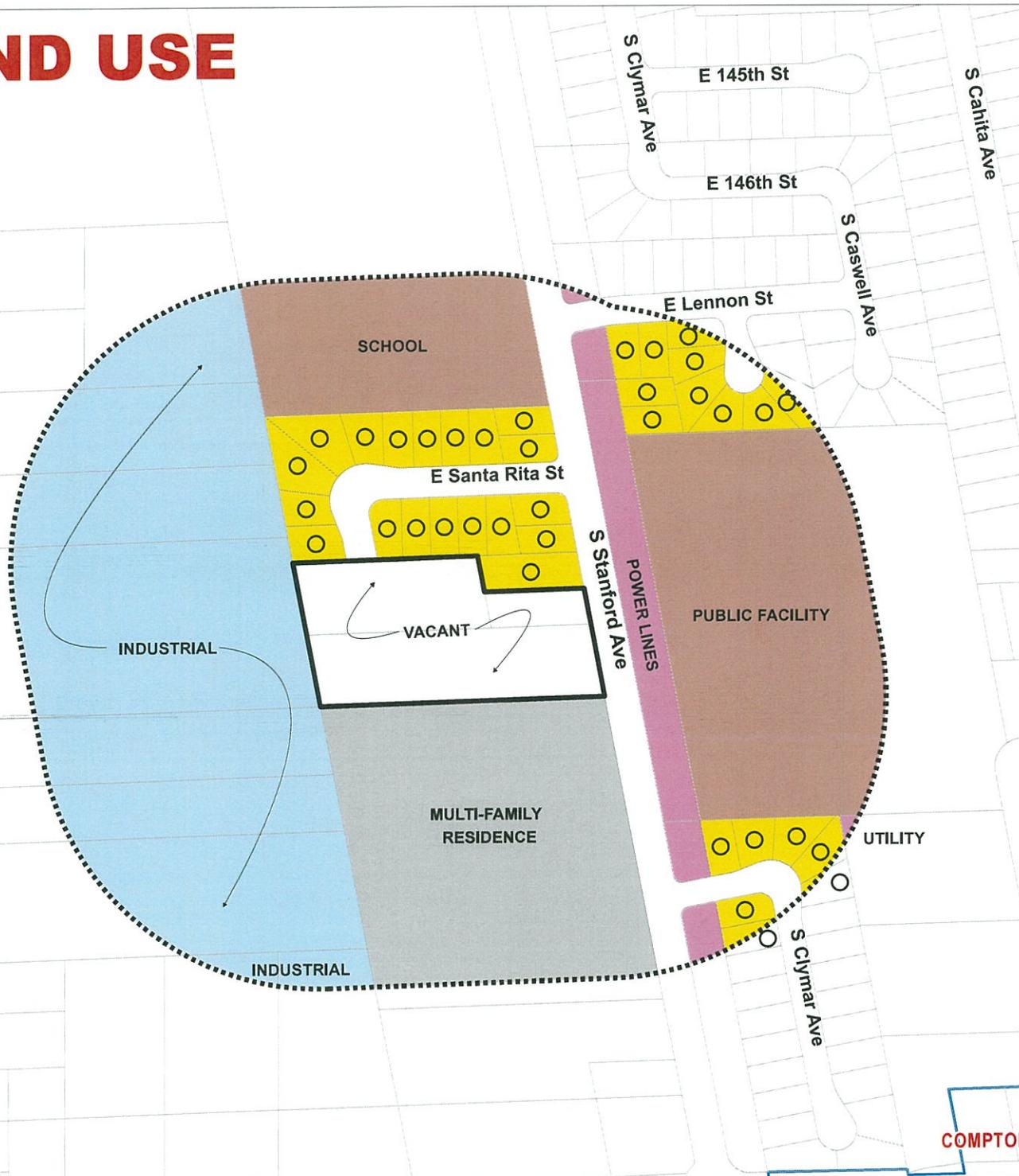


0 40 80 160 240 320 Feet



LOS ANGELES COUNTY  
 Department of Regional Planning  
 320 W. Temple St.  
 Los Angeles, CA 90012

Avalon Blvd



COMPTON

# ZONING

## ZONING 500 FOOT RADIUS MAP

Proj. R2015-02448 (2)  
 RENV RPPL2016001723  
 GPA RPPL2016001066  
 RHSG 2015-00004  
 RPP2015-00770  
 RZC 2015-00008

### Legend

-  R-1 - Single-Family Residence
-  R-3-(U) - Limited Density Multiple Residence
-  M-1 - Light Manufacturing
-  B-1 - Buffer Strip
-  O-S - Open Space

### VICINITY MAP



0 40 80 160 240 320 Feet



LOS ANGELES COUNTY  
 Department of Regional Planning  
 320 W. Temple St.  
 Los Angeles, CA 90012

Avalon Blvd



E Compton Blvd

W Compton Blvd

COMPTON

S Stanford Ave

S Clymar Ave

S Cahita Ave

S Caswell Ave

E Lennon St

E 145th St

E 146th St

E Santa Rita St

B-1-IP

R-1

R-1

R-1

O-S

M-1-IP

B-1

R-3-20U

R-1

R-1

B-1-IP

### **ENTITLEMENTS REQUESTED**

- General Plan Amendment to change three parcels designated H9 (Residential: 0-9 du/net acre) to H30 (Residential: 0-30 du/net acre).
- Zone Change to change three parcels zoned R-1 (Single Family Residence Zone) to the R-3 Zone (Limited Density Multiple Residence Zone) pursuant to Part 2 of Chapter 22.16.
- Administrative Housing Permit to allow a five percent density bonus and two development incentives including an increase in the maximum allowed building height from 35 feet to 40 feet and a reduction in the amount of required on-site parking from 169 spaces to 93 spaces pursuant to Part 17 of Chapter 22.52.
- Site Plan Review to allow the construction of an 85-unit affordable apartment house pursuant to County Code Section 22.20.260

### **PROJECT DESCRIPTION**

The Hollywood Community Housing Corporation (“HCHC”) (“Applicant”) requests a General Plan Amendment, Zone Change, Administrative Housing Permit, and Site Plan Review to construct an 85-unit affordable apartment house (“Project”) on three vacant parcels at 14803 S. Stanford Avenue in West Rancho Dominguez-Victoria (“Project Site”) (Assessor Parcel Numbers 6137005036, 6137005902, and 6137005903). With the approval of the requested General Plan Amendment and Zone Change, the Project would become an allowed, by-right use and can be approved through a ministerial Site Plan Review.

The Project consists of the construction of a new, 112,954 square-foot multi-family residential complex comprised of two, three-story buildings containing 85 dwelling units restricted to extremely low-, very low-, and low-income households (incomes at 30%, 50%, and 60% of Area Median Income ("AMI"), respectively). Of the 85 units, 43 units will be reserved for extremely low-income households, 25 units will be reserved for very low-income households, 15 units will be reserved for low-income households, and two units will be reserved as on-site manager units. Ten of these units will also accommodate individuals with mobility and audiological impairments.

#### **Building 1**

Building 1 is on the east side of the Project Site and fronts S. Stanford Avenue. The building form is an irregular rectangle and reaches a maximum height of 34 feet, though the portion of the building fronting S. Stanford Avenue will reach a height of 29 feet. Building 1 contains 21, one- and two-bedroom units; six of these units are on the ground floor; nine of the units are on the second floor; and the final six units are on the third floor. Three of these units are designed to accommodate individuals with mobility impairments.

Primary access to the building is on the eastern side from S. Stanford Avenue through the building's ground floor lobby. The ground floor contains a building lobby, a 686 square-foot community room, restroom and laundry facilities, office space for on-site case workers, and a meeting room. The community room will be available for use by both Project tenants and members of the community.

### Building 2

Building 2 is located on the western side of the Project Site, is roughly "u"-shaped, and reaches a maximum height of 40 feet. Building 2 contains 64, one-, two-, and three-bedroom units. Seven of these units are designed to accommodate individuals with mobility and audiological impairments. The ground floor contains a building lobby, 1,670 square feet of common room space, restroom and laundry facilities, office space for on-site case workers, and a computer room. The ground floor also includes 18 units. The second floor contains a 349 square-foot common room, laundry facilities, an outdoor deck space, and 23 units. The third floor contains a 349 square-foot common room, laundry facilities, and 23 units. Primary access to the building is on the eastern side from within the Project Site via a breezeway into the ground-floor lobby.

### Grounds

Access to the Project Site is provided via a single driveway along S. Stanford Avenue that provides secure, gate-controlled vehicular access. Parking for the Project is at grade and will be distributed throughout the Project Site, in particular along the northern and western perimeters of the Project Site. In total, the Project is providing 93 surface parking spaces, of which five are Americans with Disabilities Act ("ADA") accessible spaces; this total is inclusive of guest parking spaces.

The Project includes numerous outdoor spaces. Each unit has a balcony or deck. Common outdoor spaces include a community garden, two open air courtyards, and a dog area. The community garden will be located near the vehicular entrance to the Project Site and will cover an approximately 4,000 square-foot area. The community garden includes 23 raised planters, benches, a work table, and sink. Courtyard 1 is located along the south side of the Project Site between Buildings 1 and 2 and is approximately 1,600 square feet. This courtyard is comprised of passive recreational elements including lawn and ornamental landscaping, benches, and built-in barbeque. Courtyard 2 is located in the interior portion of Building 2 and covers an approximately 5,800 square-foot area. This courtyard is comprised of both passive and active recreational elements including benches and outdoor tables and chair, lawns and ornamental landscaping, as well as a raised mound with slide, climbing rope, sunken lawn area, wooden deck, mister pole, sport court, and drinking fountain. Courtyard 2 is connected to the eastern portion of the Project Site by a 1,400 square-foot open air breezeway/plaza on the ground floor of

Building 2. This breezeway/plaza incorporates benches, tables and chairs, and a movie screen installed along one of the perimeter walls. Finally, the dog area is located at the northwest corner of the Project Site and is approximately 4,400 square feet.

An apartment house is allowed by right in the R-3 Zone. Therefore, upon approval of the requested General Plan Amendment and Zone Change, the Project will be approved through a ministerial Site Plan Review.

### **EXISTING ZONING**

The subject property is zoned R-1, and the applicant requests a Zone Change to the R-3 Zone.

Surrounding properties are zoned as follows:

North: M-1-IP (Light Manufacturing Zone with an Industrial Preservation Combining Zone), B-1-IP (Buffer Strip Zone with an Industrial Preservation Combining Zone), B-1, R-1, and O-S (Open Space Zone)

South: O-S, R-1, R-3-20U (Limited Density Multiple Residence Zone, 20 units per acre maximum density), B-1, and M-1-IP

East: O-S

West: B-1 and M-1-IP

### **EXISTING LAND USES**

The subject property is currently vacant.

Surrounding properties are developed as follows:

North: Tanker and bus storage yards, pipe storage yard, Mckinley/Vanguard Elementary School, single-family residences, Roy Campanella Park

South: Roy Campanella Park, single-family residences, multi-family residences, warehouse, truck storage yard

East: Roy Campanella Park

West: Truck, bus, and tanker storage yards

### **PREVIOUS CASES/ZONING HISTORY**

There are no previous entitlements associated with the Project Site. In 2015, the Project Site was designated as H9 by the updated Los Angeles County General Plan. In 1948, the Project Site was zoned R-1 by Ordinance No. 5124. Building permit records indicate that at least two single-family residences previously existed on the Project Site, but have since been demolished.

## **ENVIRONMENTAL DETERMINATION**

The Los Angeles County (“County”) Department of Regional Planning recommends that a Mitigated Negative Declaration is the appropriate environmental document under the California Environmental Quality Act (CEQA) and the County environmental guidelines. The Initial Study concluded that there are certain potentially significant environmental impacts associated with the Project that can be reduced to less than significant with the implementation of the proposed mitigation measures. The draft Mitigation Monitoring Program is included as an attachment to this report.

The areas of environmental impact found to be less than significant with Project mitigation incorporated include the following:

- Aesthetics. Potential visual impacts during construction and operation include reflection from construction equipment and building materials. Mitigation measures include Project Site screening during construction and the use of either non- or low-reflectivity exterior building materials.
- Cultural Resources. Potential for encountering archaeological resources and human remains during grading and construction activities. Mitigation measures include retention of an on-site monitor should Native American cultural resources be discovered as well as monitoring for other cultural resources and human remains during ground disturbance activities.
- Greenhouse Gas Emissions. Potential impacts related to the use and presence of volatile organic compounds. Mitigation measures include utilizing only low-VOC architectural coatings.
- Noise. Potential noise and vibration impacts from construction activities. Mitigation measures include limitations in construction hours, coordination of construction work to minimize simultaneous high-noise generating activities and exposing nearby sensitive uses to groundborne vibration, use of construction equipment with state-of-the-art noise shielding, and use of site perimeter noise shielding.
- Utilities/Services. Potential impacts related to the availability of adequate existing sewer infrastructure. Mitigation measures include the preparation of a sewer study to assess the need for sewer infrastructure upgrades.
- Mandatory Findings of Significance. Potential impacts related to aesthetics, cultural resources, greenhouse gas emissions, noise, and utilities/services. All mitigation measures identified for each impact area will reduce respective potential impacts to less than significant levels.

## **STAFF EVALUATION**

### General Plan/Community Plan Consistency

The land use policy category for the Project Site is H9 as designated by the Los Angeles County General Plan. This designation is intended to allow low intensity, single-family residential development at a density of 0 to 9 dwelling units per acre. The Project includes a request for a General Plan Amendment, Zone Change, Administrative Housing Permit, and Site Plan Review for the construction of an 85-unit affordable housing complex. The Project is located on an approximately 2.72-acre Project Site in the West Rancho Dominguez-Victoria community. Based on the size of the Project Site, the Project exhibits a residential density of approximately 31 dwelling units per acre. This density exceeds the maximum density allowed by the current land use category, which allows up to 24 dwelling units. Additionally, the H9 land use category is intended to allow low-density, single-family residential development, not the multi-family development proposed by the applicant. Therefore, the applicant is requesting a General Plan Amendment and a density bonus to allow the proposed housing type and the additional density.

If approved, the General Plan Amendment request will re-designate the Project Site H30, which allows for single- and multi-family residential development at a maximum residential density of 30 dwelling units per acre. With approval of the requested General Plan Amendment, the Project Site would be able to accommodate the Project and 81 of its 85 dwelling units. The density bonus request is for a five percent increase in the allowed density and would permit the additional four units. With approval of the requested General Plan Amendment and density bonus, the Project would be consistent with intended uses and the maximum allowed residential density of the underlying land use category.

The requested General Plan Amendment is consistent with the guiding principles of the Los Angeles County General Plan:

- Employ Smart Growth: Shape new communities to align housing with jobs and services; and protect and conserve the County's natural and cultural resources, including the character of rural communities.
- Ensure community services and infrastructure are sufficient to accommodate growth: Coordinate an equitable sharing of public and private costs associated with providing appropriate community services and infrastructure to meet growth needs.
- Provide the foundation for a strong and diverse economy: Protect areas that generate employment and promote programs that support a stable and well educated workforce. This will provide a foundation for a jobs-housing balance and a vital and competitive economy in the unincorporated areas.

- Promote excellence in environmental resource management: Carefully manage the County's natural resources, such as air, water, wildlife habitats, mineral resources, agricultural land, forests, and open space in an integrated way that is both feasible and sustainable.
- Provide healthy, livable and equitable communities: Design communities that incorporate their cultural and historic surroundings, are not overburdened by nuisance and negative environmental factors, and provide reasonable access to food systems. These factors have a measureable effect on public well-being.

The Project Site is located in West Rancho Dominguez-Victoria, an urbanized community in the central portion of Los Angeles County. The Project Site is currently vacant, and the area surrounding the Project Site is characterized by existing industrial and commercial businesses, open space, and single- and multi-family residential development. The industrial and commercial business provide opportunities for tenants to find employment near the Project Site. The Project Site is served by existing public services and associated infrastructure and is located near several public transportation routes providing access to various communities throughout the region.

The Project will construct an 85-unit multi-family residential complex and is compatible with the existing developed pattern of the area, in particular multi-family residential development to the south of the Project Site. The Project's design is compatible both in style and height with the single-family residences to the north of the Project Site and the Project's massing is situated on the south side of the Project Site closer to the multi-family residences to the south.

Project tenants will have direct access to Roy Campanella Park across S. Stanford Avenue and are buffered from the industrial yards to the west by the Project's on-site surface parking area and landscaping located along the western edge of the Project Site. Thus, by constructing the Project on an underutilized site in an urban area near existing employment opportunities and public transportation infrastructure, the Project is employing smart growth principles. Further, by locating the Project on a vacant site near potential sources of employment, the Project is contributing to an appropriate jobs-housing balance in this community and will not displace any existing job-generating use.

As noted, the Project Site is currently served by existing public services and infrastructure (such as public water, storm drain, and sewer systems). In order to ensure that the Project will not result in future infrastructure impacts, the Project is required to upgrade or install any necessary infrastructure to adequately accommodate Project demand. Thus, the Project will ensure that community services

and infrastructure are sufficient to accommodate the growth associated with the Project. Further, the Project is not expected to be a new source of significant air or water pollution and there are no known sensitive biological resources on or in the vicinity of the Project Site that could be impacted by construction and operation of the Project. Thus, the Project will not negatively impact the County's natural resources.

The following policies of the General Plan are applicable to the Project:

- *Housing Element, Goal 1: A wide range of housing types in sufficient supply to meet the needs of current and future residents, particularly for persons with special needs, including but not limited to low income households, seniors, persons with disabilities, large households, single-parent households, the homeless and at risk of homelessness, and farmworkers.*

The Project is an 85-unit multi-family residential complex, 43 of which will be reserved for extremely low-income households, 25 for very low-income households, 15 for low-income households, and two units for on-site property managers. Ten of these units will be designed to accommodate individuals with mobility and audiological impairments. According to the Los Angeles County General Plan Housing Element ("Housing Element"), individuals with disabilities make up approximately nine percent of the adult population of Los Angeles County. Further, the Housing Element identifies the lack of affordable housing as a primary source of the County's homeless population. HCHC is coordinating with the Los Angeles County Community Development Commission ("CDC") to facilitate the development of the Project Site to serve some of the County's most vulnerable populations.

- *Housing Element, Policy 1.1: Make available through land use planning and zoning an adequate inventory of vacant and underutilized sites to accommodate the County's Regional Housing Needs Assessment (RHNA) allocation.*

Granting of the requested General Plan amendment and zone change would permit more dwelling units than is allowed under existing regulatory conditions. Further, the requested land use category and zone conform to the existing regulatory and development pattern of the area. Furthermore, it will facilitate the County's ability to meet its share of the Regional Housing Needs Assessment allocation. Because of its existing zoning, the Project Site is not identified on the County's inventory of vacant and underutilized sites. However, the property is a vacant lot and approval of the requested General Plan Amendment and Zone Change will create additional opportunity for needed affordable housing.

- *Housing Element, Policy 1.3: Coordinate with the private sector in the development of housing for low and moderate income households and those with special needs. Where appropriate, promote such development through incentives.*

The Project Site is comprised of three adjoining parcels. Of these one is owned by HCHC and two are owned by CDC. HCHC is working with the CDC to facilitate coordinated development of the Project Site. In exchange for developing a 100% affordable project, the applicant is requesting two density bonus development incentives: 1) an increase in the maximum allowed building height by five feet and 2) a reduction in code required parking.

- *General Plan, Housing Element, Policy 3.1: Promote mixed income neighborhoods and a diversity of housing types throughout the unincorporated areas to increase housing choices for all economic segments of the population.*

The housing stock in the vicinity of the Project Site is a mix of single- and multi-family residences, located to the north, east, and south. Upon completion, the Project will add affordable residential dwelling units to the existing housing stock in the West Rancho Dominguez-Victoria community. The affordable, multi-family character of the Project will contribute to mixed-income neighborhood with a diversity of housing types.

- *General Plan, Goal LU 3: A development pattern that discourages sprawl, and protects and conserves areas with natural resources and SEAs.*

The Project Site is currently vacant and located in an urban area. The area surrounding the Project Site is characterized by a mix of industrial and commercial businesses, single- and multi-family residences, public facilities, and open space. The Project would develop an underutilized parcel with no known sensitive biological resources in an urbanized area served by existing public service and urban infrastructure. The Project would concentrate development and therefore will not consume raw, undeveloped land, it will not contribute to sprawl and will not negatively impact the County's natural resources.

- *General Plan, Policy LU 4.1: Encourage infill development in urban and suburban areas on vacant, underutilized, and/or brownfield sites.*

The Project Site is currently vacant and located in an urban area. The area surrounding the Project Site is characterized by a mix of industrial and commercial businesses, single- and multi-family residences, public facilities, and open space. The Project would develop an underutilized parcel with no known sensitive biological

resources in an urbanized area served by existing public service and urban infrastructure. The Project would concentrate development and therefore will not consume raw, undeveloped land, it will not contribute to sprawl and will not negatively impact the County's natural resources.

- *General Plan, Policy LU 10.4: Promote environmentally-sensitive and sustainable design. LEED and possibly Energy Star Homes sustainable design elements will reduce the Project's environmental impact.*

The Project is designed to employ the use of several environmentally-sensitive and sustainable features. These include solar hot water systems; construction design to accommodate a rooftop photovoltaic system; low-flush toilets; low-flow shower heads and faucets; Energy Star rated interior and exterior lighting; Energy Star rated bathroom fans; refrigerators; dishwashers; and laundry facilities; no-volatile organic compound interior paints; drought-tolerant landscaping; and the use of diverted fly ash in the concrete mix. The applicant is aiming for the Project design to achieve Leadership in Energy and Environmental Design ("LEED") for Homes Gold Certification.

#### Zoning Ordinance and Development Standards Compliance

Pursuant to Chapter 22.16, Part 2 of the County Code, the recommendation for a zone change is based on the following principles and standards:

- *That modified conditions warrant a revision in the zoning plan as it pertains to the area or district under construction.*

The unincorporated areas were assigned a RHNA allocation of 30,145 units for the 2014-2021 Housing Element planning period. Housing Element Policy 1.1 states, "Make available through land use planning and zoning an adequate inventory of vacant and underutilized sites to accommodate the County's Regional Housing Needs Assessment (RHNA) allocation". At the time, the Project Site was not included as a vacant underutilized site because of its existing zoning. However, HCHC and CDC has identified the project area for housing as the site is surrounded by residential development with potential densities similar to what is being proposed. The General Plan Amendment request to re-designate the Project Site from H9 to H30 and the Zone Change request to rezone the Project Site from R-1 to R-3, and the five percent density bonus request will allow the construction of the new affordable units at a density of approximately 31 dwelling units per acre. This will help the County meet its RHNA allocation.

Further, according to the Housing Element, in 2012, “More than half of all renter households in the unincorporated areas paid more than 30% of their income toward rent.” Thus, there is a critical need to provide additional dwelling units with affordable rents targeted at the most vulnerable segments of the population.

- *That a need for the proposed zone classification exists within such area or district.*

According to the Housing Element, “The lack of affordable housing and the economic recession are factors contributing to the homelessness of an estimated 58,423 people on any given day in Los Angeles County.” Further, “12% of unincorporated households were considered “overcrowded,” with overcrowding more prevalent among renter households than homeowners.” Therefore, the requested General Plan Amendment, Zone Change, and density bonus request allow this Project to directly address a critical need for housing for at-risk populations. According to the Housing Element, low-income individuals and persons with disabilities are two populations that face greater challenges in finding available affordable housing. According to the Housing Element, “Persons with disabilities often have different preferences and accessibility needs when choosing housing. Additionally, as many persons with disabilities do not have the means of earning a living, their options may be narrowed by income.” Individuals 65 and older have a significantly higher rate of disability compared to younger populations. Also, it is commonly understood that an appropriate allocation of a household’s income to housing should be approximately 30 percent. As noted, in 2012, “More than half of all renter households in the unincorporated areas paid more than 30% of their income toward rent.” Thus, there is a critical need to provide additional dwelling units with affordable rents targeted at the most vulnerable segments of the population.

- *That the particular property under consideration is a proper location for said zone classification within such area or district.*

The Project Site is located in the urban community of West Rancho Dominguez-Victoria. As previously mentioned, areas north of the Project Site are zoned M-1-IP, B-1-IP, B-1, R-1, and O-S; areas south of the Project Site are zoned O-S, R-1, R-3-20U, B-1, and M-1-IP; areas east of the Project Site area zoned O-S; and areas west of the Project Site are zoned B-1 and M-1-IP. Generally speaking, the Project Site is located in a transition area between lower density, single-family residences to the north and east and higher density residential areas and industrial and commercial areas to the south and west. Re-designating the Project Site H30 and rezoning the Project Site R-3 will maintain the existing land use and zoning pattern in the vicinity of the Project Site without disrupting the existing development pattern. The Project Site

is well supported by existing public services and infrastructure including public sewer and water, public open space for outdoor recreational opportunities, and public transportation options.

- *That the placement of the proposed zone at such location will be in the interest of public health, safety and general welfare, and in conformity with good zoning practice.*

The change of zone from R-1 to R-3 at the Project Site is good zoning practice and is in the interest of the public health, safety, and general welfare of the community. Increasing housing density on vacant, underutilized sites and building in areas supported by existing public services and urban infrastructure, including, but not limited to Roy Campanella Park and public transportation options within 0.25 mile of the Project Site, provides many benefits to the community. The Project Site is located on a residential corridor characterized by a mix of existing single- and multi-family residences and is supported by numerous General Plan policies to support affordable housing development on vacant, underutilized parcels and smart growth development Projects.

The Project is designed in a way to maximize healthy livability. To start, each of the Project's 85 units have access to private balconies or decks. The ground floor of Building 1 contains a 686 square-foot community room, which will be made available for use by tenants and the broader community. The ground floor of Building 2 contains 1,670 square feet of common room space and a computer room. The Project also includes numerous outdoor spaces distributed throughout the Project Site including a community garden, two open air courtyards, and a dog area. The community garden will be located near the vehicular entrance to the Project Site and will cover an approximately 4,000 square-foot area. The community garden will include 23 raised planters, benches, work table, and with sink. Courtyard 1 is located along the south side of the Project Site between Buildings 1 and 2 and covers an approximately 1,600 square-foot area. This courtyard is comprised of passive recreation elements including lawn and ornamental landscaped areas, benches, and built-in barbeque. Courtyard 2 is located in the interior portion of Building 2 and covers an approximately 5,800 square-foot area. This courtyard is comprised of both passive and active recreational elements including benches and outdoor tables and chair, lawn and landscaped areas, as well as a raised mound with slide, climbing rope, sunken lawn area, wooden deck, mister pole, drinking fountain, and sport court. Courtyard 2 is connected to the front of the Project Site by a 1,400 square-foot breezeway/plaza on the ground floor of Building 2. This breezeway/plaza incorporates benches, tables and chairs, and a movie screen installed along one of the perimeter walls. Finally, the dog area is located

at the northwest corner of the Project Site and covers an approximately 4,400 square-foot area. These facilities will encourage social interaction among the facility's tenants. Finally, the Project Site is located directly across S. Stanford Avenue from Roy Campanella Park; the Project proposes to slightly relocate an existing pedestrian cross walk that will provide direct access from the Project Site to the park.

While providing controlled access, each level of both buildings is designed to be open-air in order to permit the free circulation of breezes throughout each building. In addition, the Project is aiming for LEED for Homes Gold Certification and will include the following environmentally sensitive design features: solar hot water systems, construction design to accommodate a rooftop photovoltaic system, low-flush toilets, low-flow shower heads and faucets, the use of Energy Star interior and exterior lighting, the use of Energy Star bathroom fans, refrigerators, dishwashers, and laundry facilities, the use of no-volatile organic compound interior paints, drought-tolerant landscaping, and the use of diverted fly ash in the concrete mix.

- *That the proposed zone change is consistent with the adopted general plan for the area.*

As previously stated, the Project Site is located within the H9 land use category of the Los Angeles County General Plan. The Project is a request for a General Plan Amendment, Zone Change, Administrative Housing Permit, and Site Plan Review for the construction of an 85-unit affordable housing development. The General Plan Amendment request is to re-designate the Project Site H30, which allows for single- and multi-family residential development at a maximum residential density of 30 dwelling units per acre. With approval of the requested General Plan Amendment, the Project Site would be able to accommodate the Project and 81 of its 85 dwelling units. The density bonus request is for a five percent increase in the allowed density. The request would allow for the additional four units. With approval of the requested General Plan Amendment and density bonus, the Project would be consistent with intended uses and the maximum allowed residential density of the underlying land use category. The requested Zone Change would rezone the Project Site R-3, which allows for the construction of apartment houses at limited densities. The requested R-3 zone is consistent with the requested H30 land use category and the same land use and zoning pair is exhibited on the property immediately to the south of the Project Site.

The Project is eligible for a density bonus because it provides the minimum number of units, the required affordable set aside, will maintain unit affordability for the required

duration period, and provides a consistent, high-quality design throughout the entire Project with no discernable difference in the quality of design between units.

Pursuant to Chapter 22.52, Part 17 of the County Code, the Project is subject the following requirements for a density bonus and development incentives:

- **Minimum Number of Units.** The total dwelling units of the qualified Project shall be five units or more. The Project would construct an 85-unit multi-family residential affordable housing Project in excess of the minimum five unit requirement.
- **Duration of affordability.** The applicant is required to set aside a minimum of five percent of the units for very low-income earning households or 10 percent of low-income earning households; either option entitles the applicant to a minimum 20 percent density bonus that must be maintained for at least 55 years. In a letter dated August 1, 2016, CDC verified that the Project will be 100% affordable with 25 units reserved for very low-income households for a duration of 55 years consistent with this requirement. Further, the applicant has requested a five percent density bonus, less than the minimum entitled density bonus associated with the Project-verified set aside, consistent with this requirement.
- **Exterior Design.** The site plan for the Project indicates that all units will be reserved for extremely low-, very low-, and low-income households. The affordable set aside units will be distributed throughout the two buildings on the Project Site and will not be distinguishable from other units in terms of construction materials, colors, and finishes. The exterior of both buildings will utilize the same construction materials, colors, and finishes. As such, there will be no discernable difference in the exterior appearance of any of the units, consistent with this requirement.
- **Building Height Incentive.** The applicant has requested a five foot increase in height above the 35-foot maximum height allowed in the requested R-3 zone. As depicted in the site plan, the Project reaches a maximum height of 40 feet, consistent with the maximum 10-foot height incentive. Further, the northern interior side of the Project Site adjoins a single-family residential property zoned R-1. As such, the Project is required to be stepped back one foot for each additional foot in height. Therefore, the Project must be designed such that the uppermost five feet of the buildings is stepped back at least 10 feet from the northern property line (inclusive of the R-3 Zone's five-foot interior side yard setback requirement). As depicted on the site plan, Building 1 is set back approximately 99 feet from the

northern property line and Building 2 is set back approximately 66 from the northern property line, consistent with this requirement.

- **Parking Incentive.** Consistent with State law, projects within 0.5 mile of a transportation stop in which all units are reserved for very low- and low-income household to provide parking at a ratio 0.5 spaces per unit, inclusive of guest and accessible spaces and may be tandem and uncovered. The Project Site is located 0.18 mile from a major bus stop at the intersection of S. Stanford Avenue and Compton Boulevard served by the Los Angeles County Metropolitan Transportation Agency's ("MTA") 51, 52, and 352 bus lines. The Project will provide 46 1-bedroom units and 39 2- and 3-bedroom units, all of which will be set aside for extremely low-, very low-, and low-income households. As such, the Project must provide a minimum of 43 parking spaces. As depicted on the site plan, the Project will provide 93 parking spaces as well as nine short-term and 85 long-term bicycle storage spaces in excess of this requirement.

Upon approval of the requested zone change, the Project is subject to the development standards of the R-3 Zone. Pursuant to Section 22.20.300 et al. of the County Code, establishments in the R-3 Zone are subject to the following development standards:

- **Height limits.** No building or structure in the R-3 Zone shall exceed 35 feet in height above grade, except for chimneys and rooftop antennas. The applicant requested a five foot increase in allowable through the Administrative Housing Permit. As described above, the Project is eligible for the requested incentive and is therefore consistent with height requirements.
- **Yard requirements.** Premises in Zone R-3 shall be subject to the yard requirements provided herein:
  - **Front Yards.** Each lot of parcel of land shall have a front yard of not less than 15 feet in depth. As depicted on the site plan, the Project will provide a 15-foot front yard setback consistent with this requirement.
  - **Interior Side Yards.** Each lot or parcel of land shall have interior side yards of not less than five feet. As depicted on the site plan, the Project will provide at least five feet of setback area along both the northern and southern interior side yards consistent with this requirement.

- **Rear Yards.** Each lot or parcel of land shall have a rear yard of not less than 15 feet in depth. As depicted on the site plan, the Project will provide a 15-foot rear yard setback consistent with this requirement.
- **Parking.** Premises in Zone R-3 shall provide parking facilities as required by Part 11 of Chapter 22.52. As described above, the Project is eligible to provide parking based on State-mandated ratios. The Project provides parking in excess of what is required and is therefore consistent with parking requirements.

Pursuant to Section 22.44.130 of the County Code, establishments in the West Rancho Dominguez-Victoria Community Standards District (“CSD”) must comply graffiti removal and on-going property maintenance requirements.

#### Site Visit

Staff conducted a site visit on April 6 and November 17, 2016.

#### Burden of Proof

The applicant is required to substantiate all facts identified by the General Plan amendment Burden of Proof and Section(s) 22.16.110 and 22.56.2730 of the County Code for the Zone Change and Administrative Housing Permit. The Burden of Proof with applicant’s responses is attached. Staff is of the opinion that the applicant has met the burden of proof.

#### Neighborhood Impact/Land Use Compatibility

The Project, which includes a request for a General Plan Amendment, Zone Change, Administrative Housing Permit, and a Site Plan Review, will allow the construction of a new 112,954-square-foot, 85-unit multi-family residential affordable housing complex in the unincorporated community of West Rancho Dominguez-Victoria.

The Project is strongly supported by Housing Element policies to support the creation of critical affordable housing units for vulnerable segments of the population, including those with special needs. The Project is also supported by several General Plan policies that encourage infill Projects on vacant or underutilized parcels, discourages sprawl and development in biologically sensitive areas, and creates mixed income neighborhoods that incorporate a variety of housing types.

Much of the area to the north and east of the Project Site is zoned R-1 with designated land use categories intending the area for low-density residential development. Many of the parcels to the south and west of the Project Site are zoned R-3 with designated land use categories identifying the area for medium density residential development, and

include various commercial and industrial properties. As such, the Project Site is located in a transition area between lower density, single-family residences to the north and east and higher density residential areas and industrial and commercial areas to the south and west. Re-designating the Project Site H30 and rezoning the Project Site R-3 will maintain the existing land use and zoning pattern in the vicinity of the Project Site without disrupting the existing development pattern of the area.

Additionally, the Project meets all of the applicable development standards and meets the requirements of the Administrative Housing Permit development incentives. CDC has verified that reviewed the Project and its associated pro forma and concurred that the requested development incentives are necessary to achieve affordable housing costs and rents and thus the Project's financial viability.

Further, related to the increase in height, the properties to the north and south of the Project Site fronting S. Stanford Avenue are approximately 31 feet tall and 25 feet tall, respectively. As the Project reaches a maximum height of 35 feet on Building 1 and 40 feet on Building 2, the height of the proposed structures is compatible with the surrounding buildings. Further, the Project has distributed its massing into two buildings which are aligned toward the southern side of the Project Site. This distributed massing is a similar design to the multi-family residences to the south of the Project Site, and the alignment of the buildings on the south side of the Project Site locates the use in closer proximity to multi-family residences to the south and away from the single-family residences to the north.

Finally, the Project has considered architectural compatibility and street-front activity in its design. In order to ensure that the street-facing portion of the Project is compatible with surrounding development, the Project incorporates a design that is similar to the buildings to the north and south of the Project Site. Further, in order to ensure that the Project does not create safety problems for residents or pedestrians traversing the sidewalk in front of the Project Site, the Project is designed such that a community room, case worker offices, and common spaces on the ground floor of Building 1 front S. Stanford Avenue and focus activity at this location.

Related to the reduction in required on-site parking, the Project will provide all required parking on the Project Site and will not rely upon public streets for Project parking. Further, the Project will provide substantial bicycle parking to encourage the use of alternative transportation by Project residents. Because of the Project Site's proximity to public transportation, it is likely that these facilities will be used by residents and the need for additional parking will not exist. Thus, the two requested development incentives, the five-

foot increase in height and a reduction in on-site parking, are not anticipated to have a specific adverse impact upon public health and safety or the physical environment.

The Project sets an example for an appropriately-designed multi-family residential affordable housing Project that is respectful and compatible with the character of the existing surrounding community.

### **COUNTY DEPARTMENT COMMENTS AND RECOMMENDATIONS**

**Department of Public Works** – In a letter dated May 4, 2016, DPW cleared the requested General Plan amendment with no conditions. In a letter dated June 21, 2016, the Department of Public Works cleared the requested Administrative Housing Permit with no conditions. In a letter dated November 21, 2016, the Department of Public Works cleared the requested Zone Change with no conditions if ultimately approved by the advisory agency. In a letter dated November 21, 2016, the Department of Public Works cleared the Site Plan Review with comments related to driveway design and closure, the midblock pedestrian crossing, curb ramp construction, planting of street trees, construction of drainage devices, submittal of a street improvement plan, and the completion of a sewer area study.

**Fire Department** – In a letter dated August 5, 2016, the Fire Department cleared the Project with conditions related to fire access road design and maintenance, fire lane and identification signage, prohibitions on site and building control that impede fire access, fire hydrants, and an additional fire flow test.

**Department of Public Health** – In a letter dated June 8, 2016, the DPH cleared the Project with no conditions.

**Department of Parks and Recreation** – In an email dated June 16, 2016, DPR cleared the Project with no conditions.

### **OTHER AGENCY COMMENTS AND RECOMMENDATIONS**

**Gabrielino Band of Mission Indians, Kizh Nation** – In a letter August 23, 2016, a representative of the Kizh Nation identified the Project Site as being within the ancestral territories of the Nation and expressed concerns over the disturbance of potential cultural resources. The representative requested that a certified Native American Monitor be on-site during any and all ground disturbance activities.

### **LEGAL NOTIFICATION AND PUBLIC OUTREACH**

**PROJECT NO. R2015-02448-(2)**  
**GENERAL PLAN AMENDMENT NO. RPPL2016001066**  
**ZONE CHANGE NO. 201500008**  
**ADMINISTRATIVE HOUSING PERMIT NO. 201500004**  
**SITE PLAN REVIEW NO. 201500770**

**STAFF ANALYSIS**  
**PAGE 18 OF 19**

Pursuant to the provisions of Sections 22.60.174 and 22.60.175 of the County Code, the community was appropriately notified of the public hearing by mail, newspaper, property posting, library posting and DRP website posting.

**PUBLIC COMMENTS**

Staff has not received any correspondence at this time.

**FEES/DEPOSITS**

If approved, fees identified in the attached Project conditions will apply unless modified by the Regional Planning Commission.

**STAFF RECOMMENDATION**

The following recommendation is made prior to the public hearing and is subject to change based upon testimony and/or documentary evidence presented at the public hearing:

Staff recommends **APPROVAL** of Project Number R2015-02448-(2), General Plan Amendment No. RPPL2016001066, Zone Change No. RZC201500008, and the concurrent Administrative Housing Permit No. RHSG201500004.

**SUGGESTED APPROVAL MOTION:**

**I MOVE THAT THE REGIONAL PLANNING COMMISSION CLOSE THE PUBLIC HEARING, ADOPT THE MITIGATED NEGATIVE DECLARATION, AND ADOPT THE MITIGATION MONITORING AND REPORTING PROGRAM FOR THE PROJECT PURSUANT TO STATE AND LOCAL CEQA GUIDELINES.**

**I MOVE THAT THE REGIONAL PLANNING COMMISSION ADOPT THE RESOLUTION RECOMMENDING THAT THE BOARD OF SUPERVISORS APPROVE GENERAL PLAN AMENDMENT NO. RPPL2016001066 AND ZONE CHANGE NO. 201500008 AND THE CONCURRENT ADMINISTRATIVE HOUSING PERMIT NO. 201500004, SUBJECT TO THE ATTACHED FINDINGS.**

Prepared by Kevin Finkel, AICP, Regional Planner, Zoning Permits West Section  
Reviewed by Mi Kim, Supervising Regional Planner, Zoning Permits West Section

Attachments:

**PROJECT NO. R2015-02448-(2)**  
**GENERAL PLAN AMENDMENT NO. RPPL2016001066**  
**ZONE CHANGE NO. 201500008**  
**ADMINISTRATIVE HOUSING PERMIT NO. 201500004**  
**SITE PLAN REVIEW NO. 201500770**

**STAFF ANALYSIS**  
**PAGE 19 OF 19**

Draft Resolution  
Draft Findings  
Applicant's Burden of Proof Statements  
Environmental Document  
Site Photographs  
Site Plan  
Land Use Map

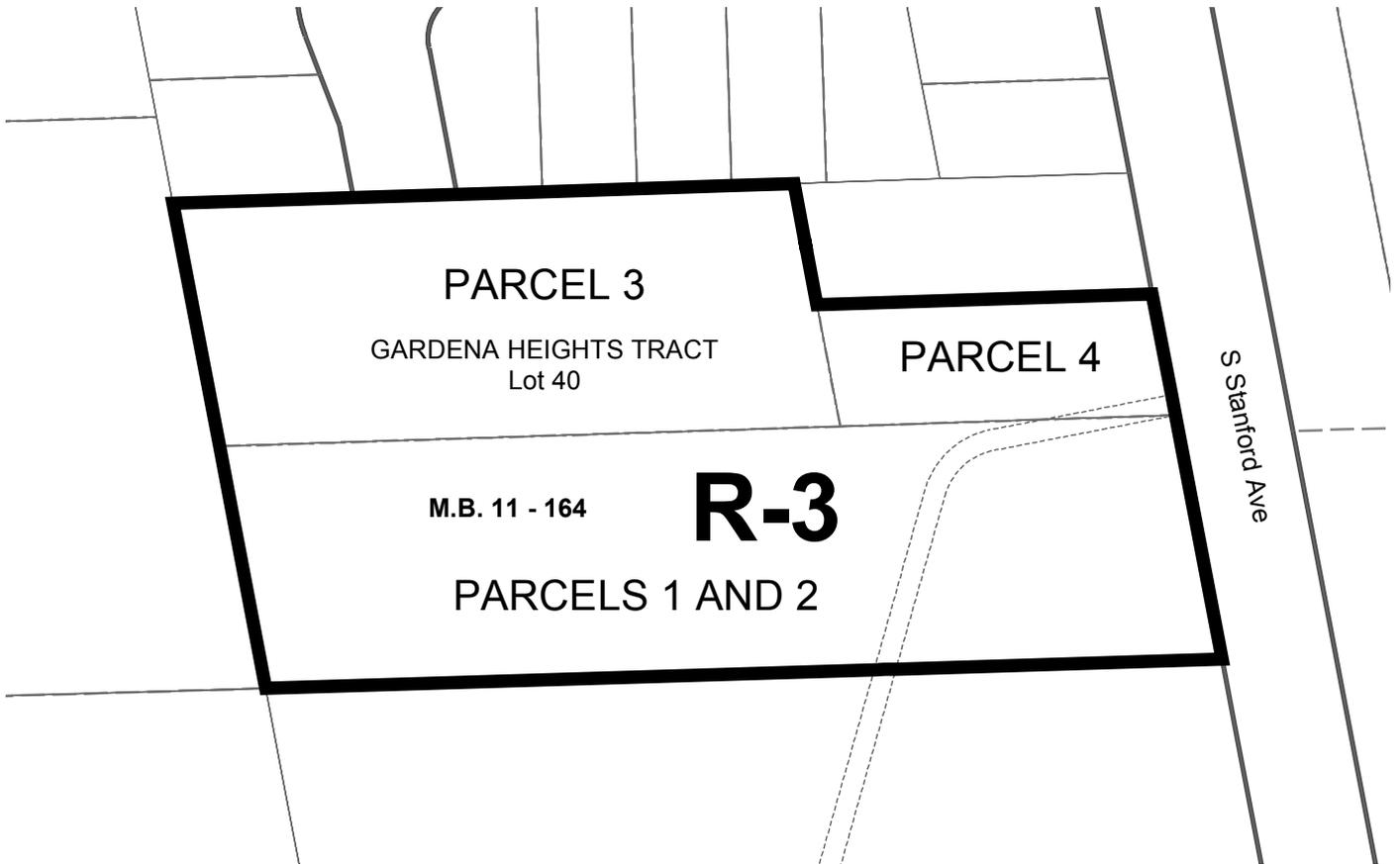
MKK:KAF  
11/15/2016

CHANGE OF PRECISE PLAN  
**WEST RANCHO DOMINQUEZ - VICTORIA ZONED DISTRICT**  
**ADOPTED BY ORDINANCE:** \_\_\_\_\_

**ON:** \_\_\_\_\_

**ZONING CASE: ZC201500008**

AMENDING SECTION: 22.16.230 OF THE COUNTY CODE



**LEGAL DESCRIPTION:**

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

PARCEL 1: THE S'LY 100' OF THE E'LY 100' OF THE S'LY 130.45' OF LOT 40 OF GARDENA HEIGHTS, IN THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 11, PAGE 164, OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

PARCEL 2: THE S'LY 130.45' OF LOT 40 OF GARDEN HEIGHTS, IN THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 11, PAGE 164, OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY. EXCEPT THE S'LY 100' OF THE E'LY 100' THEREOF.

APN: 6137-005-036

PARCEL 3: THE N 130' OF THE S 260.45' OF LOT 40 OF GARDENA HEIGHTS, IN THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 11, PAGE 164 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY. SAID DISTANCES BEING MEASURED ALONG THE E'LY LINE OF SAID LOT 40. EXCEPT THE E'LY 175' THEREOF.

APN: 6137-005-903

PARCEL 4: THE S'LY 65' OF THE N'LY 130' OF THE S'LY 260.45' (SAID DISTANCE BEING MEASURED ALONG THE E'LY LINE OF LOT 40) OF THE E'LY 175' OF LOT 40 OF GARDENA HEIGHTS, IN THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS SHOWN ON MAP RECORDED IN BOOK 11 PAGE 164 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

APN: 6137-005-902

**LEGEND:**

-  PARCELS
-  STREET / RIGHT OF WAY
-  LOT LINE
-  CUT/DEED LINE
-  EASEMENT LINE
-  ZONE CHANGE AREA
-  NOT A PART



0      50      100  
 FEET

**COUNTY ZONING MAP**  
**075H205**

**DIGITAL DESCRIPTION:** \ZCO\ZD\_WILLOWBROOK\_ENTERPRISE  
 THE REGIONAL PLANNING COMMISSION  
 COUNTY OF LOS ANGELES  
 LAURA SHELL, CHAIR  
 RICHARD J. BRUCKNER, PLANNING DIRECTOR

**ZONING CASE NUMBER RZC201500008**

**ORDINANCE NUMBER \_\_\_\_\_**

An ordinance amending Section 22.16.230 of Title 22 of the County Code, changing regulations for the execution of the Los Angeles County General Plan, relating to the Willowbrook-Enterprise Zoned District Number 34.

The Board of Supervisors of the County of Los Angeles ordains as follows:

**SECTION 1.** Section 22.16.230 of the County Code is amended by amending the map of the Willowbrook-Enterprise Zoned District Number 34 as shown on the map attached hereto.

**SECTION 2.** The Board of Supervisors finds that this ordinance is consistent with the Los Angeles County General Plan of the County of Los Angeles.

**APPENDIX A: AIR QUALITY MODELING WORKSHEETS**



**HCHC 14803 Stanford Avenue**  
**Los Angeles-South Coast County, Summer**

**1.0 Project Characteristics**

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**1.1 Land Usage**

Land Uses	Size	Metric	Lot Acreage	Floor Surface Area	Population
Apartments Mid Rise	85.00	Dwelling Unit	2.24	85,000.00	243

**1.2 Other Project Characteristics**

<b>Urbanization</b>	Urban	<b>Wind Speed (m/s)</b>	2.2	<b>Precipitation Freq (Days)</b>	33
<b>Climate Zone</b>	9			<b>Operational Year</b>	2018
<b>Utility Company</b>	Southern California Edison				
<b>CO2 Intensity (lb/MWhr)</b>	630.89	<b>CH4 Intensity (lb/MWhr)</b>	0.029	<b>N2O Intensity (lb/MWhr)</b>	0.006

**1.3 User Entered Comments & Non-Default Data**

Project Characteristics -

Land Use - 2.72 acres lot size per site plan.

Construction Phase - Construction schedule estimated based on entitlement schedule and buildout year.

Grading - 13,178 cy of export anticipated per applicant.

Woodstoves - No hearths, no wood burning fireplaces per architectural plans.

Construction Off-road Equipment Mitigation -

Mobile Land Use Mitigation -

Area Mitigation -

Energy Mitigation -

Water Mitigation -

Waste Mitigation -

Table Name	Column Name	Default Value	New Value
tblConstructionPhase	NumDays	10.00	80.00
tblConstructionPhase	NumDays	220.00	280.00
tblConstructionPhase	NumDays	6.00	30.00
tblConstructionPhase	NumDays	10.00	30.00
tblConstructionPhase	NumDays	3.00	15.00
tblFireplaces	FireplaceDayYear	25.00	0.00
tblFireplaces	FireplaceHourDay	3.00	0.00
tblFireplaces	FireplaceWoodMass	1,019.20	0.00
tblFireplaces	NumberGas	72.25	0.00
tblFireplaces	NumberNoFireplace	8.50	0.00
tblFireplaces	NumberWood	4.25	0.00
tblGrading	AcresOfGrading	15.00	3.00
tblGrading	AcresOfGrading	22.50	4.50
tblGrading	MaterialExported	0.00	13,178.00
tblGrading	MaterialExported	0.00	1,200.00
tblProjectCharacteristics	OperationalYear	2014	2018
tblWoodstoves	NumberCatalytic	4.25	0.00
tblWoodstoves	NumberNoncatalytic	4.25	0.00
tblWoodstoves	WoodstoveDayYear	25.00	0.00
tblWoodstoves	WoodstoveWoodMass	999.60	0.00

## 2.0 Emissions Summary

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**2.2 Overall Operational****Unmitigated Operational**

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Area	2.0828	0.0820	7.0622	3.7000e-004		0.0385	0.0385		0.0385	0.0385	0.0000	12.6270	12.6270	0.0125	0.0000	12.8897
Energy	0.0249	0.2129	0.0906	1.3600e-003		0.0172	0.0172		0.0172	0.0172		271.7948	271.7948	5.2100e-003	4.9800e-003	273.4489
Mobile	2.0445	6.0655	24.3335	0.0675	4.4169	0.0943	4.5112	1.1812	0.0868	1.2680		5,586.1567	5,586.1567	0.2120		5,590.6078
<b>Total</b>	<b>4.1522</b>	<b>6.3604</b>	<b>31.4863</b>	<b>0.0692</b>	<b>4.4169</b>	<b>0.1500</b>	<b>4.5670</b>	<b>1.1812</b>	<b>0.1426</b>	<b>1.3237</b>	<b>0.0000</b>	<b>5,870.5784</b>	<b>5,870.5784</b>	<b>0.2297</b>	<b>4.9800e-003</b>	<b>5,876.9464</b>

**Mitigated Operational**

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Area	2.0828	0.0820	7.0622	3.7000e-004		0.0385	0.0385		0.0385	0.0385	0.0000	12.6270	12.6270	0.0125	0.0000	12.8897
Energy	0.0249	0.2129	0.0906	1.3600e-003		0.0172	0.0172		0.0172	0.0172		271.7948	271.7948	5.2100e-003	4.9800e-003	273.4489
Mobile	2.0007	5.7565	23.1971	0.0636	4.1547	0.0890	4.2437	1.1110	0.0820	1.1930		5,262.5192	5,262.5192	0.2003		5,266.7256
<b>Total</b>	<b>4.1084</b>	<b>6.0513</b>	<b>30.3499</b>	<b>0.0653</b>	<b>4.1547</b>	<b>0.1447</b>	<b>4.2994</b>	<b>1.1110</b>	<b>0.1377</b>	<b>1.2487</b>	<b>0.0000</b>	<b>5,546.9409</b>	<b>5,546.9409</b>	<b>0.2180</b>	<b>4.9800e-003</b>	<b>5,553.0642</b>

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio-CO2	Total CO2	CH4	N2O	CO2e
Percent Reduction	1.05	4.86	3.61	5.65	5.94	3.54	5.86	5.94	3.43	5.67	0.00	5.51	5.51	5.07	0.00	5.51

### 3.0 Construction Detail

#### Construction Phase

Phase Number	Phase Name	Phase Type	Start Date	End Date	Num Days Week	Num Days	Phase Description
1	Site Preparation	Site Preparation	3/1/2016	3/21/2016	5	15	
2	Grading	Grading	3/22/2016	5/2/2016	5	30	
3	Building Construction	Building Construction	5/3/2016	5/29/2017	5	280	
4	Paving	Paving	5/30/2017	7/10/2017	5	30	
5	Architectural Coating	Architectural Coating	7/11/2017	10/30/2017	5	80	

**Acres of Grading (Site Preparation Phase): 4.5**

**Acres of Grading (Grading Phase): 3**

**Acres of Paving: 0**

**Residential Indoor: 172,125; Residential Outdoor: 57,375; Non-Residential Indoor: 0; Non-Residential Outdoor: 0 (Architectural Coating – sqft)**

#### OffRoad Equipment

Phase Name	Offroad Equipment Type	Amount	Usage Hours	Horse Power	Load Factor
Architectural Coating	Air Compressors	1	6.00	78	0.48
Paving	Cement and Mortar Mixers	1	8.00	9	0.56
Building Construction	Generator Sets	1	8.00	84	0.74
Building Construction	Cranes	1	8.00	226	0.29
Building Construction	Forklifts	2	7.00	89	0.20
Site Preparation	Graders	1	8.00	174	0.41
Paving	Pavers	1	8.00	125	0.42
Paving	Rollers	2	8.00	80	0.38
Grading	Rubber Tired Dozers	1	8.00	255	0.40
Building Construction	Tractors/Loaders/Backhoes	1	6.00	97	0.37
Grading	Tractors/Loaders/Backhoes	2	7.00	97	0.37
Paving	Tractors/Loaders/Backhoes	1	8.00	97	0.37
Site Preparation	Tractors/Loaders/Backhoes	1	7.00	97	0.37
Grading	Graders	1	8.00	174	0.41
Paving	Paving Equipment	1	8.00	130	0.36
Site Preparation	Scrapers	1	8.00	361	0.48
Building Construction	Welders	3	8.00	46	0.45

**Trips and VMT**

Phase Name	Offroad Equipment Count	Worker Trip Number	Vendor Trip Number	Hauling Trip Number	Worker Trip Length	Vendor Trip Length	Hauling Trip Length	Worker Vehicle Class	Vendor Vehicle Class	Hauling Vehicle Class
Site Preparation	3	8.00	0.00	150.00	14.70	6.90	20.00	LD_Mix	HDT_Mix	HHDT
Grading	4	10.00	0.00	1,647.00	14.70	6.90	20.00	LD_Mix	HDT_Mix	HHDT
Building Construction	8	61.00	9.00	0.00	14.70	6.90	20.00	LD_Mix	HDT_Mix	HHDT
Paving	6	15.00	0.00	0.00	14.70	6.90	20.00	LD_Mix	HDT_Mix	HHDT
Architectural Coating	1	12.00	0.00	0.00	14.70	6.90	20.00	LD_Mix	HDT_Mix	HHDT

### 3.1 Mitigation Measures Construction

Water Exposed Area

Clean Paved Roads

### 3.2 Site Preparation - 2016

#### Unmitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Fugitive Dust					0.3272	0.0000	0.3272	0.0357	0.0000	0.0357			0.0000			0.0000
Off-Road	2.6992	30.8238	18.0600	0.0239		1.5116	1.5116		1.3907	1.3907		2,480.100 0	2,480.100 0	0.7481		2,495.809 9
<b>Total</b>	<b>2.6992</b>	<b>30.8238</b>	<b>18.0600</b>	<b>0.0239</b>	<b>0.3272</b>	<b>1.5116</b>	<b>1.8388</b>	<b>0.0357</b>	<b>1.3907</b>	<b>1.4264</b>		<b>2,480.100 0</b>	<b>2,480.100 0</b>	<b>0.7481</b>		<b>2,495.809 9</b>

### 3.2 Site Preparation - 2016

#### Unmitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.1761	2.8032	1.9893	7.4700e-003	0.1741	0.0415	0.2157	0.0477	0.0382	0.0859		752.6844	752.6844	5.5700e-003		752.8013
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
Worker	0.0356	0.0448	0.5550	1.1600e-003	0.0894	8.5000e-004	0.0903	0.0237	7.8000e-004	0.0245		98.3217	98.3217	5.3500e-003		98.4341
<b>Total</b>	<b>0.2118</b>	<b>2.8481</b>	<b>2.5442</b>	<b>8.6300e-003</b>	<b>0.2636</b>	<b>0.0424</b>	<b>0.3059</b>	<b>0.0714</b>	<b>0.0390</b>	<b>0.1104</b>		<b>851.0061</b>	<b>851.0061</b>	<b>0.0109</b>		<b>851.2354</b>

#### Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Fugitive Dust					0.1276	0.0000	0.1276	0.0139	0.0000	0.0139			0.0000			0.0000
Off-Road	2.6992	30.8238	18.0600	0.0239		1.5116	1.5116		1.3907	1.3907	0.0000	2,480.1000	2,480.1000	0.7481		2,495.8099
<b>Total</b>	<b>2.6992</b>	<b>30.8238</b>	<b>18.0600</b>	<b>0.0239</b>	<b>0.1276</b>	<b>1.5116</b>	<b>1.6393</b>	<b>0.0139</b>	<b>1.3907</b>	<b>1.4046</b>	<b>0.0000</b>	<b>2,480.1000</b>	<b>2,480.1000</b>	<b>0.7481</b>		<b>2,495.8099</b>

### 3.2 Site Preparation - 2016

#### Mitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.1761	2.8032	1.9893	7.4700e-003	0.1741	0.0415	0.2157	0.0477	0.0382	0.0859		752.6844	752.6844	5.5700e-003		752.8013
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
Worker	0.0356	0.0448	0.5550	1.1600e-003	0.0894	8.5000e-004	0.0903	0.0237	7.8000e-004	0.0245		98.3217	98.3217	5.3500e-003		98.4341
<b>Total</b>	<b>0.2118</b>	<b>2.8481</b>	<b>2.5442</b>	<b>8.6300e-003</b>	<b>0.2636</b>	<b>0.0424</b>	<b>0.3059</b>	<b>0.0714</b>	<b>0.0390</b>	<b>0.1104</b>		<b>851.0061</b>	<b>851.0061</b>	<b>0.0109</b>		<b>851.2354</b>

### 3.3 Grading - 2016

#### Unmitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Fugitive Dust					6.1778	0.0000	6.1778	3.3292	0.0000	3.3292			0.0000			0.0000
Off-Road	2.8530	29.9470	19.6345	0.0206		1.6671	1.6671		1.5337	1.5337		2,139.274 2	2,139.274 2	0.6453		2,152.825 1
<b>Total</b>	<b>2.8530</b>	<b>29.9470</b>	<b>19.6345</b>	<b>0.0206</b>	<b>6.1778</b>	<b>1.6671</b>	<b>7.8449</b>	<b>3.3292</b>	<b>1.5337</b>	<b>4.8629</b>		<b>2,139.274 2</b>	<b>2,139.274 2</b>	<b>0.6453</b>		<b>2,152.825 1</b>

### 3.3 Grading - 2016

#### Unmitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.9670	15.3896	10.9212	0.0410	0.9560	0.2279	1.1839	0.2618	0.2096	0.4714		4,132.2374	4,132.2374	0.0306		4,132.8791
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
Worker	0.0445	0.0561	0.6937	1.4500e-003	0.1118	1.0600e-003	0.1128	0.0296	9.7000e-004	0.0306		122.9021	122.9021	6.6900e-003		123.0426
<b>Total</b>	<b>1.0115</b>	<b>15.4457</b>	<b>11.6149</b>	<b>0.0425</b>	<b>1.0678</b>	<b>0.2289</b>	<b>1.2967</b>	<b>0.2914</b>	<b>0.2106</b>	<b>0.5020</b>		<b>4,255.1395</b>	<b>4,255.1395</b>	<b>0.0373</b>		<b>4,255.9217</b>

#### Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Fugitive Dust					2.4094	0.0000	2.4094	1.2984	0.0000	1.2984			0.0000			0.0000
Off-Road	2.8530	29.9470	19.6345	0.0206		1.6671	1.6671		1.5337	1.5337	0.0000	2,139.2742	2,139.2742	0.6453		2,152.8251
<b>Total</b>	<b>2.8530</b>	<b>29.9470</b>	<b>19.6345</b>	<b>0.0206</b>	<b>2.4094</b>	<b>1.6671</b>	<b>4.0765</b>	<b>1.2984</b>	<b>1.5337</b>	<b>2.8321</b>	<b>0.0000</b>	<b>2,139.2742</b>	<b>2,139.2742</b>	<b>0.6453</b>		<b>2,152.8251</b>

### 3.3 Grading - 2016

#### Mitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.9670	15.3896	10.9212	0.0410	0.9560	0.2279	1.1839	0.2618	0.2096	0.4714		4,132.2374	4,132.2374	0.0306		4,132.8791
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
Worker	0.0445	0.0561	0.6937	1.4500e-003	0.1118	1.0600e-003	0.1128	0.0296	9.7000e-004	0.0306		122.9021	122.9021	6.6900e-003		123.0426
<b>Total</b>	<b>1.0115</b>	<b>15.4457</b>	<b>11.6149</b>	<b>0.0425</b>	<b>1.0678</b>	<b>0.2289</b>	<b>1.2967</b>	<b>0.2914</b>	<b>0.2106</b>	<b>0.5020</b>		<b>4,255.1395</b>	<b>4,255.1395</b>	<b>0.0373</b>		<b>4,255.9217</b>

### 3.4 Building Construction - 2016

#### Unmitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Off-Road	3.6984	24.6320	16.7166	0.0249		1.6257	1.6257		1.5569	1.5569		2,352.2239	2,352.2239	0.5420		2,363.6057
<b>Total</b>	<b>3.6984</b>	<b>24.6320</b>	<b>16.7166</b>	<b>0.0249</b>		<b>1.6257</b>	<b>1.6257</b>		<b>1.5569</b>	<b>1.5569</b>		<b>2,352.2239</b>	<b>2,352.2239</b>	<b>0.5420</b>		<b>2,363.6057</b>

### 3.4 Building Construction - 2016

#### Unmitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e	
Category	lb/day										lb/day						
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000			0.0000
Vendor	0.0758	0.7876	0.9150	1.9800e-003	0.0561	0.0123	0.0684	0.0160	0.0113	0.0273		198.1986	198.1986	1.4500e-003			198.2291
Worker	0.2717	0.3419	4.2316	8.8700e-003	0.6818	6.4500e-003	0.6883	0.1808	5.9300e-003	0.1868		749.7030	749.7030	0.0408			750.5600
<b>Total</b>	<b>0.3475</b>	<b>1.1295</b>	<b>5.1466</b>	<b>0.0109</b>	<b>0.7380</b>	<b>0.0188</b>	<b>0.7567</b>	<b>0.1968</b>	<b>0.0173</b>	<b>0.2140</b>		<b>947.9015</b>	<b>947.9015</b>	<b>0.0423</b>			<b>948.7891</b>

#### Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e	
Category	lb/day										lb/day						
Off-Road	3.6984	24.6320	16.7166	0.0249		1.6257	1.6257		1.5569	1.5569	0.0000	2,352.2239	2,352.2239	0.5420			2,363.6057
<b>Total</b>	<b>3.6984</b>	<b>24.6320</b>	<b>16.7166</b>	<b>0.0249</b>		<b>1.6257</b>	<b>1.6257</b>		<b>1.5569</b>	<b>1.5569</b>	<b>0.0000</b>	<b>2,352.2239</b>	<b>2,352.2239</b>	<b>0.5420</b>			<b>2,363.6057</b>

### 3.4 Building Construction - 2016

#### Mitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
Vendor	0.0758	0.7876	0.9150	1.9800e-003	0.0561	0.0123	0.0684	0.0160	0.0113	0.0273		198.1986	198.1986	1.4500e-003		198.2291
Worker	0.2717	0.3419	4.2316	8.8700e-003	0.6818	6.4500e-003	0.6883	0.1808	5.9300e-003	0.1868		749.7030	749.7030	0.0408		750.5600
<b>Total</b>	<b>0.3475</b>	<b>1.1295</b>	<b>5.1466</b>	<b>0.0109</b>	<b>0.7380</b>	<b>0.0188</b>	<b>0.7567</b>	<b>0.1968</b>	<b>0.0173</b>	<b>0.2140</b>		<b>947.9015</b>	<b>947.9015</b>	<b>0.0423</b>		<b>948.7891</b>

### 3.4 Building Construction - 2017

#### Unmitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Off-Road	3.3275	22.8585	16.2492	0.0249		1.4621	1.4621		1.3998	1.3998		2,334.8503	2,334.8503	0.5189		2,345.7479
<b>Total</b>	<b>3.3275</b>	<b>22.8585</b>	<b>16.2492</b>	<b>0.0249</b>		<b>1.4621</b>	<b>1.4621</b>		<b>1.3998</b>	<b>1.3998</b>		<b>2,334.8503</b>	<b>2,334.8503</b>	<b>0.5189</b>		<b>2,345.7479</b>

### 3.4 Building Construction - 2017

#### Unmitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e	
Category	lb/day										lb/day						
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000			0.0000
Vendor	0.0693	0.7180	0.8591	1.9800e-003	0.0562	0.0110	0.0671	0.0160	0.0101	0.0261		195.0335	195.0335	1.4100e-003			195.0631
Worker	0.2442	0.3093	3.8340	8.8700e-003	0.6818	6.1800e-003	0.6880	0.1808	5.7000e-003	0.1865		721.6468	721.6468	0.0377			722.4389
<b>Total</b>	<b>0.3135</b>	<b>1.0272</b>	<b>4.6930</b>	<b>0.0109</b>	<b>0.7380</b>	<b>0.0172</b>	<b>0.7551</b>	<b>0.1968</b>	<b>0.0158</b>	<b>0.2126</b>		<b>916.6803</b>	<b>916.6803</b>	<b>0.0391</b>			<b>917.5020</b>

#### Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e	
Category	lb/day										lb/day						
Off-Road	3.3275	22.8585	16.2492	0.0249		1.4621	1.4621		1.3998	1.3998	0.0000	2,334.8503	2,334.8503	0.5189			2,345.7479
<b>Total</b>	<b>3.3275</b>	<b>22.8585</b>	<b>16.2492</b>	<b>0.0249</b>		<b>1.4621</b>	<b>1.4621</b>		<b>1.3998</b>	<b>1.3998</b>	<b>0.0000</b>	<b>2,334.8503</b>	<b>2,334.8503</b>	<b>0.5189</b>			<b>2,345.7479</b>

### 3.4 Building Construction - 2017

#### Mitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e	
Category	lb/day										lb/day						
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000			0.0000
Vendor	0.0693	0.7180	0.8591	1.9800e-003	0.0562	0.0110	0.0671	0.0160	0.0101	0.0261		195.0335	195.0335	1.4100e-003			195.0631
Worker	0.2442	0.3093	3.8340	8.8700e-003	0.6818	6.1800e-003	0.6880	0.1808	5.7000e-003	0.1865		721.6468	721.6468	0.0377			722.4389
<b>Total</b>	<b>0.3135</b>	<b>1.0272</b>	<b>4.6930</b>	<b>0.0109</b>	<b>0.7380</b>	<b>0.0172</b>	<b>0.7551</b>	<b>0.1968</b>	<b>0.0158</b>	<b>0.2126</b>		<b>916.6803</b>	<b>916.6803</b>	<b>0.0391</b>			<b>917.5020</b>

### 3.5 Paving - 2017

#### Unmitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e	
Category	lb/day										lb/day						
Off-Road	1.6402	16.4619	12.0566	0.0176		1.0230	1.0230		0.9423	0.9423		1,777.4745	1,777.4745	0.5344			1,788.6966
Paving	0.0000					0.0000	0.0000		0.0000	0.0000			0.0000				0.0000
<b>Total</b>	<b>1.6402</b>	<b>16.4619</b>	<b>12.0566</b>	<b>0.0176</b>		<b>1.0230</b>	<b>1.0230</b>		<b>0.9423</b>	<b>0.9423</b>		<b>1,777.4745</b>	<b>1,777.4745</b>	<b>0.5344</b>			<b>1,788.6966</b>

### 3.5 Paving - 2017

#### Unmitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e	
Category	lb/day										lb/day						
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000			0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000			0.0000
Worker	0.0600	0.0761	0.9428	2.1800e-003	0.1677	1.5200e-003	0.1692	0.0445	1.4000e-003	0.0459		177.4541	177.4541	9.2800e-003			177.6489
<b>Total</b>	<b>0.0600</b>	<b>0.0761</b>	<b>0.9428</b>	<b>2.1800e-003</b>	<b>0.1677</b>	<b>1.5200e-003</b>	<b>0.1692</b>	<b>0.0445</b>	<b>1.4000e-003</b>	<b>0.0459</b>		<b>177.4541</b>	<b>177.4541</b>	<b>9.2800e-003</b>			<b>177.6489</b>

#### Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e	
Category	lb/day										lb/day						
Off-Road	1.6402	16.4619	12.0566	0.0176		1.0230	1.0230		0.9423	0.9423	0.0000	1,777.4745	1,777.4745	0.5344			1,788.6966
Paving	0.0000					0.0000	0.0000		0.0000	0.0000			0.0000				0.0000
<b>Total</b>	<b>1.6402</b>	<b>16.4619</b>	<b>12.0566</b>	<b>0.0176</b>		<b>1.0230</b>	<b>1.0230</b>		<b>0.9423</b>	<b>0.9423</b>	<b>0.0000</b>	<b>1,777.4745</b>	<b>1,777.4745</b>	<b>0.5344</b>			<b>1,788.6966</b>

### 3.5 Paving - 2017

#### Mitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e	
Category	lb/day										lb/day						
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000			0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000			0.0000
Worker	0.0600	0.0761	0.9428	2.1800e-003	0.1677	1.5200e-003	0.1692	0.0445	1.4000e-003	0.0459		177.4541	177.4541	9.2800e-003			177.6489
<b>Total</b>	<b>0.0600</b>	<b>0.0761</b>	<b>0.9428</b>	<b>2.1800e-003</b>	<b>0.1677</b>	<b>1.5200e-003</b>	<b>0.1692</b>	<b>0.0445</b>	<b>1.4000e-003</b>	<b>0.0459</b>		<b>177.4541</b>	<b>177.4541</b>	<b>9.2800e-003</b>			<b>177.6489</b>

### 3.6 Architectural Coating - 2017

#### Unmitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e	
Category	lb/day										lb/day						
Archit. Coating	8.3104					0.0000	0.0000		0.0000	0.0000			0.0000				0.0000
Off-Road	0.3323	2.1850	1.8681	2.9700e-003		0.1733	0.1733		0.1733	0.1733		281.4481	281.4481	0.0297			282.0721
<b>Total</b>	<b>8.6427</b>	<b>2.1850</b>	<b>1.8681</b>	<b>2.9700e-003</b>		<b>0.1733</b>	<b>0.1733</b>		<b>0.1733</b>	<b>0.1733</b>		<b>281.4481</b>	<b>281.4481</b>	<b>0.0297</b>			<b>282.0721</b>

### 3.6 Architectural Coating - 2017

#### Unmitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e	
Category	lb/day										lb/day						
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000			0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000			0.0000
Worker	0.0480	0.0608	0.7542	1.7400e-003	0.1341	1.2200e-003	0.1354	0.0356	1.1200e-003	0.0367		141.9633	141.9633	7.4200e-003			142.1191
<b>Total</b>	<b>0.0480</b>	<b>0.0608</b>	<b>0.7542</b>	<b>1.7400e-003</b>	<b>0.1341</b>	<b>1.2200e-003</b>	<b>0.1354</b>	<b>0.0356</b>	<b>1.1200e-003</b>	<b>0.0367</b>		<b>141.9633</b>	<b>141.9633</b>	<b>7.4200e-003</b>			<b>142.1191</b>

#### Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e	
Category	lb/day										lb/day						
Archit. Coating	8.3104					0.0000	0.0000		0.0000	0.0000			0.0000				0.0000
Off-Road	0.3323	2.1850	1.8681	2.9700e-003		0.1733	0.1733		0.1733	0.1733	0.0000	281.4481	281.4481	0.0297			282.0721
<b>Total</b>	<b>8.6427</b>	<b>2.1850</b>	<b>1.8681</b>	<b>2.9700e-003</b>		<b>0.1733</b>	<b>0.1733</b>		<b>0.1733</b>	<b>0.1733</b>	<b>0.0000</b>	<b>281.4481</b>	<b>281.4481</b>	<b>0.0297</b>			<b>282.0721</b>

### 3.6 Architectural Coating - 2017

#### Mitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e	
Category	lb/day										lb/day						
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000			0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000			0.0000
Worker	0.0480	0.0608	0.7542	1.7400e-003	0.1341	1.2200e-003	0.1354	0.0356	1.1200e-003	0.0367		141.9633	141.9633	7.4200e-003			142.1191
<b>Total</b>	<b>0.0480</b>	<b>0.0608</b>	<b>0.7542</b>	<b>1.7400e-003</b>	<b>0.1341</b>	<b>1.2200e-003</b>	<b>0.1354</b>	<b>0.0356</b>	<b>1.1200e-003</b>	<b>0.0367</b>		<b>141.9633</b>	<b>141.9633</b>	<b>7.4200e-003</b>			<b>142.1191</b>

### 4.0 Operational Detail - Mobile

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#### 4.1 Mitigation Measures Mobile

Increase Density

Improve Walkability Design

Increase Transit Accessibility

Integrate Below Market Rate Housing

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Mitigated	2.0007	5.7565	23.1971	0.0636	4.1547	0.0890	4.2437	1.1110	0.0820	1.1930		5,262.5192	5,262.5192	0.2003		5,266.7256
Unmitigated	2.0445	6.0655	24.3335	0.0675	4.4169	0.0943	4.5112	1.1812	0.0868	1.2680		5,586.1567	5,586.1567	0.2120		5,590.6078

### 4.2 Trip Summary Information

Land Use	Average Daily Trip Rate			Unmitigated	Mitigated
	Weekday	Saturday	Sunday	Annual VMT	Annual VMT
Apartments Mid Rise	560.15	608.60	515.95	1,916,192	1,802,434
Total	560.15	608.60	515.95	1,916,192	1,802,434

### 4.3 Trip Type Information

Land Use	Miles			Trip %			Trip Purpose %		
	H-W or C-W	H-S or C-C	H-O or C-NW	H-W or C-W	H-S or C-C	H-O or C-NW	Primary	Diverted	Pass-by
Apartments Mid Rise	14.70	5.90	8.70	40.20	19.20	40.60	86	11	3

LDA	LDT1	LDT2	MDV	LHD1	LHD2	MHD	HHD	OBUS	UBUS	MCY	SBUS	MH
0.531767	0.058060	0.178534	0.124864	0.038964	0.006284	0.016861	0.033134	0.002486	0.003151	0.003685	0.000540	0.001671

## 5.0 Energy Detail

### 5.1 Fleet Mix

Historical Energy Use: N

### 5.1 Mitigation Measures Energy

Install Energy Efficient Appliances

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
NaturalGas Mitigated	0.0249	0.2129	0.0906	1.3600e-003		0.0172	0.0172		0.0172	0.0172		271.7948	271.7948	5.2100e-003	4.9800e-003	273.4489
NaturalGas Unmitigated	0.0249	0.2129	0.0906	1.3600e-003		0.0172	0.0172		0.0172	0.0172		271.7948	271.7948	5.2100e-003	4.9800e-003	273.4489

5.2 Energy by Land Use - NaturalGas

Unmitigated

	NaturalGas Use	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Land Use	kBTU/yr	lb/day										lb/day					
Apartments Mid Rise	2310.26	0.0249	0.2129	0.0906	1.3600e-003		0.0172	0.0172		0.0172	0.0172		271.7948	271.7948	5.2100e-003	4.9800e-003	273.4489
<b>Total</b>		<b>0.0249</b>	<b>0.2129</b>	<b>0.0906</b>	<b>1.3600e-003</b>		<b>0.0172</b>	<b>0.0172</b>		<b>0.0172</b>	<b>0.0172</b>		<b>271.7948</b>	<b>271.7948</b>	<b>5.2100e-003</b>	<b>4.9800e-003</b>	<b>273.4489</b>

### 5.2 Energy by Land Use - NaturalGas

#### Mitigated

	NaturalGas Use	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Land Use	kBTU/yr	lb/day										lb/day					
Apartments Mid Rise	2.31026	0.0249	0.2129	0.0906	1.3600e-003		0.0172	0.0172		0.0172	0.0172		271.7948	271.7948	5.2100e-003	4.9800e-003	273.4489
<b>Total</b>		<b>0.0249</b>	<b>0.2129</b>	<b>0.0906</b>	<b>1.3600e-003</b>		<b>0.0172</b>	<b>0.0172</b>		<b>0.0172</b>	<b>0.0172</b>		<b>271.7948</b>	<b>271.7948</b>	<b>5.2100e-003</b>	<b>4.9800e-003</b>	<b>273.4489</b>

### 6.0 Area Detail

#### 6.1 Mitigation Measures Area

- Use Low VOC Paint - Residential Interior
- Use Low VOC Paint - Residential Exterior
- Use Low VOC Paint - Non-Residential Interior
- Use Low VOC Paint - Non-Residential Exterior
- No Hearths Installed
- Use Low VOC Cleaning Supplies

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Mitigated	2.0828	0.0820	7.0622	3.7000e-004		0.0385	0.0385		0.0385	0.0385	0.0000	12.6270	12.6270	0.0125	0.0000	12.8897
Unmitigated	2.0828	0.0820	7.0622	3.7000e-004		0.0385	0.0385		0.0385	0.0385	0.0000	12.6270	12.6270	0.0125	0.0000	12.8897

## 6.2 Area by SubCategory

### Unmitigated

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
SubCategory	lb/day										lb/day					
Consumer Products	1.6830					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Hearth	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Landscaping	0.2177	0.0820	7.0622	3.7000e-004		0.0385	0.0385		0.0385	0.0385		12.6270	12.6270	0.0125		12.8897
Architectural Coating	0.1822					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
<b>Total</b>	<b>2.0829</b>	<b>0.0820</b>	<b>7.0622</b>	<b>3.7000e-004</b>		<b>0.0385</b>	<b>0.0385</b>		<b>0.0385</b>	<b>0.0385</b>	<b>0.0000</b>	<b>12.6270</b>	<b>12.6270</b>	<b>0.0125</b>	<b>0.0000</b>	<b>12.8897</b>

## 6.2 Area by SubCategory

### Mitigated

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
SubCategory	lb/day										lb/day					
Consumer Products	1.6830					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Hearth	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Landscaping	0.2177	0.0820	7.0622	3.7000e-004		0.0385	0.0385		0.0385	0.0385		12.6270	12.6270	0.0125		12.8897
Architectural Coating	0.1822					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
<b>Total</b>	<b>2.0829</b>	<b>0.0820</b>	<b>7.0622</b>	<b>3.7000e-004</b>		<b>0.0385</b>	<b>0.0385</b>		<b>0.0385</b>	<b>0.0385</b>	<b>0.0000</b>	<b>12.6270</b>	<b>12.6270</b>	<b>0.0125</b>	<b>0.0000</b>	<b>12.8897</b>

## 7.0 Water Detail

### 7.1 Mitigation Measures Water

- Install Low Flow Bathroom Faucet
- Install Low Flow Kitchen Faucet
- Install Low Flow Toilet
- Install Low Flow Shower
- Use Water Efficient Irrigation System

## 8.0 Waste Detail

### 8.1 Mitigation Measures Waste

- Institute Recycling and Composting Services

## 9.0 Operational Offroad

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Equipment Type	Number	Hours/Day	Days/Year	Horse Power	Load Factor	Fuel Type
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## 10.0 Vegetation

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**HCHC 14803 Stanford Avenue  
Los Angeles-South Coast County, Winter**

**1.0 Project Characteristics**

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**1.1 Land Usage**

Land Uses	Size	Metric	Lot Acreage	Floor Surface Area	Population
Apartments Mid Rise	85.00	Dwelling Unit	2.24	85,000.00	243

**1.2 Other Project Characteristics**

<b>Urbanization</b>	Urban	<b>Wind Speed (m/s)</b>	2.2	<b>Precipitation Freq (Days)</b>	33
<b>Climate Zone</b>	9			<b>Operational Year</b>	2018
<b>Utility Company</b>	Southern California Edison				
<b>CO2 Intensity (lb/MWhr)</b>	630.89	<b>CH4 Intensity (lb/MWhr)</b>	0.029	<b>N2O Intensity (lb/MWhr)</b>	0.006

**1.3 User Entered Comments & Non-Default Data**

Project Characteristics -

Land Use - 2.72 acres lot size per site plan.

Construction Phase - Construction schedule estimated based on entitlement schedule and buildout year.

Grading - 13,178 cy of export anticipated per applicant.

Woodstoves - No hearths, no wood burning fireplaces per architectural plans.

Construction Off-road Equipment Mitigation -

Mobile Land Use Mitigation -

Area Mitigation -

Energy Mitigation -

Water Mitigation -

Waste Mitigation -

Table Name	Column Name	Default Value	New Value
tblConstructionPhase	NumDays	10.00	80.00
tblConstructionPhase	NumDays	220.00	280.00
tblConstructionPhase	NumDays	6.00	30.00
tblConstructionPhase	NumDays	10.00	30.00
tblConstructionPhase	NumDays	3.00	15.00
tblFireplaces	FireplaceDayYear	25.00	0.00
tblFireplaces	FireplaceHourDay	3.00	0.00
tblFireplaces	FireplaceWoodMass	1,019.20	0.00
tblFireplaces	NumberGas	72.25	0.00
tblFireplaces	NumberNoFireplace	8.50	0.00
tblFireplaces	NumberWood	4.25	0.00
tblGrading	AcresOfGrading	15.00	3.00
tblGrading	AcresOfGrading	22.50	4.50
tblGrading	MaterialExported	0.00	13,178.00
tblGrading	MaterialExported	0.00	1,200.00
tblProjectCharacteristics	OperationalYear	2014	2018
tblWoodstoves	NumberCatalytic	4.25	0.00
tblWoodstoves	NumberNoncatalytic	4.25	0.00
tblWoodstoves	WoodstoveDayYear	25.00	0.00
tblWoodstoves	WoodstoveWoodMass	999.60	0.00

## 2.0 Emissions Summary

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**2.2 Overall Operational****Unmitigated Operational**

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Area	2.0828	0.0820	7.0622	3.7000e-004		0.0385	0.0385		0.0385	0.0385	0.0000	12.6270	12.6270	0.0125	0.0000	12.8897
Energy	0.0249	0.2129	0.0906	1.3600e-003		0.0172	0.0172		0.0172	0.0172		271.7948	271.7948	5.2100e-003	4.9800e-003	273.4489
Mobile	2.1366	6.3906	24.2738	0.0644	4.4169	0.0946	4.5115	1.1812	0.0872	1.2683		5,344.5693	5,344.5693	0.2121		5,349.0242
<b>Total</b>	<b>4.2443</b>	<b>6.6855</b>	<b>31.4266</b>	<b>0.0661</b>	<b>4.4169</b>	<b>0.1503</b>	<b>4.5673</b>	<b>1.1812</b>	<b>0.1429</b>	<b>1.3241</b>	<b>0.0000</b>	<b>5,628.9910</b>	<b>5,628.9910</b>	<b>0.2299</b>	<b>4.9800e-003</b>	<b>5,635.3628</b>

**Mitigated Operational**

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Area	2.0828	0.0820	7.0622	3.7000e-004		0.0385	0.0385		0.0385	0.0385	0.0000	12.6270	12.6270	0.0125	0.0000	12.8897
Energy	0.0249	0.2129	0.0906	1.3600e-003		0.0172	0.0172		0.0172	0.0172		271.7948	271.7948	5.2100e-003	4.9800e-003	273.4489
Mobile	2.0941	6.0628	23.2378	0.0607	4.1547	0.0893	4.2440	1.1110	0.0823	1.1933		5,034.9379	5,034.9379	0.2005		5,039.1482
<b>Total</b>	<b>4.2018</b>	<b>6.3577</b>	<b>30.3906</b>	<b>0.0624</b>	<b>4.1547</b>	<b>0.1450</b>	<b>4.2998</b>	<b>1.1110</b>	<b>0.1380</b>	<b>1.2490</b>	<b>0.0000</b>	<b>5,319.3597</b>	<b>5,319.3597</b>	<b>0.2182</b>	<b>4.9800e-003</b>	<b>5,325.4869</b>

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio-CO2	Total CO2	CH4	N2O	CO2e
Percent Reduction	1.00	4.90	3.30	5.64	5.94	3.53	5.86	5.94	3.42	5.67	0.00	5.50	5.50	5.07	0.00	5.50

### 3.0 Construction Detail

#### Construction Phase

Phase Number	Phase Name	Phase Type	Start Date	End Date	Num Days Week	Num Days	Phase Description
1	Site Preparation	Site Preparation	3/1/2016	3/21/2016	5	15	
2	Grading	Grading	3/22/2016	5/2/2016	5	30	
3	Building Construction	Building Construction	5/3/2016	5/29/2017	5	280	
4	Paving	Paving	5/30/2017	7/10/2017	5	30	
5	Architectural Coating	Architectural Coating	7/11/2017	10/30/2017	5	80	

**Acres of Grading (Site Preparation Phase): 4.5**

**Acres of Grading (Grading Phase): 3**

**Acres of Paving: 0**

**Residential Indoor: 172,125; Residential Outdoor: 57,375; Non-Residential Indoor: 0; Non-Residential Outdoor: 0 (Architectural Coating – sqft)**

#### OffRoad Equipment

Phase Name	Offroad Equipment Type	Amount	Usage Hours	Horse Power	Load Factor
Architectural Coating	Air Compressors	1	6.00	78	0.48
Paving	Cement and Mortar Mixers	1	8.00	9	0.56
Building Construction	Generator Sets	1	8.00	84	0.74
Building Construction	Cranes	1	8.00	226	0.29
Building Construction	Forklifts	2	7.00	89	0.20
Site Preparation	Graders	1	8.00	174	0.41
Paving	Pavers	1	8.00	125	0.42
Paving	Rollers	2	8.00	80	0.38
Grading	Rubber Tired Dozers	1	8.00	255	0.40
Building Construction	Tractors/Loaders/Backhoes	1	6.00	97	0.37
Grading	Tractors/Loaders/Backhoes	2	7.00	97	0.37
Paving	Tractors/Loaders/Backhoes	1	8.00	97	0.37
Site Preparation	Tractors/Loaders/Backhoes	1	7.00	97	0.37
Grading	Graders	1	8.00	174	0.41
Paving	Paving Equipment	1	8.00	130	0.36
Site Preparation	Scrapers	1	8.00	361	0.48
Building Construction	Welders	3	8.00	46	0.45

**Trips and VMT**

Phase Name	Offroad Equipment Count	Worker Trip Number	Vendor Trip Number	Hauling Trip Number	Worker Trip Length	Vendor Trip Length	Hauling Trip Length	Worker Vehicle Class	Vendor Vehicle Class	Hauling Vehicle Class
Site Preparation	3	8.00	0.00	150.00	14.70	6.90	20.00	LD_Mix	HDT_Mix	HHDT
Grading	4	10.00	0.00	1,647.00	14.70	6.90	20.00	LD_Mix	HDT_Mix	HHDT
Building Construction	8	61.00	9.00	0.00	14.70	6.90	20.00	LD_Mix	HDT_Mix	HHDT
Paving	6	15.00	0.00	0.00	14.70	6.90	20.00	LD_Mix	HDT_Mix	HHDT
Architectural Coating	1	12.00	0.00	0.00	14.70	6.90	20.00	LD_Mix	HDT_Mix	HHDT

### 3.1 Mitigation Measures Construction

Water Exposed Area

Clean Paved Roads

### 3.2 Site Preparation - 2016

#### Unmitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Fugitive Dust					0.3272	0.0000	0.3272	0.0357	0.0000	0.0357			0.0000			0.0000
Off-Road	2.6992	30.8238	18.0600	0.0239		1.5116	1.5116		1.3907	1.3907		2,480.100 0	2,480.100 0	0.7481		2,495.809 9
<b>Total</b>	<b>2.6992</b>	<b>30.8238</b>	<b>18.0600</b>	<b>0.0239</b>	<b>0.3272</b>	<b>1.5116</b>	<b>1.8388</b>	<b>0.0357</b>	<b>1.3907</b>	<b>1.4264</b>		<b>2,480.100 0</b>	<b>2,480.100 0</b>	<b>0.7481</b>		<b>2,495.809 9</b>

### 3.2 Site Preparation - 2016

#### Unmitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.1865	2.9018	2.3057	7.4600e-003	0.1741	0.0416	0.2158	0.0477	0.0383	0.0860		750.9174	750.9174	5.6400e-003		751.0358
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
Worker	0.0371	0.0497	0.5211	1.1000e-003	0.0894	8.5000e-004	0.0903	0.0237	7.8000e-004	0.0245		92.8025	92.8025	5.3500e-003		92.9149
<b>Total</b>	<b>0.2236</b>	<b>2.9515</b>	<b>2.8268</b>	<b>8.5600e-003</b>	<b>0.2636</b>	<b>0.0425</b>	<b>0.3060</b>	<b>0.0714</b>	<b>0.0391</b>	<b>0.1104</b>		<b>843.7199</b>	<b>843.7199</b>	<b>0.0110</b>		<b>843.9506</b>

#### Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Fugitive Dust					0.1276	0.0000	0.1276	0.0139	0.0000	0.0139			0.0000			0.0000
Off-Road	2.6992	30.8238	18.0600	0.0239		1.5116	1.5116		1.3907	1.3907	0.0000	2,480.1000	2,480.1000	0.7481		2,495.8099
<b>Total</b>	<b>2.6992</b>	<b>30.8238</b>	<b>18.0600</b>	<b>0.0239</b>	<b>0.1276</b>	<b>1.5116</b>	<b>1.6393</b>	<b>0.0139</b>	<b>1.3907</b>	<b>1.4046</b>	<b>0.0000</b>	<b>2,480.1000</b>	<b>2,480.1000</b>	<b>0.7481</b>		<b>2,495.8099</b>

### 3.2 Site Preparation - 2016

#### Mitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.1865	2.9018	2.3057	7.4600e-003	0.1741	0.0416	0.2158	0.0477	0.0383	0.0860		750.9174	750.9174	5.6400e-003		751.0358
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
Worker	0.0371	0.0497	0.5211	1.1000e-003	0.0894	8.5000e-004	0.0903	0.0237	7.8000e-004	0.0245		92.8025	92.8025	5.3500e-003		92.9149
<b>Total</b>	<b>0.2236</b>	<b>2.9515</b>	<b>2.8268</b>	<b>8.5600e-003</b>	<b>0.2636</b>	<b>0.0425</b>	<b>0.3060</b>	<b>0.0714</b>	<b>0.0391</b>	<b>0.1104</b>		<b>843.7199</b>	<b>843.7199</b>	<b>0.0110</b>		<b>843.9506</b>

### 3.3 Grading - 2016

#### Unmitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Fugitive Dust					6.1778	0.0000	6.1778	3.3292	0.0000	3.3292			0.0000			0.0000
Off-Road	2.8530	29.9470	19.6345	0.0206		1.6671	1.6671		1.5337	1.5337		2,139.274 2	2,139.274 2	0.6453		2,152.825 1
<b>Total</b>	<b>2.8530</b>	<b>29.9470</b>	<b>19.6345</b>	<b>0.0206</b>	<b>6.1778</b>	<b>1.6671</b>	<b>7.8449</b>	<b>3.3292</b>	<b>1.5337</b>	<b>4.8629</b>		<b>2,139.274 2</b>	<b>2,139.274 2</b>	<b>0.6453</b>		<b>2,152.825 1</b>

### 3.3 Grading - 2016

#### Unmitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	1.0240	15.9307	12.6582	0.0409	0.9560	0.2284	1.1845	0.2618	0.2101	0.4719		4,122.5365	4,122.5365	0.0309		4,123.1863
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
Worker	0.0463	0.0622	0.6514	1.3700e-003	0.1118	1.0600e-003	0.1128	0.0296	9.7000e-004	0.0306		116.0031	116.0031	6.6900e-003		116.1436
<b>Total</b>	<b>1.0703</b>	<b>15.9929</b>	<b>13.3096</b>	<b>0.0423</b>	<b>1.0678</b>	<b>0.2295</b>	<b>1.2973</b>	<b>0.2914</b>	<b>0.2111</b>	<b>0.5025</b>		<b>4,238.5396</b>	<b>4,238.5396</b>	<b>0.0376</b>		<b>4,239.3299</b>

#### Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Fugitive Dust					2.4094	0.0000	2.4094	1.2984	0.0000	1.2984			0.0000			0.0000
Off-Road	2.8530	29.9470	19.6345	0.0206		1.6671	1.6671		1.5337	1.5337	0.0000	2,139.2742	2,139.2742	0.6453		2,152.8251
<b>Total</b>	<b>2.8530</b>	<b>29.9470</b>	<b>19.6345</b>	<b>0.0206</b>	<b>2.4094</b>	<b>1.6671</b>	<b>4.0765</b>	<b>1.2984</b>	<b>1.5337</b>	<b>2.8321</b>	<b>0.0000</b>	<b>2,139.2742</b>	<b>2,139.2742</b>	<b>0.6453</b>		<b>2,152.8251</b>

### 3.3 Grading - 2016

#### Mitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	1.0240	15.9307	12.6582	0.0409	0.9560	0.2284	1.1845	0.2618	0.2101	0.4719		4,122.5365	4,122.5365	0.0309		4,123.1863
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
Worker	0.0463	0.0622	0.6514	1.3700e-003	0.1118	1.0600e-003	0.1128	0.0296	9.7000e-004	0.0306		116.0031	116.0031	6.6900e-003		116.1436
<b>Total</b>	<b>1.0703</b>	<b>15.9929</b>	<b>13.3096</b>	<b>0.0423</b>	<b>1.0678</b>	<b>0.2295</b>	<b>1.2973</b>	<b>0.2914</b>	<b>0.2111</b>	<b>0.5025</b>		<b>4,238.5396</b>	<b>4,238.5396</b>	<b>0.0376</b>		<b>4,239.3299</b>

### 3.4 Building Construction - 2016

#### Unmitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Off-Road	3.6984	24.6320	16.7166	0.0249		1.6257	1.6257		1.5569	1.5569		2,352.2239	2,352.2239	0.5420		2,363.6057
<b>Total</b>	<b>3.6984</b>	<b>24.6320</b>	<b>16.7166</b>	<b>0.0249</b>		<b>1.6257</b>	<b>1.6257</b>		<b>1.5569</b>	<b>1.5569</b>		<b>2,352.2239</b>	<b>2,352.2239</b>	<b>0.5420</b>		<b>2,363.6057</b>

### 3.4 Building Construction - 2016

#### Unmitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e	
Category	lb/day										lb/day						
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000			0.0000
Vendor	0.0837	0.8074	1.1140	1.9600e-003	0.0561	0.0124	0.0686	0.0160	0.0114	0.0274		196.5529	196.5529	1.5000e-003			196.5843
Worker	0.2826	0.3792	3.9734	8.3700e-003	0.6818	6.4500e-003	0.6883	0.1808	5.9300e-003	0.1868		707.6190	707.6190	0.0408			708.4760
<b>Total</b>	<b>0.3663</b>	<b>1.1865</b>	<b>5.0874</b>	<b>0.0103</b>	<b>0.7380</b>	<b>0.0189</b>	<b>0.7569</b>	<b>0.1968</b>	<b>0.0174</b>	<b>0.2142</b>		<b>904.1719</b>	<b>904.1719</b>	<b>0.0423</b>			<b>905.0604</b>

#### Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e	
Category	lb/day										lb/day						
Off-Road	3.6984	24.6320	16.7166	0.0249		1.6257	1.6257		1.5569	1.5569	0.0000	2,352.2239	2,352.2239	0.5420			2,363.6057
<b>Total</b>	<b>3.6984</b>	<b>24.6320</b>	<b>16.7166</b>	<b>0.0249</b>		<b>1.6257</b>	<b>1.6257</b>		<b>1.5569</b>	<b>1.5569</b>	<b>0.0000</b>	<b>2,352.2239</b>	<b>2,352.2239</b>	<b>0.5420</b>			<b>2,363.6057</b>

### 3.4 Building Construction - 2016

#### Mitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e	
Category	lb/day										lb/day						
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000			0.0000
Vendor	0.0837	0.8074	1.1140	1.9600e-003	0.0561	0.0124	0.0686	0.0160	0.0114	0.0274		196.5529	196.5529	1.5000e-003			196.5843
Worker	0.2826	0.3792	3.9734	8.3700e-003	0.6818	6.4500e-003	0.6883	0.1808	5.9300e-003	0.1868		707.6190	707.6190	0.0408			708.4760
<b>Total</b>	<b>0.3663</b>	<b>1.1865</b>	<b>5.0874</b>	<b>0.0103</b>	<b>0.7380</b>	<b>0.0189</b>	<b>0.7569</b>	<b>0.1968</b>	<b>0.0174</b>	<b>0.2142</b>		<b>904.1719</b>	<b>904.1719</b>	<b>0.0423</b>			<b>905.0604</b>

### 3.4 Building Construction - 2017

#### Unmitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e	
Category	lb/day										lb/day						
Off-Road	3.3275	22.8585	16.2492	0.0249		1.4621	1.4621		1.3998	1.3998		2,334.8503	2,334.8503	0.5189			2,345.7479
<b>Total</b>	<b>3.3275</b>	<b>22.8585</b>	<b>16.2492</b>	<b>0.0249</b>		<b>1.4621</b>	<b>1.4621</b>		<b>1.3998</b>	<b>1.3998</b>		<b>2,334.8503</b>	<b>2,334.8503</b>	<b>0.5189</b>			<b>2,345.7479</b>

### 3.4 Building Construction - 2017

#### Unmitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
Vendor	0.0762	0.7356	1.0567	1.9600e-003	0.0562	0.0111	0.0672	0.0160	0.0102	0.0262		193.4106	193.4106	1.4500e-003		193.4410
Worker	0.2535	0.3429	3.5854	8.3600e-003	0.6818	6.1800e-003	0.6880	0.1808	5.7000e-003	0.1865		681.0866	681.0866	0.0377		681.8787
<b>Total</b>	<b>0.3296</b>	<b>1.0785</b>	<b>4.6421</b>	<b>0.0103</b>	<b>0.7380</b>	<b>0.0173</b>	<b>0.7552</b>	<b>0.1968</b>	<b>0.0159</b>	<b>0.2127</b>		<b>874.4972</b>	<b>874.4972</b>	<b>0.0392</b>		<b>875.3197</b>

#### Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Off-Road	3.3275	22.8585	16.2492	0.0249		1.4621	1.4621		1.3998	1.3998	0.0000	2,334.8503	2,334.8503	0.5189		2,345.7479
<b>Total</b>	<b>3.3275</b>	<b>22.8585</b>	<b>16.2492</b>	<b>0.0249</b>		<b>1.4621</b>	<b>1.4621</b>		<b>1.3998</b>	<b>1.3998</b>	<b>0.0000</b>	<b>2,334.8503</b>	<b>2,334.8503</b>	<b>0.5189</b>		<b>2,345.7479</b>

### 3.4 Building Construction - 2017

#### Mitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e	
Category	lb/day										lb/day						
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000			0.0000
Vendor	0.0762	0.7356	1.0567	1.9600e-003	0.0562	0.0111	0.0672	0.0160	0.0102	0.0262		193.4106	193.4106	1.4500e-003			193.4410
Worker	0.2535	0.3429	3.5854	8.3600e-003	0.6818	6.1800e-003	0.6880	0.1808	5.7000e-003	0.1865		681.0866	681.0866	0.0377			681.8787
<b>Total</b>	<b>0.3296</b>	<b>1.0785</b>	<b>4.6421</b>	<b>0.0103</b>	<b>0.7380</b>	<b>0.0173</b>	<b>0.7552</b>	<b>0.1968</b>	<b>0.0159</b>	<b>0.2127</b>		<b>874.4972</b>	<b>874.4972</b>	<b>0.0392</b>			<b>875.3197</b>

### 3.5 Paving - 2017

#### Unmitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e	
Category	lb/day										lb/day						
Off-Road	1.6402	16.4619	12.0566	0.0176		1.0230	1.0230		0.9423	0.9423		1,777.4745	1,777.4745	0.5344			1,788.6966
Paving	0.0000					0.0000	0.0000		0.0000	0.0000			0.0000				0.0000
<b>Total</b>	<b>1.6402</b>	<b>16.4619</b>	<b>12.0566</b>	<b>0.0176</b>		<b>1.0230</b>	<b>1.0230</b>		<b>0.9423</b>	<b>0.9423</b>		<b>1,777.4745</b>	<b>1,777.4745</b>	<b>0.5344</b>			<b>1,788.6966</b>

### 3.5 Paving - 2017

#### Unmitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e	
Category	lb/day										lb/day						
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000			0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000			0.0000
Worker	0.0623	0.0843	0.8817	2.0600e-003	0.1677	1.5200e-003	0.1692	0.0445	1.4000e-003	0.0459		167.4803	167.4803	9.2800e-003			167.6751
<b>Total</b>	<b>0.0623</b>	<b>0.0843</b>	<b>0.8817</b>	<b>2.0600e-003</b>	<b>0.1677</b>	<b>1.5200e-003</b>	<b>0.1692</b>	<b>0.0445</b>	<b>1.4000e-003</b>	<b>0.0459</b>		<b>167.4803</b>	<b>167.4803</b>	<b>9.2800e-003</b>			<b>167.6751</b>

#### Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e	
Category	lb/day										lb/day						
Off-Road	1.6402	16.4619	12.0566	0.0176		1.0230	1.0230		0.9423	0.9423	0.0000	1,777.4745	1,777.4745	0.5344			1,788.6966
Paving	0.0000					0.0000	0.0000		0.0000	0.0000			0.0000				0.0000
<b>Total</b>	<b>1.6402</b>	<b>16.4619</b>	<b>12.0566</b>	<b>0.0176</b>		<b>1.0230</b>	<b>1.0230</b>		<b>0.9423</b>	<b>0.9423</b>	<b>0.0000</b>	<b>1,777.4745</b>	<b>1,777.4745</b>	<b>0.5344</b>			<b>1,788.6966</b>

### 3.5 Paving - 2017

#### Mitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e	
Category	lb/day										lb/day						
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000			0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000			0.0000
Worker	0.0623	0.0843	0.8817	2.0600e-003	0.1677	1.5200e-003	0.1692	0.0445	1.4000e-003	0.0459		167.4803	167.4803	9.2800e-003			167.6751
<b>Total</b>	<b>0.0623</b>	<b>0.0843</b>	<b>0.8817</b>	<b>2.0600e-003</b>	<b>0.1677</b>	<b>1.5200e-003</b>	<b>0.1692</b>	<b>0.0445</b>	<b>1.4000e-003</b>	<b>0.0459</b>		<b>167.4803</b>	<b>167.4803</b>	<b>9.2800e-003</b>			<b>167.6751</b>

### 3.6 Architectural Coating - 2017

#### Unmitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e	
Category	lb/day										lb/day						
Archit. Coating	8.3104					0.0000	0.0000		0.0000	0.0000			0.0000				0.0000
Off-Road	0.3323	2.1850	1.8681	2.9700e-003		0.1733	0.1733		0.1733	0.1733		281.4481	281.4481	0.0297			282.0721
<b>Total</b>	<b>8.6427</b>	<b>2.1850</b>	<b>1.8681</b>	<b>2.9700e-003</b>		<b>0.1733</b>	<b>0.1733</b>		<b>0.1733</b>	<b>0.1733</b>		<b>281.4481</b>	<b>281.4481</b>	<b>0.0297</b>			<b>282.0721</b>

### 3.6 Architectural Coating - 2017

#### Unmitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e	
Category	lb/day										lb/day						
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000			0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000			0.0000
Worker	0.0499	0.0675	0.7053	1.6500e-003	0.1341	1.2200e-003	0.1354	0.0356	1.1200e-003	0.0367		133.9843	133.9843	7.4200e-003			134.1401
<b>Total</b>	<b>0.0499</b>	<b>0.0675</b>	<b>0.7053</b>	<b>1.6500e-003</b>	<b>0.1341</b>	<b>1.2200e-003</b>	<b>0.1354</b>	<b>0.0356</b>	<b>1.1200e-003</b>	<b>0.0367</b>		<b>133.9843</b>	<b>133.9843</b>	<b>7.4200e-003</b>			<b>134.1401</b>

#### Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e	
Category	lb/day										lb/day						
Archit. Coating	8.3104					0.0000	0.0000		0.0000	0.0000			0.0000				0.0000
Off-Road	0.3323	2.1850	1.8681	2.9700e-003		0.1733	0.1733		0.1733	0.1733	0.0000	281.4481	281.4481	0.0297			282.0721
<b>Total</b>	<b>8.6427</b>	<b>2.1850</b>	<b>1.8681</b>	<b>2.9700e-003</b>		<b>0.1733</b>	<b>0.1733</b>		<b>0.1733</b>	<b>0.1733</b>	<b>0.0000</b>	<b>281.4481</b>	<b>281.4481</b>	<b>0.0297</b>			<b>282.0721</b>

### 3.6 Architectural Coating - 2017

#### Mitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e	
Category	lb/day										lb/day						
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000			0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000			0.0000
Worker	0.0499	0.0675	0.7053	1.6500e-003	0.1341	1.2200e-003	0.1354	0.0356	1.1200e-003	0.0367		133.9843	133.9843	7.4200e-003			134.1401
<b>Total</b>	<b>0.0499</b>	<b>0.0675</b>	<b>0.7053</b>	<b>1.6500e-003</b>	<b>0.1341</b>	<b>1.2200e-003</b>	<b>0.1354</b>	<b>0.0356</b>	<b>1.1200e-003</b>	<b>0.0367</b>		<b>133.9843</b>	<b>133.9843</b>	<b>7.4200e-003</b>			<b>134.1401</b>

### 4.0 Operational Detail - Mobile

---

#### 4.1 Mitigation Measures Mobile

Increase Density

Improve Walkability Design

Increase Transit Accessibility

Integrate Below Market Rate Housing

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Mitigated	2.0941	6.0628	23.2378	0.0607	4.1547	0.0893	4.2440	1.1110	0.0823	1.1933		5,034.9379	5,034.9379	0.2005		5,039.1482
Unmitigated	2.1366	6.3906	24.2738	0.0644	4.4169	0.0946	4.5115	1.1812	0.0872	1.2683		5,344.5693	5,344.5693	0.2121		5,349.0242

### 4.2 Trip Summary Information

Land Use	Average Daily Trip Rate			Unmitigated	Mitigated
	Weekday	Saturday	Sunday	Annual VMT	Annual VMT
Apartments Mid Rise	560.15	608.60	515.95	1,916,192	1,802,434
Total	560.15	608.60	515.95	1,916,192	1,802,434

### 4.3 Trip Type Information

Land Use	Miles			Trip %			Trip Purpose %		
	H-W or C-W	H-S or C-C	H-O or C-NW	H-W or C-W	H-S or C-C	H-O or C-NW	Primary	Diverted	Pass-by
Apartments Mid Rise	14.70	5.90	8.70	40.20	19.20	40.60	86	11	3

LDA	LDT1	LDT2	MDV	LHD1	LHD2	MHD	HHD	OBUS	UBUS	MCY	SBUS	MH
0.531767	0.058060	0.178534	0.124864	0.038964	0.006284	0.016861	0.033134	0.002486	0.003151	0.003685	0.000540	0.001671

## 5.0 Energy Detail

### 5.1 Fleet Mix

Historical Energy Use: N

### 5.1 Mitigation Measures Energy

Install Energy Efficient Appliances

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
NaturalGas Mitigated	0.0249	0.2129	0.0906	1.3600e-003		0.0172	0.0172		0.0172	0.0172		271.7948	271.7948	5.2100e-003	4.9800e-003	273.4489
NaturalGas Unmitigated	0.0249	0.2129	0.0906	1.3600e-003		0.0172	0.0172		0.0172	0.0172		271.7948	271.7948	5.2100e-003	4.9800e-003	273.4489

5.2 Energy by Land Use - NaturalGas

Unmitigated

	NaturalGas Use	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Land Use	kBTU/yr	lb/day										lb/day					
Apartments Mid Rise	2310.26	0.0249	0.2129	0.0906	1.3600e-003		0.0172	0.0172		0.0172	0.0172		271.7948	271.7948	5.2100e-003	4.9800e-003	273.4489
<b>Total</b>		<b>0.0249</b>	<b>0.2129</b>	<b>0.0906</b>	<b>1.3600e-003</b>		<b>0.0172</b>	<b>0.0172</b>		<b>0.0172</b>	<b>0.0172</b>		<b>271.7948</b>	<b>271.7948</b>	<b>5.2100e-003</b>	<b>4.9800e-003</b>	<b>273.4489</b>

### 5.2 Energy by Land Use - NaturalGas

#### Mitigated

	NaturalGas Use	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Land Use	kBTU/yr	lb/day										lb/day					
Apartments Mid Rise	2.31026	0.0249	0.2129	0.0906	1.3600e-003		0.0172	0.0172		0.0172	0.0172		271.7948	271.7948	5.2100e-003	4.9800e-003	273.4489
<b>Total</b>		<b>0.0249</b>	<b>0.2129</b>	<b>0.0906</b>	<b>1.3600e-003</b>		<b>0.0172</b>	<b>0.0172</b>		<b>0.0172</b>	<b>0.0172</b>		<b>271.7948</b>	<b>271.7948</b>	<b>5.2100e-003</b>	<b>4.9800e-003</b>	<b>273.4489</b>

### 6.0 Area Detail

#### 6.1 Mitigation Measures Area

- Use Low VOC Paint - Residential Interior
- Use Low VOC Paint - Residential Exterior
- Use Low VOC Paint - Non-Residential Interior
- Use Low VOC Paint - Non-Residential Exterior
- No Hearths Installed
- Use Low VOC Cleaning Supplies

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Mitigated	2.0828	0.0820	7.0622	3.7000e-004		0.0385	0.0385		0.0385	0.0385	0.0000	12.6270	12.6270	0.0125	0.0000	12.8897
Unmitigated	2.0828	0.0820	7.0622	3.7000e-004		0.0385	0.0385		0.0385	0.0385	0.0000	12.6270	12.6270	0.0125	0.0000	12.8897

## 6.2 Area by SubCategory

### Unmitigated

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
SubCategory	lb/day										lb/day					
Architectural Coating	0.1822					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Consumer Products	1.6830					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Hearth	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Landscaping	0.2177	0.0820	7.0622	3.7000e-004		0.0385	0.0385		0.0385	0.0385		12.6270	12.6270	0.0125		12.8897
<b>Total</b>	<b>2.0829</b>	<b>0.0820</b>	<b>7.0622</b>	<b>3.7000e-004</b>		<b>0.0385</b>	<b>0.0385</b>		<b>0.0385</b>	<b>0.0385</b>	<b>0.0000</b>	<b>12.6270</b>	<b>12.6270</b>	<b>0.0125</b>	<b>0.0000</b>	<b>12.8897</b>

## 6.2 Area by SubCategory

### Mitigated

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
SubCategory	lb/day										lb/day					
Consumer Products	1.6830					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Hearth	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Landscaping	0.2177	0.0820	7.0622	3.7000e-004		0.0385	0.0385		0.0385	0.0385		12.6270	12.6270	0.0125		12.8897
Architectural Coating	0.1822					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
<b>Total</b>	<b>2.0829</b>	<b>0.0820</b>	<b>7.0622</b>	<b>3.7000e-004</b>		<b>0.0385</b>	<b>0.0385</b>		<b>0.0385</b>	<b>0.0385</b>	<b>0.0000</b>	<b>12.6270</b>	<b>12.6270</b>	<b>0.0125</b>	<b>0.0000</b>	<b>12.8897</b>

## 7.0 Water Detail

---

### 7.1 Mitigation Measures Water

- Install Low Flow Bathroom Faucet
- Install Low Flow Kitchen Faucet
- Install Low Flow Toilet
- Install Low Flow Shower
- Use Water Efficient Irrigation System

## 8.0 Waste Detail

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### 8.1 Mitigation Measures Waste

- Institute Recycling and Composting Services

## 9.0 Operational Offroad

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Equipment Type	Number	Hours/Day	Days/Year	Horse Power	Load Factor	Fuel Type
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## 10.0 Vegetation

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**APPENDIX B: FAULT RUPTURE HAZARD INVESTIGATION**

GEOCON West, Inc., Fault Rupture Hazard Investigation, Proposed Multi-Family Residential Development 14803 S. Stanford Avenue, West Rancho Dominguez, Unincorporated Los Angeles County, California, dated September 19, 2014.

**FAULT RUPTURE HAZARD  
INVESTIGATION**

---

**PROPOSED MULTI-FAMILY RESIDENTIAL  
DEVELOPMENT  
14803 S. STANFORD AVENUE  
WEST RANCHO DOMINGUEZ  
UNINCORPORATED LOS ANGELES  
COUNTY, CALIFORNIA**



**GEOCON**  
WEST, INC.

GEOTECHNICAL  
ENVIRONMENTAL  
MATERIALS

PREPARED FOR

**HOLLYWOOD COMMUNITY HOUSING  
CORPORATION  
LOS ANGELES, CALIFORNIA**

**PROJECT NO. A9164-06-01**

**SEPTEMBER 19, 2014**



Project No. A9164-06-01  
September 19, 2014

VIA OVERNIGHT DELIVERY

Ms. Maura Johnson  
Hollywood Community Housing Corporation  
5020 Santa Monica Boulevard  
Los Angeles, CA 90029

Subject: FAULT RUPTURE HAZARD INVESTIGATION  
PROPOSED MULTI-FAMILY RESIDENTIAL DEVELOPMENT  
14803 SOUTH STANFORD AVENUE  
WEST RANCHO DOMINGUEZ  
UNINCORPORATED LOS ANGELES COUNTY, CALIFORNIA

Dear Ms. Johnson:

We are pleased to submit this report presenting the results of our fault rupture hazard investigation for the proposed multi-family development located at 14803 South Stanford Avenue in the West Rancho Dominguez area of Unincorporated Los Angeles County, California. The site is located within the boundaries of an Alquist-Priolo Earthquake Fault Zone established along the Newport-Inglewood Fault Zone. The purpose of our evaluation was to identify faults that may traverse the site and evaluate the potential for surface fault rupture.

The accompanying report presents the findings of our study and our conclusions pertaining to the potential for surface fault rupture at the site. Based on the results of our investigation, it is with a high degree of confidence we conclude that the potential for surface fault rupture at the site, during the design life of the proposed development, is low. Details regarding this potential are presented herein.

We appreciate the opportunity to be of service to you. Please contact us if you have questions regarding this report, or if we may be of further service.

Very truly yours,

**GEOCON WEST, INC.**

Andy Lapostol  
Staff Geologist

Gerald Kasman, C.E.G.  
Associate / Senior Geologist



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MAPS, TABLES, AND ILLUSTRATIONS

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- Figure 2, Site Plan
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- Figure 4, Local Geologic Map
- Figure 5A & 5B, Log of Trench (in pocket)

# **FAULT RUPTURE HAZARD INVESTIGATION**

## **1. PURPOSE AND SCOPE**

This report presents the results of our fault rupture hazard investigation for the proposed multi-family development located at 14803 South Stanford Avenue in the West Rancho Dominguez district of Unincorporated Los Angeles County, California (Figure 1, Vicinity Map). The purpose of our investigation was to evaluate the presence and activity of faults associated with the active Newport-Inglewood Fault Zone (NIFZ) that have been inferred near the western site boundary.

The site is within an established State of California Alquist-Priolo Earthquake Fault Zone (APEFZ) for surface fault rupture hazards associated with the NIFZ. Fault rupture hazard evaluations must be performed for new developments located within APEFZ to provide sufficient data to determine the location or nonexistence of faults at the site in accordance California Geological Survey (CGS) Special Publication 42 and Note 49 and as required by the County of Los Angeles Department of Public Works Geotechnical and Materials Engineering Division (GMED). The GMED requires investigations to rule out the potential for active faults when a proposed building is located within 50 feet of a mapped known active fault.

The scope of our investigation included a review of available literature pertinent to the faulting in the site vicinity, including review of the previous fault rupture hazard evaluation report for the proposed development, review of historic topographic maps, field exploration program, geologic analysis of the data obtained from the explorations, and the preparation of this report. The field investigation was performed between August 18, 2014 and August 28, 2014 and included the excavation and logging of three exploratory trenches along a general east-west orientation, generally perpendicular to the trend of the inferred fault. The locations of the explorations are shown on Figure 2, Site Plan. The APEFZ boundaries and inferred faults in the area are shown on Figure 3.

Our investigation was performed in general accordance with CGS Special Publication 42 (2007) and Note 49, "Guidelines for Evaluating the Hazard of Surface Rupture" (CGS, 2002).

## **2. PRIOR INVESTIGATIONS**

We reviewed the text of a previous fault rupture hazard investigation performed at the site by California Geo/Systems, Inc. (GeoSystems) in 1992. It should be noted that Geocon was not provided the site plan or trench logs; therefore, the location of the trenches is not known nor could a review of the trench logs be performed. The GeoSystems report indicates that two trenches were excavated and logged across the northern portion of the site. The report concludes that the soil units within the older alluvium were uniform and were not disrupted by faulting. No evidence of faulting was observed within the trench excavations.

We also reviewed several fault rupture hazard reports previously performed in the site vicinity by others. These reports are on file with the CGS for investigations that have been performed for development sites within Alquist-Priolo Earthquake Fault Zones. Based on our review, there are no other nearby fault investigations that are close enough or relevant to this investigation. The closest investigation to the site was performed by John Merrill for a site located at 15000 Avalon Boulevard. The site is located approximately 500 feet south of the subject site on the west side of the inferred fault trace. The investigation included the excavation and logging of a 60-foot long trench as well as examination of several cut slopes within the property (a former borrow pit). No evidence of faults or fault-related features were noted in the trench excavation or nearby exposures and the site was determined to be free of active faulting.

### **3. SITE CONDITIONS**

The site is located at 14803 South Stanford Avenue in the West Rancho Dominguez area of Unincorporated Los Angeles County, California. The property is bounded by single- and multi-family residential structures on the north, multi-family residential structures on the south, Stanford Avenue on the east, and a commercial bus depot on the west. The property is currently vacant with the exception of former foundations associated with previous site structures.

Topography at the site has been altered by minor grading associated with prior site development. The grading resulted in the southwestern portion of the site being elevated approximately 10 to 12 feet above the remainder of the property. Generally, site topography slopes to the middle of the site. Site elevations range from approximately 576 feet on the south to 583 feet on the north. The site is sparsely vegetated with native grasses and brush with two trees located in the east-central portion of the site.

### **4. GEOLOGIC SETTING**

#### **4.1 General**

The site is located within the central portion of the Los Angeles Basin, a coastal plain between the Santa Monica Mountains to the north, the Puente Hills and Whittier fault to the east, the Palos Verdes Peninsula and Pacific Ocean on the west and south, and the Santa Ana Mountains and San Joaquin Hills on the southeast. The Los Angeles Basin is a northwest-trending alluviated lowland plain, sometimes called the Coastal Plain of Los Angeles, and is underlain by a deep structural depression which has been filled by both marine and continental sedimentary deposits, which overlie a basement complex of igneous and metamorphic composition (Yerkes, et al, 1965). The basement surface within the central portion of the basin extends to a maximum depth of approximately 32,000 feet below sea level.

Regionally, the site is located within the Peninsular Ranges geomorphic province. This province is characterized by elongated northwest-trending mountain ridges separated by straight sided, sediment-floored valleys. The northwest trend is further reflected in the direction of the dominant geologic structural features of the province, which are northwest to west-northwest trending folds and fault zones, including the nearby Rosecrans Hills, Dominguez Hill, and Newport-Inglewood Fault Zone.

The site is located along the eastern margin of the Rosecrans Hills. The northwest trending Rosecrans Hills are approximately 3 miles wide and extend southward from Inglewood towards Dominguez Hill and are the result of regional uplift associated with the Newport-Inglewood Fault Zone (California Department of Water Resources [DWR], 1961). The soils exposed at the site consist of upper Pleistocene age Lakewood Formation (DWR, 1961). As observed in the site explorations, the Lakewood Formation consists of fairly flat-lying, fine-grained sediments characterizing typical flood plain deposits. More recently, the CGS, as part of the Southern California Aerial Mapping Project (SCAMP), has renamed the Lakewood Formation in the area as undivided Old Alluvial Flood Plain Deposits (CGS, 2003). The geologic conditions at the site and in the surrounding area are shown on Figure 4, Geologic Map.

#### **4.2 Newport-Inglewood Fault Zone**

The seismically active Newport-Inglewood Fault Zone (NIFZ) is one of the most significant seismic hazards in southern California. The fault zone extends along the western portion of the Los Angeles Basin from offshore Newport Beach to Beverly Hills. The NIFZ is made up of a series of northwest-trending, predominantly right-lateral strike-slip faults that form discontinuous, generally left-stepping offset patterns. This zone is identified by a line of geomorphically young anticlinal hills and mesas. Associated northwest- to west-trending, right stepping anticlinal folds and numerous short subsidiary normal and reverse faults form what has been termed the Newport-Inglewood Structural Zone (Barrows, 1974), Newport-Inglewood uplift, or the Newport-Inglewood zone of flexure (Bryant, 1988).

The magnitude of right-lateral displacement along the NIFZ is not well known. Bryant (1988) summarizes that the calculated long term slip rates of the fault zone range from approximately 0.5 to 0.6 millimeters per year, and the ratio of horizontal slip to vertical slip is about 20:1. These estimates are not without uncertainty; it is unsure how the long term-slip-rates relate to late Quaternary slip-rates.

The surface along the fault is generally identified by elevated mesas and hills that are underlain by Pleistocene sediments and intervening alluviated lowlands. Historic aerial photographs depict discontinuous lineaments, particularly across the elevated hills and mesas, but overall the characteristics of the NIFZ in surficial deposits are not well documented (Freeman, et al., 1992). The soft, easily-erodible Quaternary rock units and alluvium along the fault zone are not favorable for the preservation of geomorphic features that develop along strike-slip faults (Bryant, 1988).

The Avalon-Compton segment of the NIFZ was mapped by Poland and others in 1959. The Avalon-Compton segment trends N24°W and is based on a southwest-facing scarp and an apparent vertical displacement of about 9 meters of lower Pleistocene deposits (Bryant, 1985). The Avalon-Compton segment of the NIFZ was included in an APEFZ in 1976.

Approximately 1,200 feet south of the site, the main strand of the Avalon-Compton segment of the NIFZ is shown to diverge into an eastern and western branch. Based on the map by Bryant (1985), the location of the western branch is based on a west facing scarp with some apparent vertical displacement and is located approximately 450 feet west of the westerly property line. The eastern branch is shown to project across the western portion of the site and is based on a tonal lineament observed in aerial photographs and a slight trough along the proposed trend of the fault. The trough is no longer visible due to extensive development throughout the site vicinity

## **5. FAULT ACTIVITY**

The criteria used in our investigation to evaluate fault activity at the site are the same criteria used by the CGS that defines an active fault as one that has had surface displacement within Holocene time (about the last 11,000 years). These criteria for defining an active fault are based on criteria developed by the CGS (Bryant and Hart, 2007) for the Alquist-Priolo Earthquake Fault Zoning Program. Faults that have not moved in the last 11,000 years are not considered active.

The site is located within a currently established APEFZ for surface fault rupture hazards. The County of Los Angeles requires a fault rupture hazard investigation be performed for new developments located within APEFZs. As previously discussed, an inferred splay of the Avalon-Compton segment of the NIFZ is shown on official APEFZ maps to be located within the western edge of the site. The inferred location of the Avalon Compton fault segment and the boundaries of the Official APEFZ are shown on Figure 3, Alquist Priolo Earthquake Fault Zone Map.

Our investigation is focused on evaluating the location and activity level of this inferred fault or other faults that may be present within the site and their potential impact on the proposed multi-family residential development.

## **6. FIELD INVESTIGATION**

Our site-specific fault investigation was performed in accordance with CGS Special Publication 42 and Note 49 (Guidelines for Evaluating the Hazard of Surface Fault Rupture) and with the current geologic standard-of-practice. Our field investigation consisted of the excavation and logging of three exploratory trenches. Trench 1 was observed by the GMED technical reviewer (Mr. Charles Nestle). The locations of our exploratory trenches are shown on Figure 2.

A total of 550 lineal feet of trench was excavated and logged by our geologists during the investigation. The exploratory trenches were excavated from the western site boundary to the eastern site boundary, roughly perpendicular to the inferred fault shown on the official APEFZ map. Multiple trenches were required to avoid an existing storm drain easement as well as avoidance of the area of suspected deep fill. The ends of the trenches have a minimum of 30 feet of overlap, or shadow, to provide a continuous geologic profile across the property. The trenches were excavated with a standard rubber-tire backhoe

to depths of approximately 7 to 14 feet below the existing ground surface. The trench walls were vertical and shored to allow our geologists to enter the trench.

The surface of the natural sediments exposed on both trench walls was cleaned of smeared earth material and closely examined for indications of faulting. These indications could include offset geologic units, contacts, or laminations (bedding), tectonically disturbed or deformed clay layers, clay gouge, soil- or clay-filled fractures, fissures, or striae on surfaces. Distinct geologic units, based on criteria that included lateral continuity, degree of soil development, color, lithology, fabric (i.e. fining upward sequences), texture, and degree of weathering, were delineated by nails and flagging on the trench wall.

The contacts (lithologic and pedogenic) between the designated units, locations of fractures, and unique features exposed in the trench walls were logged in the field. Detailed logging of the trench walls was performed at a scale of 1 inch equals 5 feet. Lateral stationing was established by a standard measuring tape and horizontal string lines (vertical reference datum) were established across each trench during logging for accurate location of features and for ease of description.

## **7. GEOLOGIC MATERIALS**

Based on our field investigation and published geologic maps of the area, the site is underlain by Pleistocene age Lakewood Formation (DWR, 1961) that generally consist of silt, sandy silt and sand. The geologic materials have also been referred to as Pleistocene age flood plain deposits (CGS, 2003). The soil and geologic units encountered at the site are discussed below. Detailed stratigraphic profiles are provided on the Log of Trench, Figures 5A and 5B. The geologic units encountered in the trench excavations are described in detail in Figures 5A and 5B.

### **7.1 Artificial Fill**

Artificial fill was encountered in all three exploratory trenches ranging from ½- to 5-feet thick. The artificial fill generally consists of dark brown fine-grained silty sand to sandy silt with varying amounts of wood, metal, glass, other debris. The artificial fill is characterized as stiff to hard and is likely related to past grading and/or development activities at the site. Deeper fill is anticipated to be present in other portions of the site that were not directly explored.

### **7.2 Lakewood Formation**

The artificial fill is underlain by Pleistocene age Lakewood Formation. Lithologic changes are rapid within the Lakewood Formation and the deposits are representative of stream type and overbank deposition (DWR, 1961) which we generally distinguish as flood plain deposits. As encountered in our exploratory trenches, these deposits consist of massive to well bedded, interlayered sand, sandy silt, and silt and are uniformly divided into distinct units based on textural, color, and compositional differences. Contacts between units range from vertically gradational (over 1- to 2-inch thick transition) to sharp and well defined. High energy stream channel deposits are represented by friable, poorly- to well-graded

sand that is generally well bedded to laminated. These sandy units are eroded and are overlain by finer-grained, pedogenically developed, low energy or overbank deposits consisting of silt and sandy silt. The alternating sequences of well-graded sandy materials and fine-grained silty materials is evident in the Lakewood Formation deposits and attests to a cyclic pattern of alternating high energy and low energy depositions environments.

## **8. DATA INTERPRETATION**

### **8.1 General**

As identified in the trenches, the flood plain deposits beneath the site are generally laterally continuous. Careful examination of the Pleistocene age geologic units exposed in the trenches revealed no evidence of faulting, fracturing, shearing, or ground displacement.

The primary stratigraphic units observed in the trenches consist of Pleistocene age flood plain deposits. The entire stratigraphic section (primary stratigraphy) is gently warping in a downwards trough towards the middle of the site and roughly mimics the slope of the existing ground surface. The stratigraphic units in Trench 1 and Trench 2 are relatively flat-lying with a general inclination of 1° to 3° to the east while the stratigraphic units in Trench 3 are relatively flat-lying with a general inclination of 1° to 3° to the west.

Within the trench exposures, the oldest and stratigraphically lowermost unit is identified as Unit 5. This silt unit is exposed entirely within the base of Trench 2 and along the eastern and western edges of Trench 3 and Trench 1, respectively. We interpret Unit 4 (Trench 1 and 3) was deposited subsequent to Unit 5 and prior to or during a period of uplift and deformation that resulted in localized folding. Localized deformation of Unit 4 was observed in Trench 1 between Station 1+40 and 1+55 where the laminated sand is locally down-warped and the resultant topographic low has been infilled with silt (Unit 4a). It should be noted that the sand laminations within this zone were observed to be laterally continuous and warped in a broad trough-like structure as was a 2-inch thick silt lens within Unit 4 and below Unit 4a. Active faulting in this deformation zone was ruled out by the observation of continuous sand laminations on both trench walls. In addition, the overlying Unit 3 is laterally continuous and undeformed, which strongly suggests that faulting is not present in this area.

We attribute both the overall warping across the site as well as the localized warping of Unit 4 to off-fault deformation along the east limb of the Rosecrans anticline/Avalon Compton fault segment located to the northwest of the site.

## **8.2 Age of Sediments**

Sediments at the site are mapped as Pleistocene age Lakewood Formation (DWR, 1961) or Pleistocene Age flood plain deposits (CGS, 2003). As observed in our exploratory trenches, the sediments typically exhibit 7.5YR colors and moderate to strong soil development. The term soil, as used in this report, refers to the pedogenic or weathering profile that develops into a ground surface. The degree of pedogenic development is a function of several factors including climate, parent material, topography, and time exposed at the ground surface. Typically, older profiles exhibit a greater degree of pedogenic development than younger soils.

At the site, the moderate- to well-developed soil development (evidenced by thick secondary clay films that bridge mineral grains and line ped faces), blocky to prismatic soil structure, and 7.5YR colors support published geologic maps that indicate these soils are Pleistocene age.

## **8.3 Bioturbation**

Bioturbation is the reworking of soils and sediments by animals. A passageway created by an animal that becomes backfilled with soil is known as a “krotovina”. The soils exposed in the trenches show evidence of moderate bioturbation. Locally, the bioturbation observed was so pervasive that it completely obliterated the sedimentary structure, such as the laminations in the sand units. Often the bioturbation occurs along softer zones, such as faults and fractures.

To rule out a fault origin, each of the bioturbation zones that extended to the floor of the trench was thoroughly cleaned and closely evaluated to confirm the sediments on either side of the burrow were not offset. In addition, the sediments on the opposite trench wall were carefully examined to verify continuity of primary stratigraphy and that these areas were not fault features.

## **8.4 Absence of Active Faulting**

As illustrated on Figures 5A and 5B, there is positive evidence for continuous unbroken, pre-Holocene sediments to rule out active faulting within the limits of the exploratory trenches.

Evidence utilized to determine the absence of faulting include 1) laterally continuous nature of the distinct stratigraphic contacts across the trenches, and 2) continuity of the laminated sand within Trench 1 Unit 4 & Trench 3 Unit 4. Furthermore, the fine-grained silt and sandy silt units were observed to have a well-developed pedogenic structure. Based on our experience, the fine-grained and well-developed structure would tend to preserve parting surfaces and fault-related features such as fractures, shears, striations, or fault gouge. These features were not observed within the soils exposed in the trenches.

## 9. CONCLUSIONS AND RECOMMENDATIONS

We have identified continuous, unfaulted Pleistocene age geologic units across the site. No faults or fault-related features were observed in the exploratory trenches. Based on the absence of active faulting or fault-related features observed in the site explorations, with a high degree of confidence we conclude the potential for surface fault rupture during the design life of the proposed structure is considered to be low.

Based on our analysis, we cannot rule out the possibility that deep faults may be present in the western portion of the site or immediately off-site, below the depths of our explorations. However, based on the pre-Holocene age of the unfaulted sediments observed in our explorations, deeper faults, if present, would not be considered active (as defined by the State of California [Bryant and Hart, 2007]).

It is our opinion that no restrictions on future development at the site are necessary with respect to the hazard of surface fault rupture. However, based on published geologic maps, the main trace of the Avalon-Compton segment of the Newport-Inglewood Fault Zone is likely located west of Exploratory Trench 1 and very close to the site. A future earthquake originating on this fault could produce very strong near-field ground motions at the site that should be taken into consideration during project design. Also, there is a potential for ground cracking or ground shatter associated with strong ground shaking during an earthquake event on a nearby fault to occur beneath the site. The findings of our study are limited to detection of existing seismogenic faults (deep-seated structures) that propagate to the near surface and cannot predict the location of ground shatter associated with strong ground shaking.

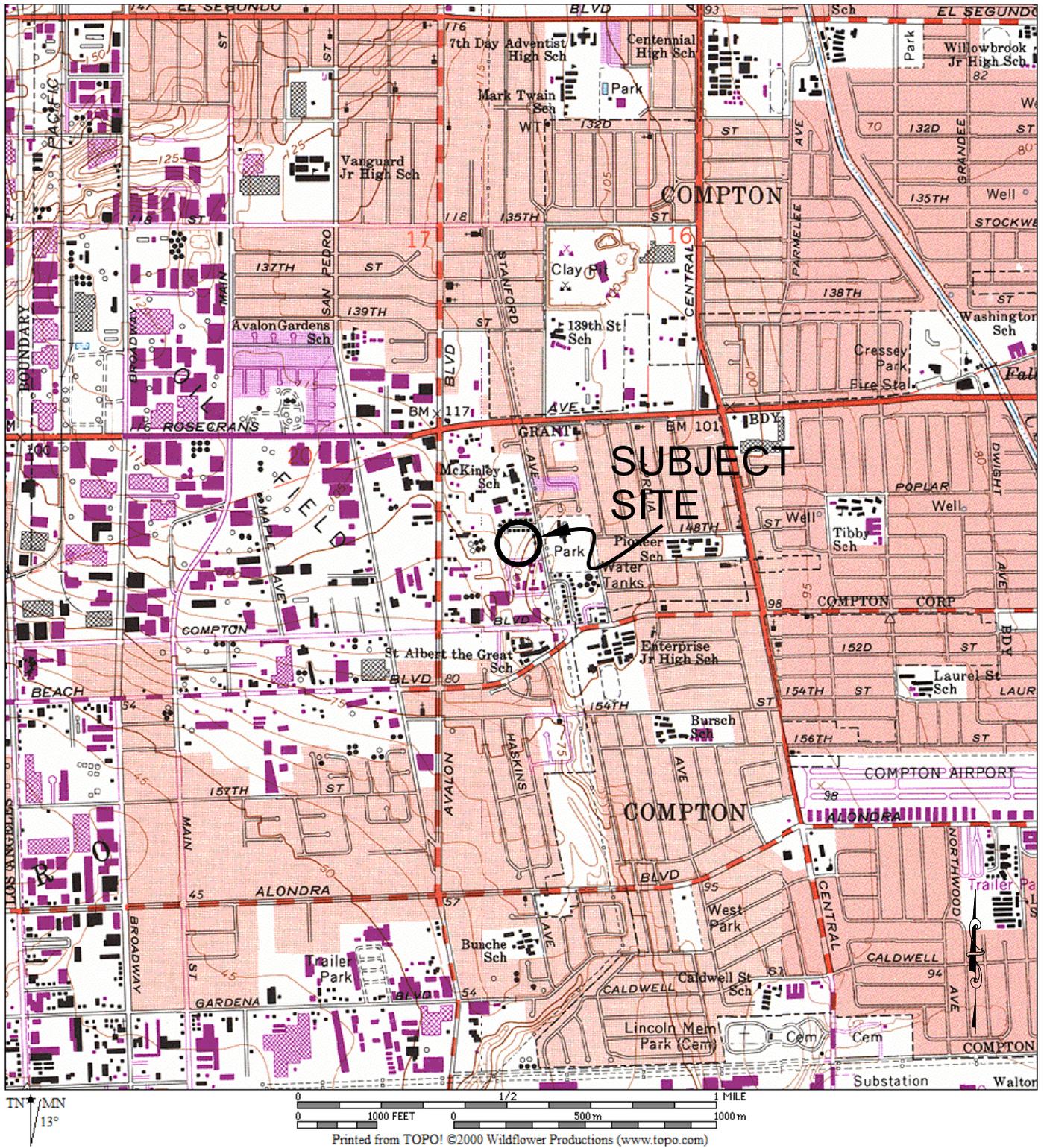
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Drafted By: AL

Checked By: GAK

**VICINITY MAP**

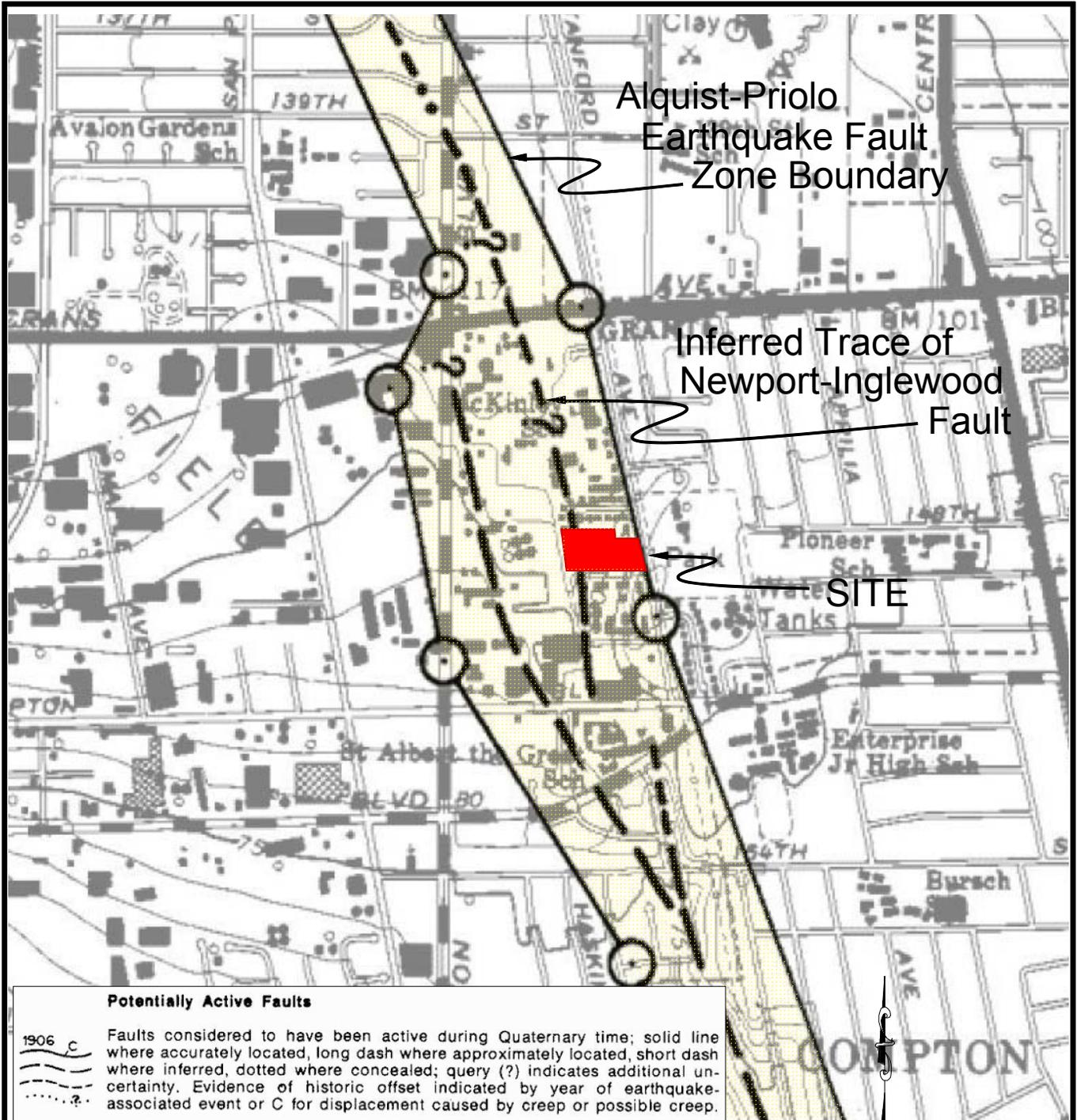
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FIG. 1





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ALQUIST-PRIOLO EARTHQUAKE FAULT ZONE MAP

HOLLYWOOD COMMUNITY HOUSING CORPORATION

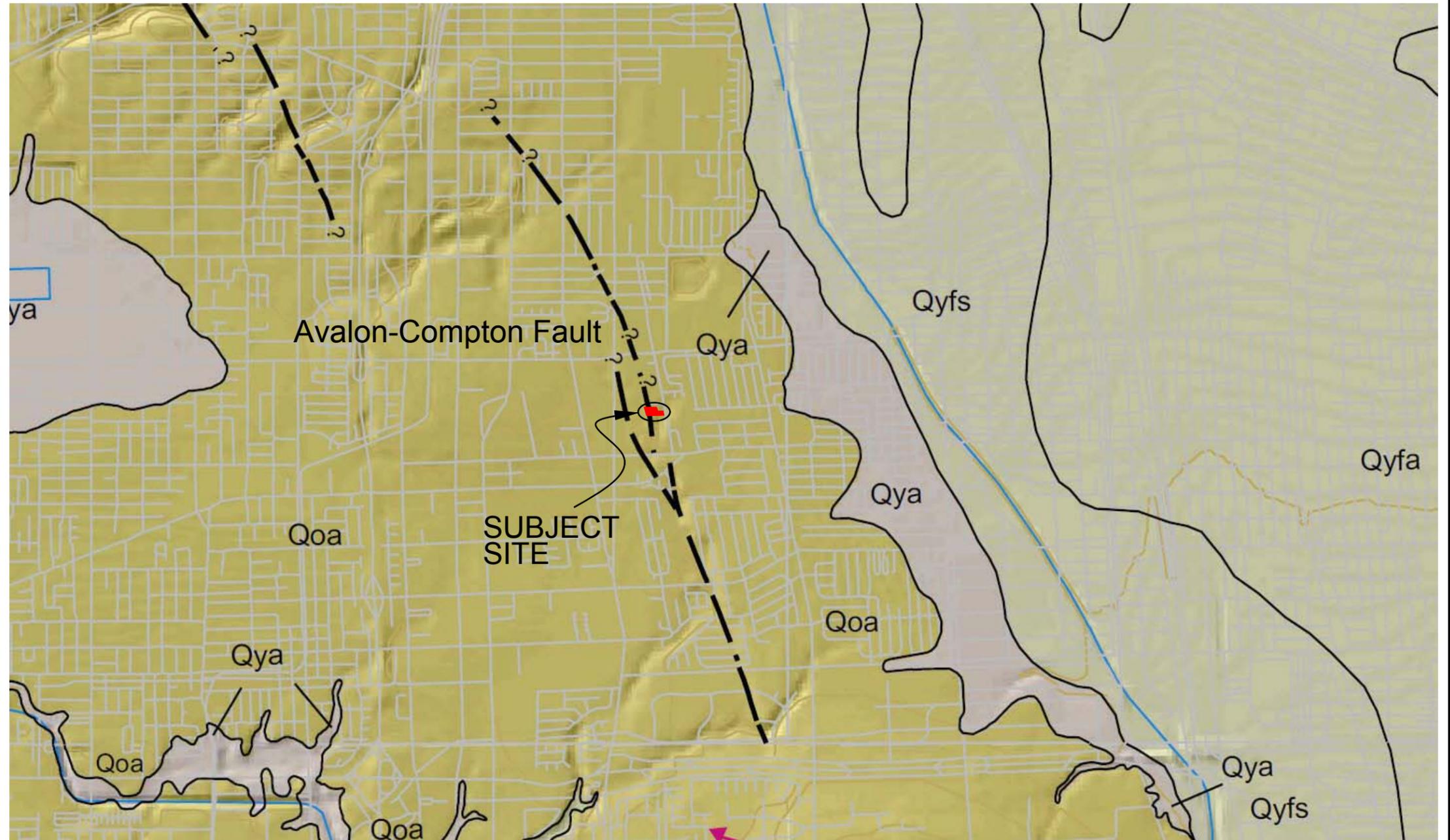
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REFERENCE: Modified after California Geological Survey, 2003, "Geologic Map of the Long Beach 30' X 60' Quadrangle, California". Prepared in cooperation with the U.S. Geological Survey, Southern California Areal Mapping Project. Compiled by George J. Saucedo, H. Gary Greene, Michael P. Kennedy, and Stephen P. Bezore. Digital Database by Janet Tilden, Jason D. Little, Marina T Mascorro, and Eric W. Ford. 2003. Map No. 5, Sheet 1 of 2.

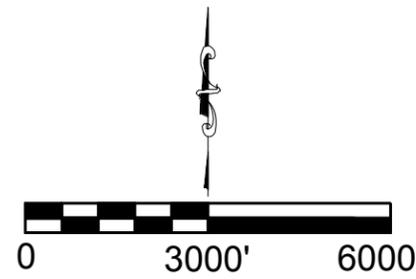
### GEOLOGIC UNITS

- Qyfs - Young alluvial fan deposits, undivided (sand)  
(Holocene to late Pleistocene)
- Qya - Young alluvial flood plain deposits  
(Holocene to late Pleistocene)
- Qoa - Old alluvial flood plane deposits, undivided  
(Pleistocene)



### LEGEND

- Contact**—Solid where accuracy of location ranges from well located to approximately located; dashed where very poorly located or inferred, dotted where concealed, queried where location or existence uncertain. No line shown for scratch contacts used to identify unreconciled quadrangle boundaries
- Fault**—Solid where accurately located, dashed where approximately located, dotted where concealed, queried where location or existence uncertain. Includes strike slip, normal, reverse, oblique, and unspecified slip



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### GEOLOGIC MAP

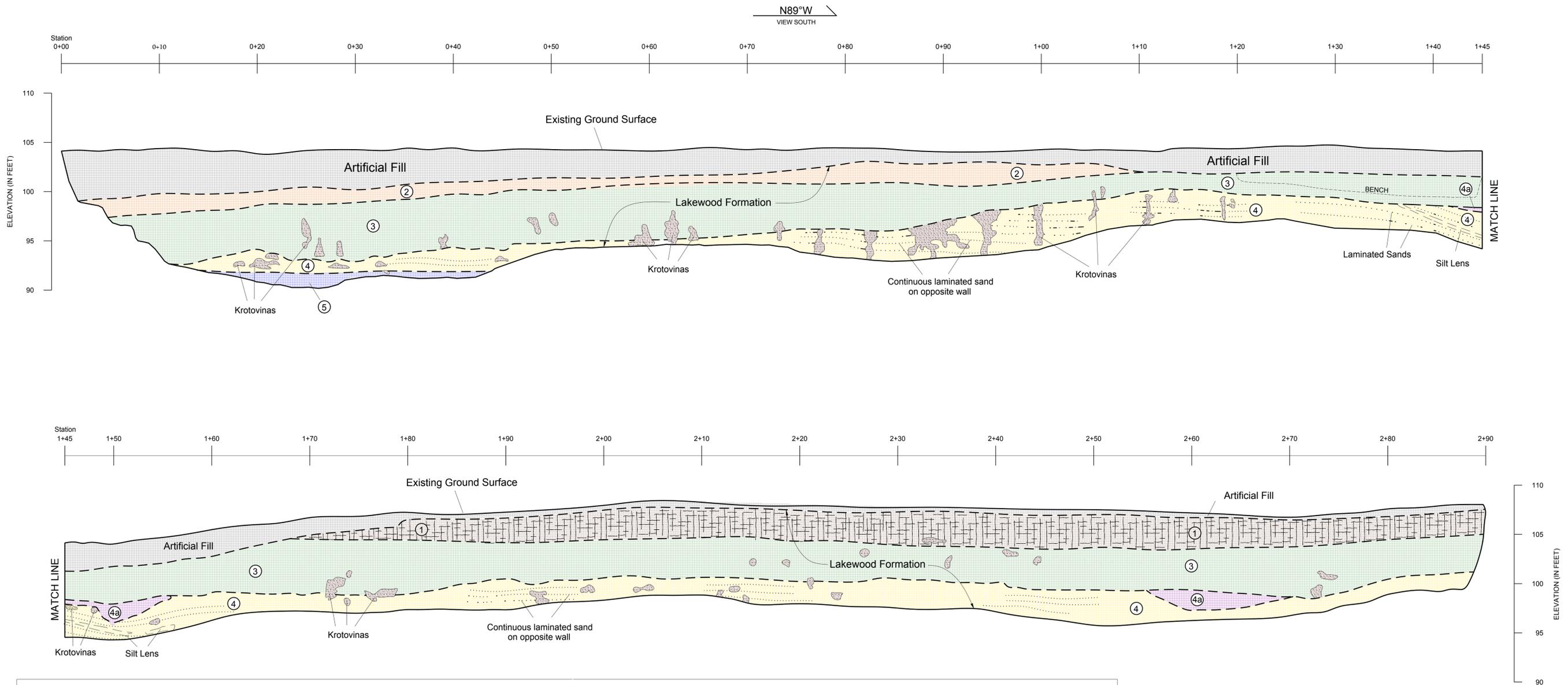
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FIG. 4

# TRENCH 1



## Trench 1 Explanation of Units

### Artificial Fill

Silty Sand to Sandy Silt with Clay, brown to dark brown, hard, slightly moist to dry, fine- to medium-grained, massive, locally abundant debris including wood, glass, metal, and plastic. Distinct lower contact.

### Lakewood Formation

**Unit 1** – Clayey Silt, dark yellowish brown (10YR 3/4 to 10YR 4/6), stiff to hard, slightly moist, trace very fine to fine-grained sand, slightly porous, well developed blocky to prismatic structure, some root casings. Clay coatings along ped faces and fine gravel. Gradational lower contact.

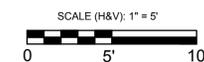
**Unit 2** – Sandy Silt, dark yellowish brown (10YR 3/4), stiff, slightly moist, very fine to fine-grained, slightly porous, moderately developed pedogenic structure. Gradational lower contact.

**Unit 3** – Silty Sand to Sandy Silt with Clay, brown to dark brown and dark yellowish brown (7.5YR 3/2 to 7.5YR 4/4 and 10YR 3/4), stiff to hard, slightly moist, very fine to fine-grained, moderately to highly porous, moderate to well developed blocky pedogenic structure, some random bioturbation. Grades finer laterally towards the west. Narrowly gradational lower contact.

**Unit 4A** – Channel Infill - Silt, mottled light olive brown, dark olive brown, and gray (2.5Y 5/6, 2.5Y 3/3, and 2.5Y 5/1), soft to firm, slightly moist, porous, poorly developed pedogenic structure, some manganese staining, some root casts.

**Unit 4** – Sand, mottled light yellowish brown and dark brown (2.5Y 5/6 and 7.5YR 3/4), generally poorly graded, locally well graded, loose to medium dense, friable, slightly moist, fine- to medium-grained, trace coarse-grained, laminated, some oxidized beds, some fining upward sequences, abundant bioturbation. Oxidation varies laterally from entire exposed section to localized horizontal beds to none throughout exposure. Sharp lower contact.

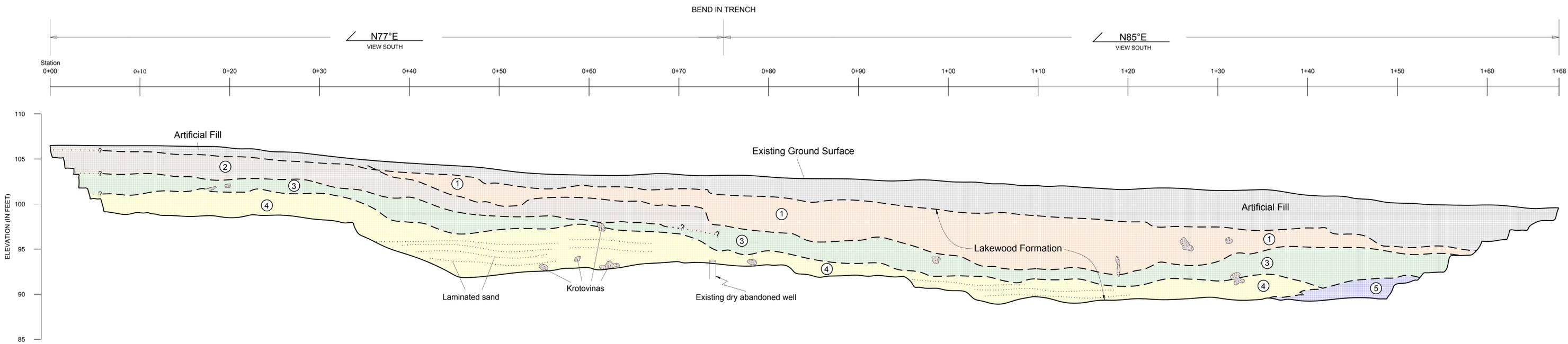
**Unit 5** – Silt, some very fine-grained sand, mottled light olive brown, dark olive brown, and dark grayish brown (2.5Y 5/6, 2.5Y 3/3, and 2.5Y 4/2), firm, slightly moist, some very fine-grained sand, moderately developed blocky pedogenic structure, slight manganese staining on ped faces.



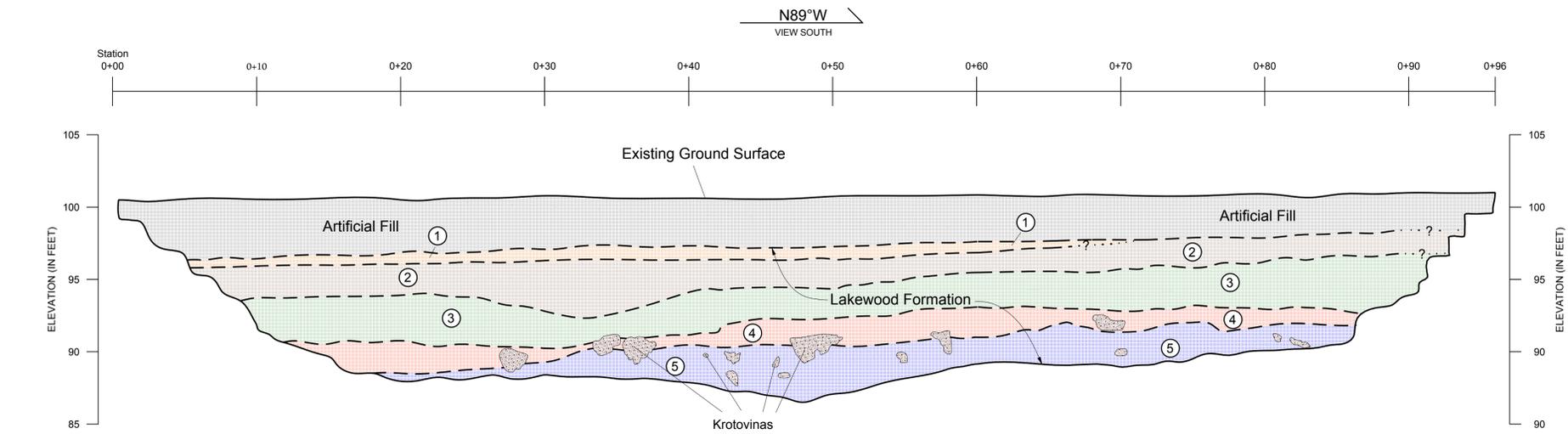
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**LOG OF TRENCH**  
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SEPT. 19, 2014 PROJECT NO. A9164-06-01 FIG. 5A

# TRENCH 3



# TRENCH 2



## Trench 3 Explanation of Units

### Artificial Fill

Silty Sand to Sandy Silt with Clay, brown to dark brown, hard, slightly moist to dry, fine- to medium-grained, massive, locally abundant debris including wood, glass, metal, and plastic. Distinct lower contact.

### Lakewood Formation

**Unit 1** – Sandy Silt, dark brown to dark yellowish brown (10YR 3/3 to 10YR 4/4), firm to stiff, slightly moist, fine-grained, trace fine gravel, some root casings, porous, moderately to well developed pedogenic structure, locally prismatic. Gradational lower contact.

**Unit 2** – Sandy Silt, dark brown to brown (7.5YR 3/2 to 7.5YR 4/4), stiff, slightly moist, very fine to fine-grained, trace pinhole porosity, well developed blocky pedogenic structure, some calcium carbonate nodules from 0+00 to 0+30. Narrowly gradational lower contact.

**Unit 3** – Sandy Silt with trace clay, dark brown to brown (7.5YR 3/2 to 7.5YR 4/4), stiff, slightly moist, fine-grained, trace medium-grained, slightly porous, moderately developed pedogenic structure. Gradational lower contact.

**Unit 4** – Sand, mottled light yellowish brown and dark brown (2.5Y 5/6 and 7.5YR 3/4), generally poorly graded, locally well graded, loose to medium dense, friable, slightly moist, fine- to medium-grained, trace coarse-grained, laminated, some oxidized beds, some fining upward sequences, abundant bioturbation. Oxidation laterally varies from entire exposed section to localized horizontal beds to none throughout exposure. Sharp lower contact.

**Unit 5** – Silt, some very fine-grained sand, light olive brown, dark olive brown, and dark grayish brown (2.5Y 5/6, 2.5Y 3/3, and 2.5Y 4/2), firm, slightly moist, massive, moderately developed blocky structure, localized bioturbation.

## Trench 2 Explanation of Units

### Artificial Fill

Silty Sand to Sandy Silt with Clay, brown to dark brown, hard, slightly moist to dry, fine- to medium-grained, massive, locally abundant debris including wood, glass, metal, and plastic. Distinct lower contact.

### Lakewood Formation

**Unit 1** – Silty Sand to Sandy Silt, dark yellowish brown (10YR 3/4 to 10YR 4/4), firm to stiff, slightly moist, fine-grained, slightly porous, massive, localized sand lenses at base of unit. Narrowly gradational lower contact.

**Unit 2** – Sandy Silt, trace clay, dark brown to brown (7.5YR 3/2 to 7.5YR 4/4), soft to firm, slightly moist, fine-grained, trace fine gravel, highly porous, moderately developed pedogenic structure. Gradational lower contact.

**Unit 3** – Sandy Silt with Clay, dark brown to brown and dark yellowish brown (7.5YR 3/2 to 7.5YR 4/4 and 10YR 3/4), hard, slightly moist, very fine to fine-grained, slightly porous, well developed blocky to prismatic structure. Clay coatings along ped faces. Narrowly gradational lower contact.

**Unit 4** – Sandy Silt to Silt with Sand, mottled dark brown to brown and dark olive brown to light olive brown (7.5YR 3/3 to 7.5YR 4/4 and 2.5Y 3/3 to 2.5Y 5/6), firm, slightly moist to moist, grades locally to fine- to medium-grained silty sand, mostly massive, poorly to moderately developed pedogenic structure, abundant bioturbation. Distinct to gradational lower contact.

**Unit 5** – Silt with Sand, light olive brown, dark olive brown, and dark grayish brown (2.5Y 5/6, 2.5Y 3/3, and 2.5Y 4/2), stiff, slightly moist, very fine-grained, moderately developed blocky pedogenic structure, abundant bioturbation.



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**LOG OF TRENCH**

HOLLYWOOD COMMUNITY HOUSING CORPORATION  
14803 S. STANFORD AVENUE  
WEST RANCHO DOMINGUEZ, CA

SEPT. 19, 2014 PROJECT NO. A9164-06-01 FIG. 5B

Drafted By: AL Checked By: GAK

**APPENDIX C: GEOTECHNICAL REPORT**

GEOCON West, Inc., Geotechnical Investigation, Proposed Multi-Family Residential Development 14733 – 14803 S. Stanford Avenue, West Rancho Dominguez, Unincorporated Los Angeles County, California, APN: 6137-005-036, 6137-005-902, 6137-005-903, dated November 24, 2014.

# GEOTECHNICAL INVESTIGATION

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**PROPOSED MULTI-FAMILY  
RESIDENTIAL DEVELOPMENT  
14733 - 14803 S. STANFORD AVENUE  
WEST RANCHO DOMINGUEZ  
UNINCORPORATED LOS ANGELES  
COUNTY, CALIFORNIA  
APN: 6137-005-036, 6137-005-902,  
6137-005-903**



**GEOCON**  
WEST, INC.

GEOTECHNICAL  
ENVIRONMENTAL  
MATERIALS

PREPARED FOR

**HOLLYWOOD COMMUNITY HOUSING  
CORPORATION  
LOS ANGELES, CALIFORNIA**

**PROJECT NO. A9164-06-02**

**NOVEMBER 24, 2014**



Project No. A9164-06-02  
November 24, 2014

Ms. Maura McAniff Johnson  
Hollywood Community Housing Corporation  
5020 W. Santa Monica Boulevard  
Los Angeles, California 90029

Subject: GEOTECHNICAL INVESTIGATION  
PROPOSED MULTI-FAMILY RESIDENTIAL DEVELOPMENT  
14733-14803 SOUTH STANFORD AVENUE, UNINCORPORATED COUNTY  
LOS ANGELES, CALIFORNIA  
APN: 6137-005-036, 6137-005-902, 6137-005-903

Reference: *Fault Rupture Hazard Investigation, Proposed Multi-Family Residential Development, 14733-14803 South Stanford Avenue, Unincorporated Los Angeles County, California, by Geocon West, Inc., dated September 19, 2014.*

Dear Ms. Johnson:

In accordance with your authorization of our proposal dated September 23, 2014, we have performed a geotechnical investigation for the proposed multi-family residential development located at 14733 - 14803 South Stanford Avenue in the West Rancho Dominguez area of Unincorporated Los Angeles County, 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 of 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.

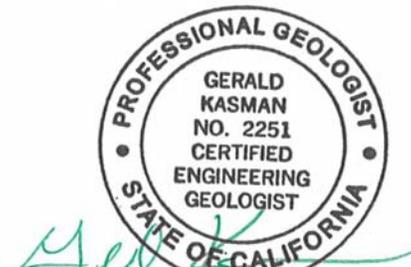
Very truly yours,

**GEOCON WEST, INC.**

Rex Panoy  
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(3+EMAIL) Addressee

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LIMITATIONS AND UNIFORMITY OF CONDITIONS

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## GEOTECHNICAL INVESTIGATION

### 1. PURPOSE AND SCOPE

This report presents the results of a geotechnical investigation for the proposed multi-family development located at 14733 - 14803 South Stanford Avenue in the West Rancho Dominguez district of Unincorporated Los Angeles County, California (Figure 1, Vicinity Map). The purpose of the investigation was to evaluate subsurface soil and geologic conditions underlying the site and based on conditions encountered to provide conclusions and recommendations pertaining to the geotechnical aspects of 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 October 23, 2014, by excavating seven 8-inch diameter borings utilizing a truck-mounted hollow-stem auger drilling machine. The borings were advanced to depths of 20½ and 25½ feet below the existing ground surface. The approximate locations of the exploratory borings are depicted on the Site Plan (see Figure 2). A detailed discussion of the field investigation, including boring logs, is presented in Appendix A.

Laboratory tests were performed on selected soil samples obtained during the investigation to determine pertinent physical and chemical 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.

If project details vary significantly from those described above, Geocon should be contacted to determine the necessity for review and possible revision of this report.

## **2. PRIOR INVESTIGATIONS**

A fault rupture hazard investigation was performed at the site by Geocon West, Inc. between August 18, 2014 and August 28, 2014 for the purpose of investigating and evaluating the presence and activity of faults associated with the active Newport-Inglewood Fault Zone (NIFZ) that have been inferred near the western site boundary. The investigation included the excavation and logging of three trenches, the locations of which are depicted on the Site Plan (see Figure 2). A total of 550 lineal feet of trench was logged by our geologists during the investigation to assess the potential for surface fault rupture at the subject site. The results of our investigation are presented in a report dated September 19, 2014.

The report indicates that continuous, unfaulted Pleistocene age geologic units were identified across the site. No faults or fault-related features were observed in the exploratory trenches. Based on the absence of active faulting or fault-related features observed in the site explorations, the report concludes that the potential for surface fault rupture during the design life of the proposed development is considered to be low. Although, the possibility that deep faults may be present in the western portion of the site or immediately off-site cannot be ruled out. However, based on the pre-Holocene age of the unfaulted sediments observed in the explorations, deeper faults, if present, would not be considered active (as defined by the State of California [Bryant and Hart, 2007]).

In addition, we reviewed the text of a previous fault rupture hazard investigation performed at the site by California Geo/Systems, Inc. (GeoSystems) in 1992. The GeoSystems report indicates that two trenches were excavated and logged across the northern portion of the site. The approximate locations of the trenches are also indicated on Figure 2. The depths of the trenches are not known. The report concludes that the soil units within the older alluvium were uniform and were not disrupted by faulting. No evidence of faulting was observed within the trench excavations.

Additionally, we reviewed the site exploration performed by Ralph Stone and Company, Inc. on July 2, 1996. Ralph Stone and Company, Inc. excavated four backhoe pits to depths between 6 and 10 feet below the existing ground surface. The approximate locations of the test pits are also indicated the Figure 2.

## **3. SITE CONDITIONS & PROJECT DESCRIPTION**

The site is located at 14733 - 14803 South Stanford Avenue in the West Rancho Dominguez area of Unincorporated Los Angeles County, California. The site consists of three irregularly shaped parcels encompassing approximately 2.72-acres. The property is bounded by single- and multi-family residential structures on the north, multi-family residential structures on the south, Stanford Avenue on the east, and a commercial bus depot on the west. The property is currently vacant with the exception of former foundations associated with previous site structures.

Topography at the site has been altered by minor grading associated with prior site development. The grading resulted in the southwestern portion of the site being elevated approximately 10 to 12 feet above the remainder of the property. Generally, the site topography slopes to the middle of the site. Surface water drainage at the site appears to be by sheet flow along the existing ground contours to the city streets and to the middle of the southern parcel. The site is sparsely vegetated with native grasses and brush with two trees located in the east-central portion of the site.

An existing storm drain easement is located within the site boundaries and the approximate location of the storm drain easement is indicated on the Site Plan (see Figure 2). Based on as-built plans, the storm drain consists of a 48 inch diameter reinforced concrete pipe at an invert elevation of approximately 89 feet, Mean Sea Level (MSL).

Based on the information provided by the Client, it is our understanding that the proposed development will consist of three buildings labeled as building A, B, and C on the Site Plan (see Figure 2). Each of the structures is anticipated to consist of two- to three-stories of multi-family residential housing to be constructed at or near present grade.

Due to the preliminary nature of the design at this time, the wall and column loads were not made available. It is estimated that wall loads could be up to 3 kips per linear foot, and column loads could be up to 300 kips.

Once the design phase proceeds to a more finalized plan, the recommendations within this report should be reviewed and revised, if necessary. Geocon should be contacted to determine the necessity for review and possible revision of this report.

#### **4. GEOLOGIC SETTING**

The site is located in the central portion of the Los Angeles Basin, along the eastern margin of the Rosecrans Hills. The northwest trending Rosecrans Hills are approximately 3 miles wide and extend southward from Inglewood towards Dominguez Hill and are the result of regional uplift associated with the Newport-Inglewood Fault Zone (California Department of Water Resources [DWR], 1961). The soils exposed at the site consist of upper Pleistocene age Lakewood Formation (DWR, 1961). As observed in the site explorations, the Lakewood Formation consists of fairly flat-lying, fine-grained sediments characterizing typical flood plain deposits. More recently, the California Geological Survey (CGS), as part of the Southern California Aerial Mapping Project (SCAMP), has renamed the Lakewood Formation in the area as undivided Old Alluvial Flood Plain Deposits (CGS, 2003).

## **5. GEOLOGIC MATERIALS**

Based on our field investigation and published geologic maps of the area the site is underlain artificial fill over Pleistocene Age older alluvial flood plain deposits consisting of moderately well consolidated gravel, sand, silt and clay (CGS, 2003). Detailed stratigraphic profiles are provided on the boring logs in Appendix A.

### **5.1 Artificial Fill**

Varied amounts of artificial fill were encountered throughout the area of proposed development. Based on current and prior site explorations, the site is generally mantled by 2 to 12 feet of existing artificial fill. Accumulations of existing artificial fill were observed within Geocon's trenched excavations to depths of approximately ½ to 5 feet below the existing ground surface. The artificial fill generally consists of brown sandy silt with varied amounts of trash and construction debris. The artificial fill is characterized as dry to slightly moist and soft to firm. The fill is likely the result of past construction and geologic investigation activities at the site.

Deeper artificial fill also exists as a result of fault trenching activities conducted at the site. The approximate locations of the trenched excavations with respect to the area of proposed structure construction are shown on the Site Plan (see Figure 2). Artificial fill generated as a result of trenched excavations performed by Geocon is present to depths of 7 to 14 feet below the existing ground surface. The depths of fill generated by the trenched excavations performed by GeoSystems is unknown. Deeper artificial fill may occur between explorations and on other parts of the site that were not directly explored.

### **5.2 Older Alluvial Flood Plain Deposits**

The artificial fill is underlain by late Pleistocene age older alluvial flood plain deposits that consist of pale brown to olive brown to reddish brown poorly graded sand, sandy silt, and silt. As encountered in our site explorations, these deposits consist of massive to well bedded, interlayered sand, sandy silt, and silt. The deposits are characterized as slightly moist and firm to hard or loose to medium dense and generally become denser with increased depth.

## **6. GROUNDWATER**

Based on a review of the Seismic Hazard Evaluation of the Inglewood 7.5 Minute Quadrangle, Los Angeles County, California (California Division of Mines & Geology, 1998), the historic high groundwater level beneath the site is approximately 30 feet below the existing ground surface. Groundwater information in this publication is based on data collected from the early 1900's to the late 1990's. Based on current groundwater basin management practices, it is unlikely that groundwater levels will ever exceed the historic high levels.

Groundwater was not encountered during either the current or prior site exploration, drilled to a maximum depth of 25½ feet. Based on these considerations, groundwater is neither expected to be encountered during construction, nor have a detrimental effect on the project. However, 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 region. Proper surface drainage of irrigation and precipitation will be critical for future performance of the project. Recommendations for drainage are provided in the *Surface Drainage* section of this report (see Section 8.22).

## 7. GEOLOGIC HAZARDS

### 7.1 Surface Fault Rupture

The numerous faults in Southern California include active, potentially active, and inactive faults. The criteria for these major groups are based on criteria developed by the California Geological Survey (CGS) for the Alquist-Priolo Earthquake Fault Zone Program (Bryant and Hart, 2007). By definition, an active fault is one that has had surface displacement within Holocene time (about the last 11,000 years). A potentially active 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 within a currently established Alquist-Priolo Earthquake Fault Zone for surface fault rupture hazards (CDMG, 1986). An inferred splay of the Newport-Inglewood Fault is shown on the *Alquist-Priolo Special Studies Zone Map* (CDMG, 1986) to be located within the western portion of the site.

Prior to this report we performed a fault rupture hazard investigation to evaluate the potential for active faults to impact the proposed development. The results of our fault rupture hazard investigation are presented in a separate report.

Other nearby active faults include the Palos Verdes Fault Zone, the Redondo Canyon Fault, the Cabrillo Fault, and the Santa Monica Fault located approximately 8 miles southwest, 9.5 miles southwest, 10½ mile southwest, and 13½ miles northwest of the site, respectively (Ziony and Jones, 1989). The active San Andreas Fault Zone is located approximately 42 miles northeast of the site. Active faults in the vicinity of the site are shown in Figure 3, Regional Fault Map.

The closest potentially active fault to the site is the Overland Fault located approximately 8.5 miles to the northwest (Ziony and Jones, 1989). Other nearby potentially active faults are the Charnock Fault, the Los Alamitos Fault, and the Norwalk Fault, located approximately 8.6 miles northwest, 8.7 miles southeast, and 10 miles east, respectively (Ziony and Jones, 1989).

Several buried thrust faults, commonly referred to as blind thrusts, underlie the Los Angeles Basin 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. These thrust faults and others in the Los Angeles Basin are not exposed at the surface and do not present a potential surface fault rupture hazard; however, these features should be considered active and are capable of generating future earthquakes.

## 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 Southern California area are depicted on Figure 4, Regional Seismicity Map. A partial list of moderate to major magnitude earthquakes that have occurred in Southern California 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
San Jacinto-Hemet area	April 21, 1918	6.8	73	ESE
Near Redlands	July 23, 1923	6.3	58	E
Long Beach	March 10, 1933	6.4	26	SE
Tehachapi	July 21, 1952	7.5	87	NNW
San Fernando	February 9, 1971	6.6	36	N
Whittier Narrows	October 1, 1987	5.9	15	ENE
Sierra Madre	June 28, 1991	5.8	29	NE
Landers	June 28, 1992	7.3	106	ENE
Big Bear	June 28, 1992	6.4	85	ENE
Northridge	January 17, 1994	6.7	27	NW

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 Parameters

The following table summarizes site-specific design parameters obtained from the 2013 California Building Code (CBC; Based on the 2012 International Building Code [IBC] and ASCE 7-10), Chapter 16 Structural Design, Section 1613 Earthquake Loads. The data was calculated using the computer program U.S. Seismic Design Maps, provided by the USGS. The short spectral response uses a period of 0.2 second. The values presented below are for the risk-targeted maximum considered earthquake (MCER).

#### 2013 CBC SEISMIC DESIGN PARAMETERS

Parameter	Value	2013 CBC Reference
Site Class	D	Table 1613.3.2
MCE <sub>R</sub> Ground Motion Spectral Response Acceleration – Class B (short), S <sub>S</sub>	1.672g	Figure 1613.3.1(1)
MCE <sub>R</sub> Ground Motion Spectral Response Acceleration – Class B (1 sec), S <sub>1</sub>	0.614g	Figure 1613.3.1(2)
Site Coefficient, F <sub>A</sub>	1.0	Table 1613.3.3(1)
Site Coefficient, F <sub>V</sub>	1.5	Table 1613.3.3(2)
Site Class Modified MCE <sub>R</sub> Spectral Response Acceleration (short), S <sub>MS</sub>	1.672g	Section 1613.3.3 (Eqn 16-37)
Site Class Modified MCE <sub>R</sub> Spectral Response Acceleration – (1 sec), S <sub>M1</sub>	0.922g	Section 1613.3.3 (Eqn 16-38)
5% Damped Design Spectral Response Acceleration (short), S <sub>DS</sub>	1.114g	Section 1613.3.4 (Eqn 16-39)
5% Damped Design Spectral Response Acceleration (1 sec), S <sub>D1</sub>	0.614g	Section 1613.3.4 (Eqn 16-40)

The table below presents the mapped maximum considered geometric mean (MCE<sub>G</sub>) seismic design parameters for projects located in Seismic Design Categories of D through F in accordance with ASCE 7-10.

#### ASCE 7-10 PEAK GROUND ACCELERATION

Parameter	Value	ASCE 7-10 Reference
Mapped MCE <sub>G</sub> Peak Ground Acceleration, PGA	0.618g	Figure 22-7
Site Coefficient, F <sub>PGA</sub>	1.0	Table 11.8-1
Site Class Modified MCE <sub>G</sub> Peak Ground Acceleration, PGA <sub>M</sub>	0.618g	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 2,500 years. According to the 2013 California Building Code and ASCE 7-10, 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 2008 Probabilistic Seismic Hazard Analysis (PSHA) Interactive Deaggregation online tool. The result of the deaggregation analysis indicates that the predominate earthquake contributing to the MCE peak ground acceleration is characterized as a 6.71 magnitude event occurring at a hypocentral distance of 10.6 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 predominate earthquake contributing to the DE peak ground acceleration is characterized as a 6.64 magnitude occurring at a hypocentral distance of 18.9 kilometers from the site.

Conformance to the parameters presented above 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.

According to the Los Angeles County Seismic Safety Element (Leighton, 1990), the site is not within an area identified as having a potential for liquefaction. In addition, a review of the State of California Seismic Hazard Zone, Inglewood Quadrangle Map (CDMG, 1999) also indicates that the site is not located in an area designated as “liquefiable.” As stated previously, the site is underlain by well consolidated Pleistocene age soils. Based on these considerations, it is our opinion that the potential for liquefaction to occur beneath the site is considered low.

## **7.5 Slope Stability**

According to the State of California Seismic Hazard Zones Map, Inglewood Quadrangle Map (CDMG, 1999), the site is not located within an area identified as having a potential for seismic slope instability. The site is relatively level to gently sloping to the south. There are no known landslides near the site, nor is the site in the path of any known or potential landslides. The potential for slope instability or landslides to adversely affect the proposed project is considered low.

## **7.6 Earthquake-Induced Flooding**

Earthquake-induced flooding is inundation caused by failure of dams or other water-retaining structures due to earthquakes. A review of the Los Angeles County Seismic Safety Element (Leighton, 1990) indicates that the site is not located within the inundation boundaries of upgradient dams or reservoirs. The probability of earthquake-induced flooding is considered very 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 located in an area of minimal flooding potential (Zone X) as defined by the Federal Emergency Management Agency (FEMA, 2008).

## **7.8 Oil Fields & Methane**

Based on a review of the California Division of Oil, Gas and Geothermal Resources (DOGGR) Oil and Gas Well Finder, the site is located within the boundaries of the East Rosecrans oilfield. The nearest well is the Oxy Long Beach, Inc. “SS-20”, a plugged and abandoned oil and gas well located approximately 450 feet west 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. Any wells encountered will need to be properly abandoned in accordance with the current requirements of the DOGGR.

Since the site is located within the boundaries of a known oil field, a methane study may be necessary for the proposed development. 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 or in the general site vicinity. 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 Based on site explorations, the area of proposed development appears to be mantled by 2 to 12 feet of existing artificial fill. In addition, deeper accumulations of artificial fill on the order of 7 to 14 feet in depth are present as a result of past trenching activities at the site. Deeper fill may exist in other areas of the site that were not directly explored. It is our opinion that the existing artificial fill, in its present condition, is not considered suitable for direct support of proposed foundations or slabs; however, 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 8.5).
- 8.1.3 The results of our laboratory testing indicate that some of the existing alluvial soils are subject to hydroconsolidation (see Figures B4 and B5). The grading and foundation recommendations presented herein are intended to mitigate the potential for settlement as a result of hydroconsolidation.
- 8.1.4 Based on the current site topography, there is approximately 10 feet of vertical relief across proposed Building A and 5 feet of vertical relief across proposed Building C. At the time of the preparation of this report, proposed building pad elevations were not available. Once this information becomes available, the recommendations presented herein should be reviewed and updated based on the proposed grading plan.
- 8.1.5 Based on these considerations, it is recommended a conventional foundation system, consisting of shallow spread footings and a slab-on-grade, be utilized for support of the proposed structure, provided the foundation derives support in newly placed engineered fill. As a minimum foundations for the proposed structure should be underlain by at least 3 feet of newly placed engineered fill. Excavations should be conducted as necessary to completely remove all artificial fill and any soft, porous, and or unsuitable alluvium at the direction of the Geotechnical Engineer (a representative of Geocon). The excavation should extend laterally a minimum distance of three feet beyond the building footprint area or for a distance equal to the depth of fill below the foundation, whichever is greater. Recommendations for earthwork are provided in the *Grading* section of this report (see Section 8.5).

- 8.1.6 Proposed Building B is located adjacent to an existing storm drain easement. The easement is 11 feet wide and there is a 48 inch diameter reinforced concrete pipe located at the center of the easement at an invert elevation of approximately 89 feet MSL. Proposed foundations that will be adjacent to the easement should be designed such that any surcharge imposed on the storm drain pipe is acceptable to the Los Angeles County Flood Control District. This may require the use of a reduced bearing capacity, a mat foundation, or pile foundations. The anticipated surcharge should be evaluated once actual foundation loads and footing dimensions are available. If recommendations for a mat foundation system or pile foundations are needed, they will be provided under separate cover.
- 8.1.7 It is anticipated that stable excavations for the recommended grading associated with the proposed structure can be achieved with sloping measures. However, if excavations in close proximity to an adjacent property line and/or structure are required, special excavation measures may be necessary in order to maintain lateral support of offsite improvements. Excavation recommendations are provided in the *Temporary Excavations* section of this report (Section 8.18).
- 8.1.8 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-in to the proposed structures, 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 compaction cannot be performed or is undesirable, such as adjacent to property lines, foundations may derive support in the undisturbed alluvial soils and should be deepened as necessary to maintain a minimum 12-inch embedment into the recommended bearing materials. The alluvial soils are subject to settlement upon saturation, it is essential that proper drainage be maintained in order to minimize settlement in the undisturbed soils and any foundation supported therein. 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 Where new paving is to be placed, it is recommended that all existing fill and soft alluvial soils be excavated and properly compacted for paving support. The client should be aware that excavation and compaction of all existing fill and soft alluvial soils in the area of new paving is not required; however, paving constructed over existing uncertified fill or unsuitable alluvial soil may experience increased settlement and/or cracking, and may therefore have a shorter design life and increased maintenance costs. As a minimum, the upper twelve inches of subgrade soil should be scarified and properly compacted for paving support. Paving recommendations are provided in *Preliminary Pavement Recommendations* section of this report (see Section 8.12).

- 8.1.10 Based on the results of percolation testing performed at the site, a stormwater infiltration system is considered feasible for this project. Recommendations for infiltration are provided in the *Stormwater Infiltration* section of this report (see Section 8.21).
- 8.1.11 Once the design and foundation loading configuration proceeds to a more finalized plan, the recommendations within this report should be reviewed and revised, if necessary. If the proposed building loads will exceed those presented herein, the potential for settlement should be reevaluated by this office.
- 8.1.12 Any changes in the design, location or elevation of improvements, 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 Mandatory Building Code Statement**

- 8.2.1 This statement is made in accordance with Section 111 of the County of Los Angeles Building Code. It is the opinion of this office, based on the findings of this investigation, provided our recommendations are followed and properly maintained, (1) the proposed development will be safe for its intended use against hazard from landslide, settlement or slippage and (2) the proposed grading and development will have no adverse effect on the stability of the site or adjoining properties.

## **8.3 Soil and Excavation Characteristics**

- 8.3.1 The in-situ soils can be excavated with moderate effort using conventional excavation equipment. Caving should be anticipated in unshored excavations, especially where granular soils are encountered.
- 8.3.2 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 adjacent existing improvements.
- 8.3.3 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 or shoring. Excavation recommendations are provided in the *Temporary Excavations* section of this report (see Section 8.18).

8.3.4 The existing site soils encountered during the field investigation near the ground surface are considered to have a “very low” (EI = 16) expansive potential and are classified as “non-expansive” in accordance with the 2013 California Building Code (CBC) Section 1803.5.3. The recommendations presented herein assume that the building foundations and slabs will derive support in these materials.

#### **8.4 Minimum Resistivity, pH, and Water-Soluble Sulfate**

8.4.1 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. The results are presented in Appendix B (Figure B8) and should be considered for design of underground structures.

8.4.2 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 B8) and indicate that the on-site materials possess “negligible” sulfate exposure to concrete structures as defined by 2013 CBC Section 1904 and ACI 318-08 Sections 4.2 and 4.3.

8.4.3 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.

#### **8.5 Grading**

8.5.1 Grading is anticipated to include preparation of the proposed building pads, foundations, and utility trenches, as well as placement of backfill for trenches and paving.

8.5.2 A preconstruction conference should be held at the site prior to the beginning of grading operations with the owner, contractor, civil engineer and soil engineer in attendance. Special soil handling requirements can be discussed at that time.

8.5.3 Earthwork should be observed, and compacted fill tested by representatives of Geocon West, Inc. The existing fill and alluvial soils 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 is removed.

- 8.5.4 Grading should commence with the removal of existing vegetation and existing improvements from the area to be graded. Deleterious debris such as wood and root structure 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 in writing by the Geotechnical Engineer. 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.).
- 8.5.5 Based on the current site topography, there is approximately 10 feet of vertical relief across proposed Building A and 5 feet of vertical relief across proposed Building C. At the time of the preparation of this report, proposed building pad elevations were not available. Once this information becomes available, the recommendations presented herein should be reviewed and updated based on the proposed grading plan.
- 8.5.6 As a minimum foundations for the proposed structure should be underlain by at least three feet of newly placed engineered fill. Excavations should be conducted as necessary to remove all existing artificial fill, porous soils, and or soft alluvial soil at the direction of the Geotechnical Engineer (a representative of Geocon). Excavation and proper compaction of the deeper artificial fill associated with the prior trenching activities will be required. The contractor should also be prepared for excavations on the order of 14 feet in depth within the prior trench locations. The excavation should extend laterally a minimum distance of three feet beyond the building footprint area or a distance equal to the depth of fill below the foundation, whichever is greater. The limits of existing fill and/or soft alluvial soils removal will be verified by the Geocon representative during site grading activities.
- 8.5.7 Prior to placing any fill, the excavation bottom must be proof-rolled in the presence of the Geotechnical Engineer (a representative of Geocon) and approved in writing. If determined to be excessively soft, stabilization of the bottom of the excavation may be required in order to provide a firm working surface upon which engineered fill can be placed and heavy equipment can operate. If required, recommendations for stabilization measures can be provided under separate cover.
- 8.5.8 Operation of construction equipment adjacent to the storm drain easement must be conducted carefully to prevent a surcharge and damage to the existing storm drain. The contractor should consider the use of track-mounted equipment which is more capable of distributing its load. The use of vibratory compaction equipment is also not recommended as it could induce settlement of the soil under the storm drain. The contractor is responsible for the evaluation and selection of construction equipment. Geocon is able to provide assistance in evaluating the equipment surcharge loads.

- 8.5.9 All fill and backfill soils should be placed in horizontal loose layers approximately 6 to 8 inches thick, moisture conditioned to optimum moisture content, and properly compacted to a minimum 90 percent of the maximum dry density in accordance with ASTM D 1557 (latest edition).
- 8.5.10 It is anticipated that stable excavations for the recommended grading can be achieved with sloping measures. However, if excavations in close proximity to an adjacent property line and/or structure are required, special excavation measures may be necessary in order to maintain lateral support of the existing offsite improvements. Excavation recommendations are provided in the *Temporary Excavations* section of this report (Section 8.18).
- 8.5.11 Foundations for small outlying structures, such as block walls up to 6 feet high, 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 proper compaction cannot be performed or is undesirable, foundations may derive support directly in the undisturbed competent alluvium found at or below a depth of 2 feet below the existing ground surface, and should be deepened as necessary to maintain a minimum 12 inch embedment into undisturbed alluvium. It is essential that proper drainage be maintained in order to minimize settlements in the soils and any foundations supported therein. 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.
- 8.5.12 Where new paving is to be placed, it is recommended that all existing fill and soft alluvial soils be excavated and properly compacted for paving support. The client should be aware that excavation and compaction of all existing fill and soft soils in the area of new paving is not required; however, paving constructed over existing uncertified fill or unsuitable alluvial soil may experience increased settlement and/or cracking, and may therefore have a shorter design life and increased maintenance costs. As a minimum, the upper twelve inches of soil subgrade should be scarified, moisture conditioned to optimum moisture content and compacted to at least 95 percent relative compaction for paving support. Paving recommendations are provided in *Preliminary Pavement Recommendations* section of this report (see Section 8.12).
- 8.5.13 Prior to construction of exterior slabs, the upper 12 inches of the subgrade should be moisture conditioned to near optimum moisture content and properly compacted to at least 95 percent relative compaction, as determined by ASTM Test Method D1557 (latest edition).

- 8.5.14 All imported fill shall be observed, tested, and approved by Geocon West, Inc. prior to bringing soil to the site. Rocks larger than six 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 20 and corrosivity properties that are equally or less detrimental to that of the existing onsite soils (see Figure B8).
- 8.5.15 Utility trenches should be properly backfilled in accordance with the requirements of the Green Book (latest edition). The pipe should be bedded with clean sands (Sand Equivalent greater than 30) to a depth of at least one 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. Prior to placing any bedding materials or pipes, the trench excavation bottom must be observed and approved in writing by the Geotechnical Engineer (a representative of Geocon).
- 8.5.16 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.

## **8.6 Shrinkage**

Shrinkage results when a volume of material removed at one density is compacted to a higher density. A shrinkage factor of between 5 and 15 percent should be anticipated when excavating and compacting the existing fill and alluvium on site to an average relative compaction of 92 percent.

## **8.7 Foundation Design**

- 8.7.1 Subsequent to the recommended grading, a conventional shallow spread foundation system may be utilized for support of the proposed structures provided foundations derive support in newly placed engineered fill. Foundations should be underlain by a minimum of three feet of newly placed engineered fill.
- 8.7.2 Continuous footings may be designed for an allowable bearing capacity of 2,000 pounds per square foot, 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.

- 8.7.3 Isolated spread foundations may be designed for an allowable bearing capacity of 2,500 pounds per square foot, 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.
- 8.7.4 The soil bearing pressure above may be increased by 200 psf and 500 psf for each additional foot of foundation width and depth, respectively. In order to minimize total anticipated settlements to less than 1 inch, a maximum allowable soil bearing pressure of 3,500 psf is recommended.
- 8.7.5 The allowable bearing pressure may be increased by up to one-third for transient loads due to wind or seismic forces.
- 8.7.6 Proposed Building B is located adjacent to an existing storm drain easement. The easement is 11 feet wide and there is a 48 inch diameter reinforced concrete pipe located at the center of the easement at an invert elevation of approximately 89 feet MSL. The proposed foundations which will be adjacent to the easement should be designed such any surcharge imposed on the storm drain pipe is acceptable to the Los Angeles County Flood Control District. This may require the use of a reduced bearing capacity, a mat foundation, or pile foundations. The anticipated surcharge should be evaluated once actual foundation loads and footing dimensions are available. If recommendations for a mat foundation system or pile foundations are needed, they will be provided under separate cover.
- 8.7.7 Continuous footings should be reinforced with a minimum of 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.
- 8.7.8 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. Additional grading should be performed as necessary in order to maintain the required three-foot-thick engineered fill blanket beneath building foundations.
- 8.7.9 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.
- 8.7.10 No special subgrade presaturation is required prior to placement of concrete. However, the slab and foundation subgrade should be sprinkled as necessary; to maintain a moist condition as would be expected in any concrete placement.

- 8.7.11 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 exposed soil conditions are consistent with those anticipated. If unanticipated soil conditions are encountered, foundation modifications may be required.
- 8.7.12 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.

## **8.8 Miscellaneous Foundations**

- 8.8.1 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 compaction cannot be performed, such as adjacent to existing improvements or utilities, foundations may derive support in the competent alluvial soils found at or below a depth of 2 feet, and should be deepened as necessary to maintain a minimum 12 inch embedment into the recommended bearing material.
- 8.8.2 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 deriving support in engineered fill or alluvium may be designed for a bearing value of 1,500 pounds per square foot, 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.
- 8.8.3 Foundation excavations should be observed and approved in writing by the Geotechnical Engineer (a representative of Geocon), prior to the placement of reinforcing steel and concrete to verify that the excavations and exposed soil conditions are consistent with those anticipated.

## **8.9 Foundation Settlement**

- 8.9.1 The maximum expected total settlement for a structure supported on a conventional foundation system designed with the maximum allowable bearing value of 3,500 psf and deriving support in the recommendation bearing materials 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 or between adjacent foundations.

8.9.2 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.

## **8.10 Lateral Design**

8.10.1 Resistance to lateral loading may be provided by friction acting at the base of foundations and by passive earth pressure. An allowable coefficient of friction of 0.30 may be used with the dead load forces in the undisturbed alluvium and engineered fill.

8.10.2 Passive earth pressure for the sides of foundations poured against engineered fill and undisturbed alluvium may be computed as an equivalent fluid having a density of 200 pounds per cubic foot with a maximum earth pressure of 2,000 pounds per square foot. When combining passive and friction for lateral resistance, the passive component should be reduced by one-third. A one-third increase in the passive value may be used for wind or seismic loads.

## **8.11 Concrete Slabs-on-Grade**

8.11.1 Concrete slabs-on-grade subject to vehicle loading should be designed in accordance with the recommendations in the *Preliminary Pavement Recommendations* section of this report (Section 8.12).

8.11.2 Subsequent to the recommended grading, the concrete slab-on-grade for the proposed building, not subject to vehicle loading, should be a minimum of 4-inches thick and minimum slab reinforcement should consist of No. 3 steel reinforcing bars placed 18 inches on center in both horizontal directions. Steel reinforcing should be positioned vertically near the slab midpoint.

8.11.3 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 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) and should be installed in general conformance with ASTM E 1643-11 and the manufacturer's recommendations. A minimum thickness of 15 mils and a permeance of less than 0.01 perms is recommended. 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 California 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.

- 8.11.4 For seismic design purposes, a coefficient of friction of 0.30 may be utilized between concrete slabs and subgrade soils without a moisture barrier, and 0.15 for slabs underlain by a moisture barrier.
- 8.11.5 Exterior slabs for walkways or flatwork, 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 moisture conditioned to optimum moisture content and properly compacted to at least 95 percent relative compaction, as determined by ASTM Test Method D 1557 (latest edition).
- 8.11.6 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.

## **8.12 Preliminary Pavement Recommendations**

- 8.12.1 Where new paving is to be placed, it is recommended that all existing fill and alluvial materials be excavated and properly recompacted 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 alluvial 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 twelve inches of paving subgrade should be scarified, moisture conditioned to optimum moisture content, and properly compacted to at least 95 percent relative compaction, as determined by ASTM Test Method D 1557 (latest edition).
- 8.12.2 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.

8.12.3 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	4.5	3.0	5½
Trash Truck & Fire Lanes	7.0	4.0	12

8.12.4 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 place 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).

8.12.5 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).

8.12.6 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.

### **8.13 Retaining Walls**

- 8.13.1 The recommendations presented below are generally applicable to the design of rigid concrete or masonry retaining walls having a maximum height of 7 feet. In the event that walls significantly higher than 7 feet are planned, Geocon should be contacted for additional recommendations.
- 8.13.2 Retaining wall foundations may be designed in accordance with the recommendations provided in the *Foundation Design* section of this report (see Section 8.7).
- 8.13.3 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) of 35 pcf.
- 8.13.4 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 or no movement is desired, walls may be designed utilizing a triangular distribution of pressure (at-rest pressure) of 55 pcf.
- 8.13.5 The wall pressures provided above are applicable to retaining walls supporting relatively undisturbed alluvial soils or engineered fill derived from the onsite soils. If import material will be utilized onsite, the import material must be evaluated and approved for use as retaining wall backfill by Geocon prior to placement as wall backfill.
- 8.13.6 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 90 pcf. The value includes hydrostatic pressures plus buoyant lateral earth pressures.
- 8.13.7 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.

8.13.8 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:

$$\text{For } x/H \leq 0.4$$

$$\sigma_H(z) = \frac{0.20 \left( \frac{z}{H} \right) \frac{Q_L}{H}}{\left[ 0.16 + \left( \frac{z}{H} \right)^2 \right]^2}$$

and

$$\text{For } x/H > 0.4$$

$$\sigma_H(x, z) = \frac{1.26 \left( \frac{x}{H} \right)^2 \left( \frac{z}{H} \right) \frac{Q_L}{H}}{\left[ \left( \frac{x}{H} \right)^2 + \left( \frac{z}{H} \right)^2 \right]^2}$$

where x is the distance from the face of the excavation to the vertical line-load, H is the distance from the bottom of the footing to the bottom of excavation, z is the depth at which the horizontal pressure is desired, QL is the vertical line-load and  $\sigma_H$  is the horizontal pressure at depth z.

8.13.9 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:

$$\text{For } x/H \leq 0.4$$

$$\sigma(z) = \frac{0.28 \times \left( \frac{z}{H} \right)^2 \frac{Q_p}{H^2}}{\left[ 0.16 + \left( \frac{z}{H} \right)^2 \right]^3}$$

and

$$\text{For } x/H > 0.4$$

$$\sigma(z) = \frac{1.77 \times \left( \frac{x}{H} \right)^2 \times \left( \frac{z}{H} \right)^2 \frac{Q_p}{H^2}}{\left[ \left( \frac{x}{H} \right)^2 + \left( \frac{z}{H} \right)^2 \right]^3}$$

then

$$\sigma'_H(z) = \sigma_H(z) \cos^2(1.1\theta)$$

where  $x$  is the distance from the face of the excavation 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,  $\sigma$  is the vertical pressure at depth  $z$ ,  $\Theta$  is the angle between a line perpendicular to the bulkhead and a line from the point-load to half the pile spacing at the bulkhead, and  $\sigma_H$  is the horizontal pressure at depth  $z$ .

- 8.13.10 Seismic lateral forces should be incorporated into the design as necessary, and recommendations for seismic lateral forces are presented below.

### **8.14 Dynamic (Seismic) Lateral Forces**

- 8.14.1 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 2013 CBC).

- 8.14.2 A seismic load of 28 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 2013 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 7-10 Section 11.8.3.

### **8.15 Retaining Wall Drainage**

- 8.15.1 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 5). 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.
- 8.15.2 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 6).

- 8.15.3 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.
- 8.15.4 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.

## **8.16 Elevator Pit Design**

- 8.16.1 The elevator pit slab and retaining wall should be designed by the project structural engineer. As a minimum the slab-on-grade 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. The elevator slab and retaining wall footings should derive support in newly placed engineered fill and excavations should be conducted as necessary during mass grading to maintain at least two feet of engineered fill beneath blanket beneath the elevator pit slab and retaining wall foundations. Elevator pit walls may be designed in accordance with the recommendations in the *Foundation Design and Retaining Wall Design* section of this report (see Sections 8.7 and 8.13).
- 8.16.2 Additional active pressure should be added for a surcharge condition due to vehicular traffic or adjacent foundations and should be designed for each condition as the project progresses.
- 8.16.3 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 8.15).
- 8.16.4 Subdrainage pipes at the base of the retaining wall drainage system should outlet to a location acceptable to the building official.
- 8.16.5 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.

## **8.17 Elevator Piston**

- 8.17.1 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 the drilled excavation could compromise the existing foundation, especially if the drilling is performed subsequent to the foundation construction.
- 8.17.2 Casing may be required if caving is experienced in the drilled excavation and 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.
- 8.17.3 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.

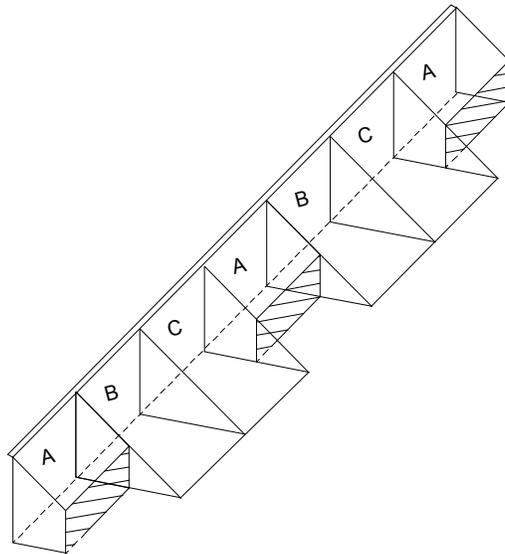
## **8.18 Temporary Excavations**

- 8.18.1 Excavations on the order of 2 to 14 feet in vertical height may be required during grading and foundation excavations. The excavations are expected to expose artificial fill and alluvial soils, which are suitable for vertical excavations up to five feet in height where loose fill or sands are not present and where not surcharged by adjacent traffic, structures, or slopes. The contractor should be prepared for caving sands in open excavations.
- 8.18.2 Vertical excavations greater than five 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 may be sloped back at a uniform 1:1 slope gradient or flatter to a maximum height of 10 feet. A uniform slope does not have a vertical portion.
- 8.18.3 Performing continuous vertical excavations along property lines or adjacent to an existing structure could remove support from the property and/or structure which is not acceptable. Excavations in close proximity to an adjacent property or existing structure may require special excavation measures, such as slot-cutting. Recommendations for slot-cutting are provided in the following sections.
- 8.18.4 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. The soils exposed in

the cut slopes should be inspected during excavation by our personnel 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.

## 8.19 Slot Cutting

8.19.1 Where insufficient space is available to perform uniform 1:1 sloped excavations along a property line, slot-cutting methods can be used. The slot-cutting method employs the earth as a buttress and allows the earth excavation to proceed in phases. It is recommended that the initial temporary excavation along the property line be sloped back at a uniform 1:1 (H:V) slope gradient or flatter for excavation of the existing soils to the necessary depth. The temporary slope may then be excavated using the slot-cutting (see illustration below).



8.19.2 Alternate "A" slots of 8 feet may be worked. The remaining earth buttresses ("B" and "C" slots) should be 8 feet in width. The wall, foundation, or backfill should be completed in the "A" slots to a point where support of the offsite property and/or any existing structures is restored before the "B" slots are excavated. After completing the wall, foundation, or backfill in the "B" slots, finally the "C" slots may be excavated. Slot-cutting is not recommended for vertical excavations greater than 6 feet in height or where surcharged by more than 900 pounds per linear foot. The surcharge load from the existing block wall should be evaluated by a qualified structural engineer, and the slot-cut calculation revised as necessary. A slot-cut calculation is provided below.

## Slot Cut Calculation

**Input:**

Height of Slots (H) 6.0 feet  
 Unit Weight of Soils (γ) 125.0 pcf  
 Friction Angle of Soils (φ) 27.0 degrees  
 Cohesion of Soils (c) 200.0 psf  
 Factor of Safety (FS) 1.25

Factor of Safety = Resistance Force/Driving Force

Coefficient of Lateral Earth Pressure At-Rest  $K_o$  0.55

**Surcharge Pressure:**

Line Load (q<sub>L</sub>) 900.0 psf  
 Distance Away from Edge of Excavation (X) 0.0 feet

**Design Equations**

$b = H/(\tan \alpha)$   
 $A = 0.5 \cdot H \cdot b$   
 $W = 0.5 \cdot H \cdot b \cdot \gamma$  (per lineal foot of slot width)  
 $F_1 = d \cdot W \cdot (\sin \alpha) \cdot (\cos \alpha)$   
 $F_2 = d \cdot L$   
 $R_1 = d \cdot [W \cdot (\cos^2 \alpha) \cdot (\tan \phi) + (c \cdot b)]$   
 $R_2 = 2 \cdot \Delta F$   
 $\Delta F = A \cdot [1/3 \cdot \gamma \cdot H \cdot K_o \cdot (\tan \phi) + c]$

**FS = Resistance Force/Driving Force**  
**FS = (R<sub>1</sub>+R<sub>2</sub>)/(F<sub>1</sub>+F<sub>2</sub>)**

Failure Angle (α) degrees	Base Width of Failure Wedge (b) feet	Area of Failure Wedge (A) feet <sup>2</sup>	Weight of Failure Wedge (W) lbs/lineal foot	Driving Force Wedge + Surcharge per lineal foot of Slot Width	Resisting Force Failure Wedge per lineal foot of Slot Width	Resisting Force Side Resistance Force (ΔF) lbs	Allowable Width of Slots* (d) feet
65	2.8	8	1049.2	746.6	737.0	2262.5	8.0
66	2.7	8	1001.8	706.6	694.6	2160.2	8.0
67	2.5	8	955.1	667.2	653.7	2059.5	8.0
68	2.4	7	909.1	628.3	614.2	1960.3	8.0
69	2.3	7	863.7	590.1	576.0	1862.5	8.0
70	2.2	7	818.9	552.5	539.2	1766.0	8.0
71	2.1	6	774.7	515.5	503.6	1670.7	8.0
72	1.9	6	731.1	479.4	469.3	1576.5	8.0
73	1.8	6	687.9	444.0	436.0	1483.4	8.0
74	1.7	5	645.2	409.4	403.9	1391.3	8.0
75	1.6	5	602.9	375.7	372.8	1300.1	8.0
76	1.5	4	561.0	342.9	342.8	1209.7	8.0
77	1.4	4	519.5	311.1	313.6	1120.2	8.0
78	1.3	4	478.3	280.3	285.4	1031.3	8.0
79	1.2	3	437.4	250.5	258.1	943.1	8.0
80	1.1	3	396.7	221.8	231.5	855.5	8.0
81	1.0	3	356.4	194.1	205.7	768.5	8.0
82	0.8	3	316.2	167.6	180.7	681.9	8.0
83	0.7	2	276.3	142.3	156.2	595.7	8.0
84	0.6	2	236.5	118.1	132.5	510.0	8.0
85	0.5	2	196.8	95.2	109.2	424.5	8.0
86	0.4	1	157.3	73.6	86.5	339.3	8.0
87	0.3	1	117.9	53.2	64.3	254.3	8.0
88	0.2	1	78.6	34.1	42.5	169.4	8.0
89	0.1	0	39.3	16.4	21.1	84.7	8.0
90	0.0	0	0.0	0.0	0.0	0.0	8.0

\*Width of Slots to achieve a minimum of 1.5 Factor of Safety, with a Maximum Allowable Slot Width of 8-feet.

Critical Slot Width with Factor of Safety equal or exceeding 1.25:

$d_{allow} = 8.0$  feet

### 8.20 Stormwater Infiltration

8.20.1 During the October 23, 2014, site exploration, boring B4 was utilized to perform percolation testing. The boring was advanced to the depth listed in the table below. Slotted casing was placed in the boring, and the annular space between the casing and excavation was filled with gravel. The boring was then filled with water to pre-saturate the soils. On October 24, 2014, 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 average infiltration rate (adjusted percolation rate) is listed in the following table. No factor of safety has been applied to the rates.

<b>Boring</b>	<b>Infiltration Depth (ft.)</b>	<b>Predominate USCS Soil Classification</b>	<b>Average Infiltration Rate (in / hour)</b>
B4	10-20	Poorly Graded Sand and Sandy Silt	0.6

8.20.2 The results of the percolation testing indicate that the soils at depths in the above table are conductive to infiltration. It is our opinion that the soil zone encountered at the depth and location as listed in the table above are suitable for infiltration of stormwater and will not create a perched groundwater condition, will not affect soil structure interaction of existing or proposed foundations due to expansive soils, will not saturate soils supported by existing or proposed retaining walls, and will not increase the potential for liquefaction. Resulting settlements are anticipated to be less than ¼ inch, if any.

8.20.3 Where infiltration systems will be utilized, it is recommended that a minimum 15-foot horizontal and vertical setback be maintained from existing or proposed foundations. Additional property line or foundation setbacks may be required by the governing jurisdiction and should be incorporated into the stormwater infiltration system design as necessary.

8.20.4 Subsequent to the placement of the infiltration system, it is acceptable to backfill the resulting void space between the excavation side walls and the infiltration system with minimum two-sack slurry provided the slurry is not placed in the infiltration zone. It is recommended that pea gravel be utilized adjacent to the infiltration zone so communication of water to the soil is not hindered.

8.20.5 Due to the preliminary nature of the project at this time, the type of stormwater infiltration system and location of the stormwater infiltration systems has not yet been determined. The design drawings should be reviewed and approved by the Geotechnical Engineer. The installation of the stormwater infiltration system should be observed and approved by the Geotechnical Engineer (a representative of Geocon).

**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 foundation supporting 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. The upper site soils are sensitive to excessive saturation and could be prone to hydrocollapse. 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 2013 CBC 1804.3 or other applicable standards. In addition, drainage should not be allowed to flow uncontrolled over any descending slope. The proposed structure should be provided with roof gutters. Discharge from downspouts, roof drains and scuppers not recommended onto unprotected soils within five feet of the building perimeter. Planters which are located adjacent to foundations should be sealed to prevent moisture intrusion into the engineered fill providing foundation support. Landscape irrigation is not recommended within five 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. The building pad and pavement areas should be fine graded such that water is not allowed to pond.
- 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 an 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), 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.

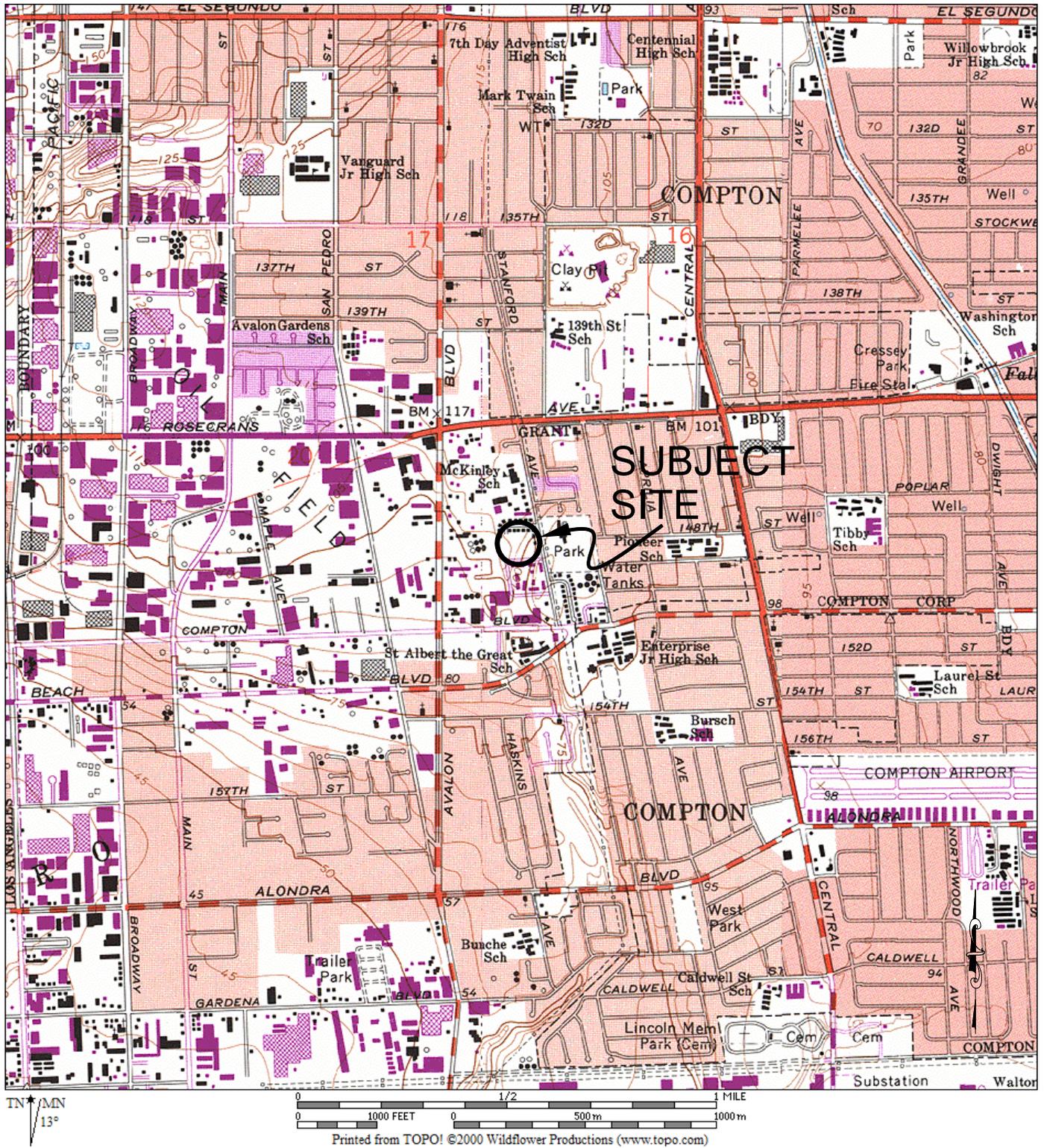
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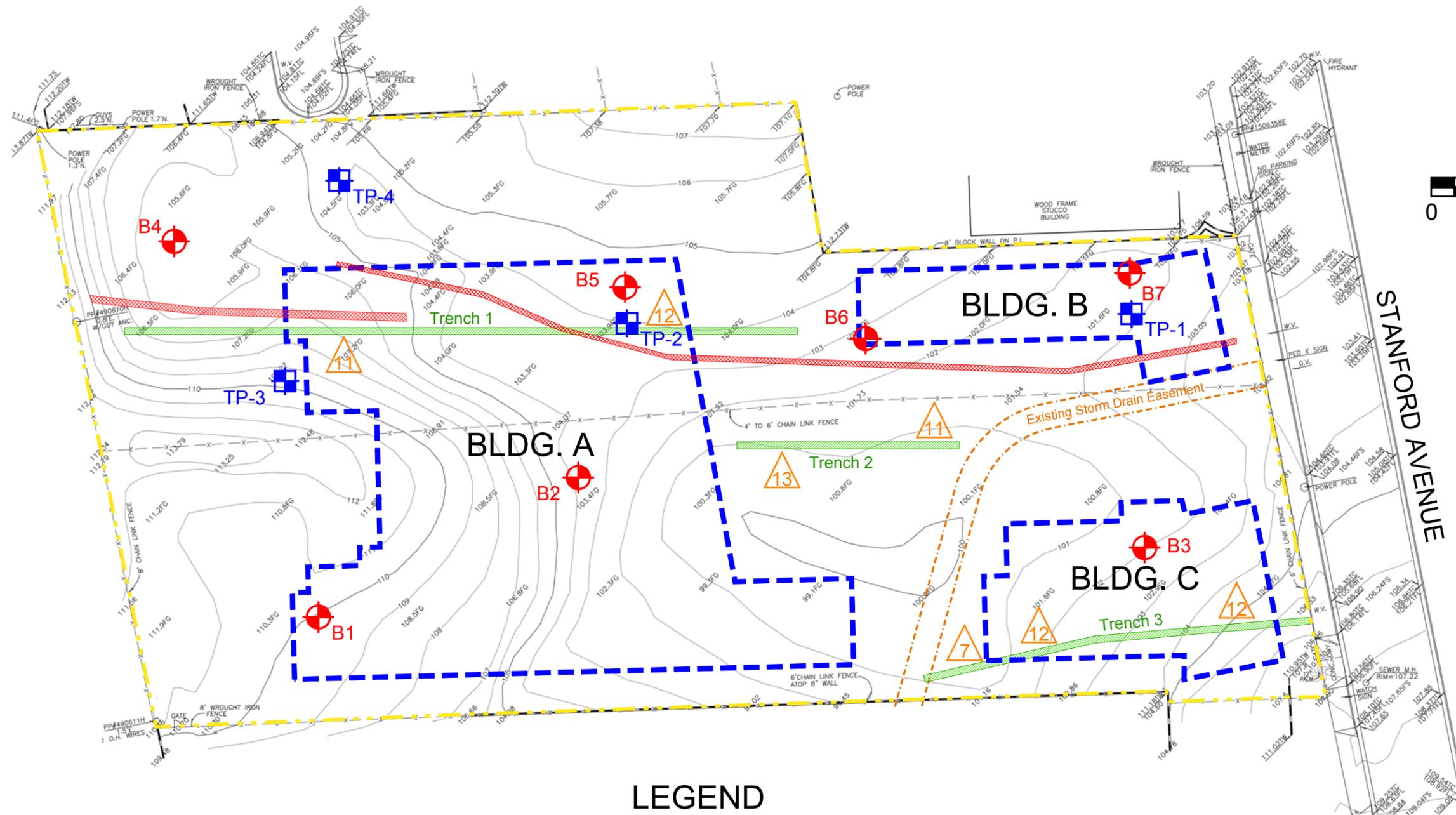
**VICINITY MAP**

HOLLYWOOD COMMUNITY HOUSING CORPORATION  
14733 - 14803 SOUTH STANFORD AVENUE  
WEST RANCHO DOMINGUEZ, CA

NOV. 2014

PROJECT NO. A9164-06-02

FIG. 1

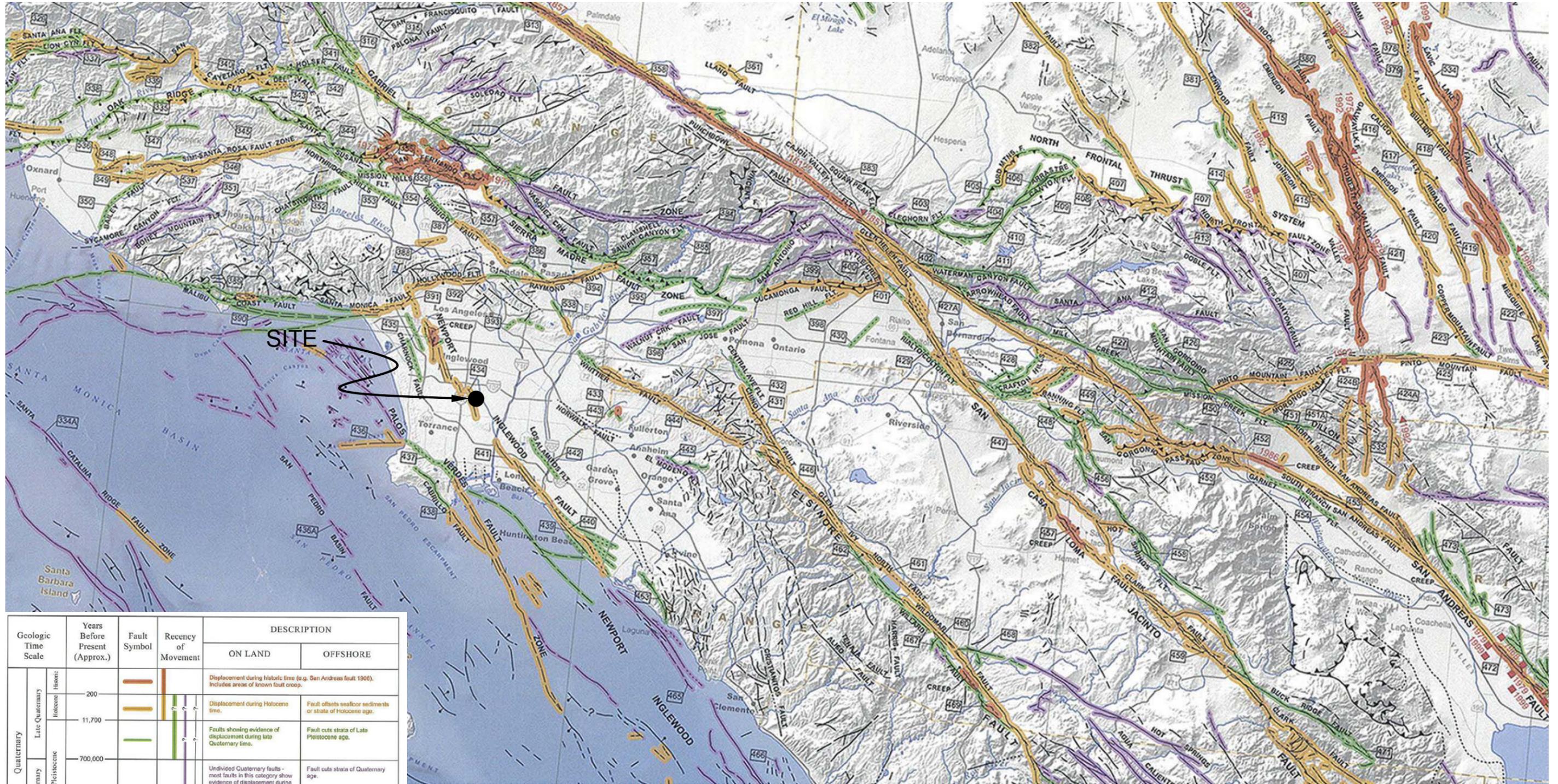


**LEGEND**

-  **B7** Approximate Location of Boring (Geocon, 2014)
-  Approximate Location of Trench Excavations (Geocon, 2014)
-  Approximate Limits of Proposed Building Structures
-  **TP-4** Approximate Locations of Test Pits (Ralph Stone & Company, 1996)
-  Approximate Location of Trench Excavations (GeoSystems, 1992)
-  **13** Approximate Depth of Trench (in feet)

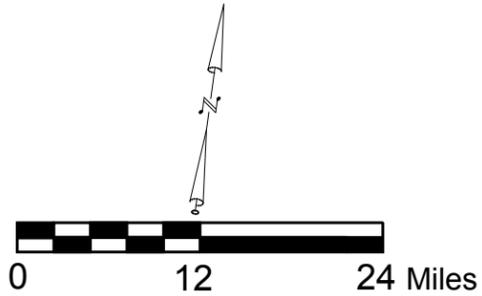
		<b>SITE PLAN</b>	
ENVIRONMENTAL GEOTECHNICAL MATERIALS 3303 N. SAN FERNANDO BLVD. - SUITE 100 - BURBANK, CA 91504 PHONE (818) 841-8388 - FAX (818) 841-1704		HOLLYWOOD COMMUNITY HOUSING CORPORATION 14733 - 14803 SOUTH STANFORD AVENUE WEST RANCHO DOMINGUEZ, CALIFORNIA	
DRAFTED BY: RP	CHECKED BY: JMT	NOV. 2014	PROJECT NO. A9164-06-01
		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	OFFSHORE
Quaternary	Holocene (Recent)	Orange line	Vertical line with horizontal dashes	Displacement during historic time (e.g. San Andreas fault 1906). Includes areas of known fault creep.	
	Late Quaternary	Yellow line	Vertical line with vertical dashes	Displacement during Holocene time.	Fault offsets sand/loam sediments or strata of Holocene age.
Early Quaternary	Pleistocene	Green line	Vertical line with diagonal dashes	Faults showing evidence of displacement during late Quaternary time.	Fault cuts strata of Late Pleistocene age.
		Purple line	Vertical line with horizontal dashes	Undiscovered 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	1,600,000+ 4.5 billion (Age of Earth)	Black line	Vertical line with horizontal dashes	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.



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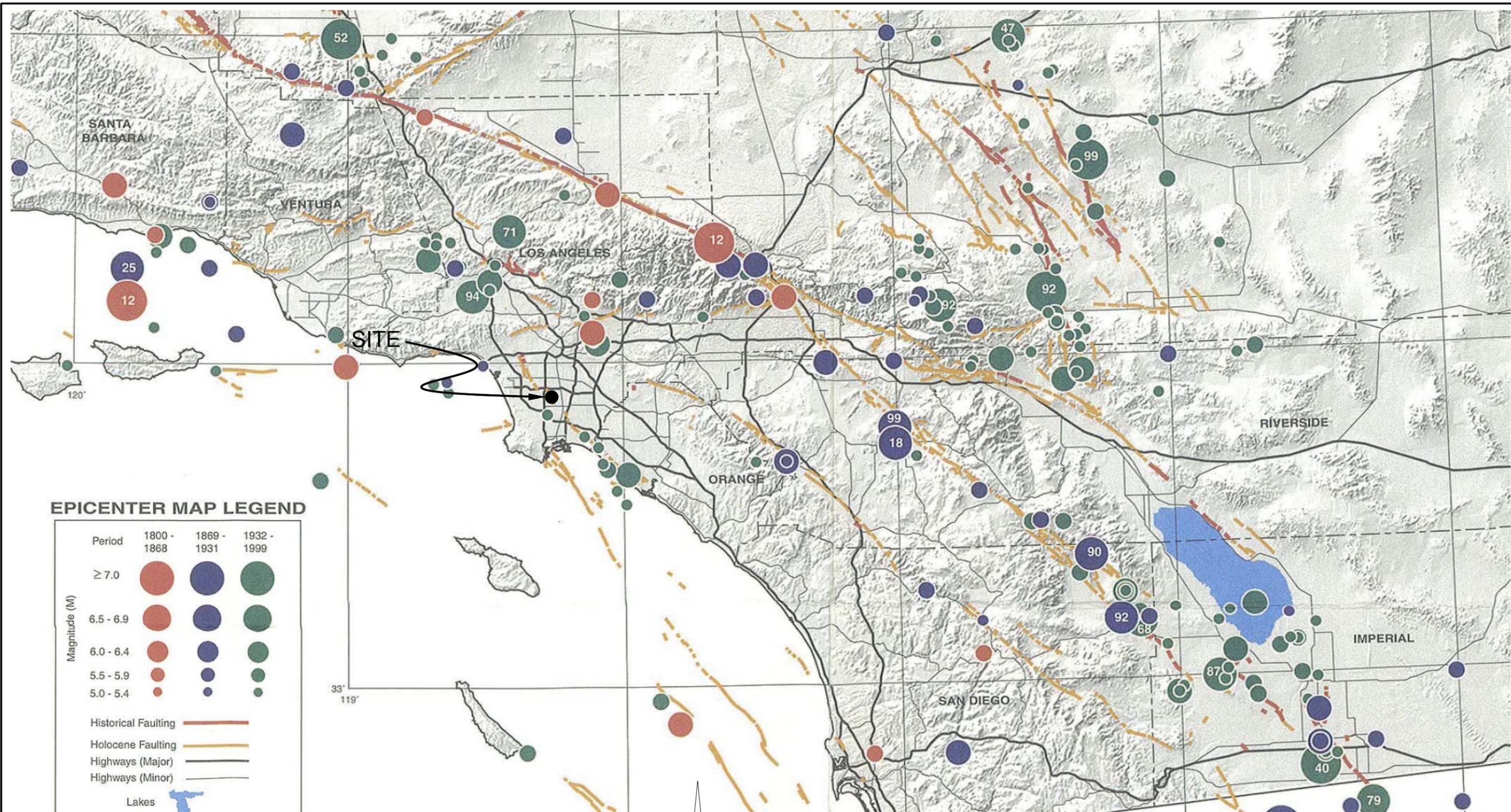
**REGIONAL FAULT MAP**

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NOV. 2014

PROJECT NO. A9164-06-02

FIG. 3



**EPICENTER MAP LEGEND**

Period	1800 - 1868	1869 - 1931	1932 - 1999
Magnitude (M) ≥ 7.0	Red circle	Blue circle	Green circle
6.5 - 6.9	Red circle	Blue circle	Green circle
6.0 - 6.4	Red circle	Blue circle	Green circle
5.5 - 5.9	Red circle	Blue circle	Green circle
5.0 - 5.4	Red circle	Blue circle	Green circle
Historical Faulting	Red dashed line		
Holocene Faulting	Orange dashed line		
Highways (Major)	Thick black line		
Highways (Minor)	Thin black line		
Lakes	Blue area		
65	Last two digits of M ≥ 6.5 earthquake year		

Reference: Topozada, 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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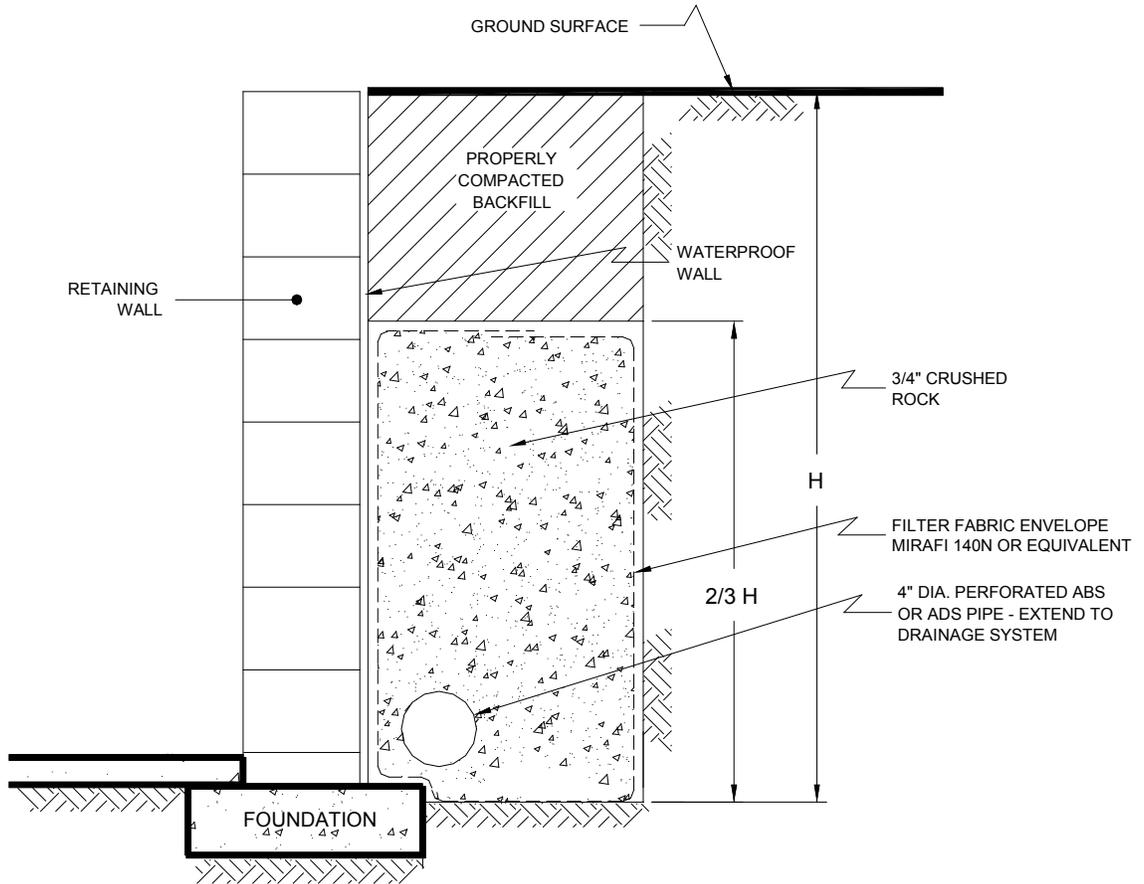
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**REGIONAL SEISMICITY**

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NO SCALE

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**RETAINING WALL DRAIN DETAIL**

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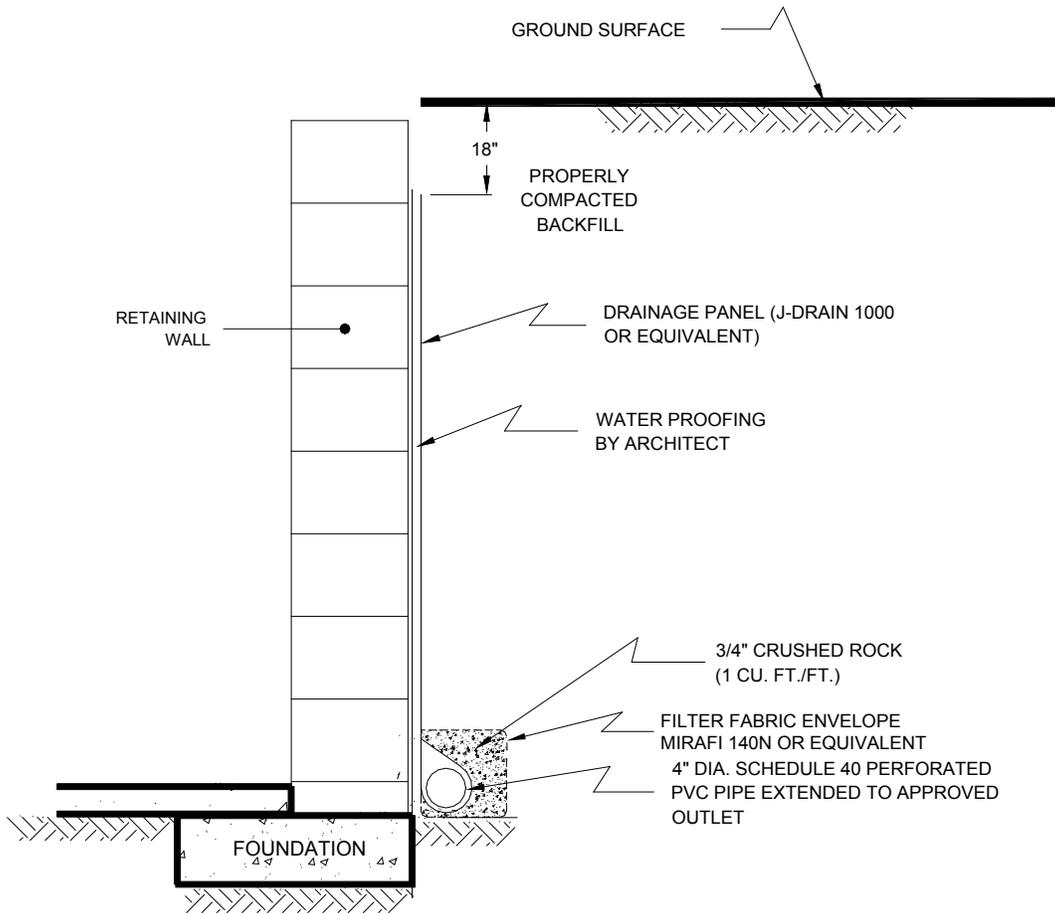
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FIG. 5



NO SCALE

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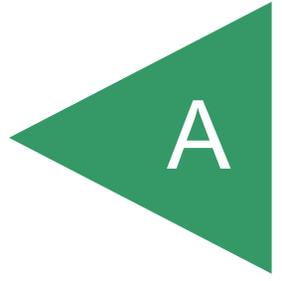
**RETAINING WALL DRAIN DETAIL**

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NOV. 2014	PROJECT NO. A9164-06-02	FIG. 6
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APPENDIX

A



## **APPENDIX A**

### **FIELD INVESTIGATION**

The site was explored on October 23, 2014 by excavating seven 8-inch diameter borings utilizing a truck-mounted hollow-stem auger drilling machine. The borings were advanced to depths of 20½ and 25½ feet below the existing ground surface. 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 slide hammer. The California Modified Sampler was equipped with 1-inch high by 2<sup>3</sup>/<sub>8</sub>-inch diameter brass sampler rings to facilitate soil removal and testing. Bulk samples were also obtained.

The soil conditions encountered in the borings were visually examined, classified and logged in general accordance with the Unified Soil Classification System (USCS). Logs of the borings are presented on Figures A1 and A7. The logs depict the soil and geologic conditions encountered and the depth at which samples were obtained.

DEPTH IN FEET	SAMPLE NO.	LITHOLOGY	GROUNDWATER	SOIL CLASS (USCS)	<b>BORING 1</b>		PENETRATION RESISTANCE (BLOWS/FT)*	DRY DENSITY (P.C.F.)	MOISTURE CONTENT (%)
					ELEV. (MSL.) <u>109</u>	DATE COMPLETED <u>10/23/14</u>			
					EQUIPMENT <u>HOLLOW STEM AUGER</u> BY: <u>RP</u>				
MATERIAL DESCRIPTION									
0	Bulk 0-5					<b>ARTIFICIAL FILL</b> Sandy Silt, soft to firm, dry to slightly moist, brown, fine- to coarse-grained, trace asphalt and glass fragments, trace rootlets			
2	B1 @ 2					-Fine- to medium-grained	50	101.9	4.7
4	B1 @ 4					-Fine-grained, slightly porous -Increase in silt content	74	120.8	6.9
6	B1 @ 6					-Mottled olive brown and yellowish brown	75		14.2
10	B1 @ 10					-Mottled olive brown and reddish brown, slightly oxidized	48	115.1	17.23
12						<b>ALLUVIUM</b> Sand, poorly graded, medium dense, slightly moist, pale brown, fine-grained			
15	B1 @ 15			SP			45	105.9	3.4
20	B1 @ 20					Sandy Silt, hard, slightly moist, olive brown, fine-grained, trace carbon deposits, slightly porous	47	106.6	13.2
22				ML					
25	B1 @ 25			SP		Sand, poorly graded, medium dense, slightly moist, olive brown, very fine-grained, trace silt or clay Total depth of boring at 25.5 feet below ground surface. No groundwater encountered. Total depth of artificial down to 12 feet below ground surface. Backfilled with soil cuttings and tamped. Surface restored.	44	112.9	14.8

**Figure A1,**  
**Log of Boring 1, Page 1 of 1**

A9164-06-02 BORING LOGS A1-A7.GPJ

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.

DEPTH IN FEET	SAMPLE NO.	LITHOLOGY	GROUNDWATER	SOIL CLASS (USCS)	<b>BORING 2</b>		PENETRATION RESISTANCE (BLOWS/FT)*	DRY DENSITY (P.C.F.)	MOISTURE CONTENT (%)
					ELEV. (MSL.) <u>103</u>	DATE COMPLETED <u>10/23/14</u>			
					EQUIPMENT <u>HOLLOW STEM AUGER</u> BY: <u>RP</u>				
MATERIAL DESCRIPTION									
0					<b>ARTIFICIAL FILL</b> Sandy Silt, soft to firm, dry to slightly moist, brown, fine- to coarse-grained, trace asphalt and glass fragments, trace rootlets				
2									
3	B2 @ 3				-No recovery				
4.5	B2 @ 4.5				-No recovery				
6									
7	B2 @ 7			ML	<b>ALLUVIUM</b> Sandy Silt, soft, slightly moist, brown, fine-grained		7	111.4	10.4
8									
10	B2 @ 10			SP	Sand, loose, poorly graded, slightly moist, reddish brown, fine- to medium-grained, trace clay				
10					-Medium dense, pale olive brown, very fine-grained, trace silt		25	100.6	11.0
12	B2 @ 12				Sandy Silt, hard, slightly moist, olive brown, fine-grained, slightly porous, trace carbon deposits		57	108.5	16.0
14									
15	B2 @ 15			ML	-Trace calcium carbonate		45	109.1	17.0
16									
18									
20	B2 @ 20				-Some clay		40	100.2	22.4
					Total depth of boring at 20.5 feet below ground surface. No groundwater encountered. Total depth of artificial fill at 6 feet below ground surface. Backfilled with soil cuttings and tamped. Surface restored.				

**Figure A2,**  
**Log of Boring 2, Page 1 of 1**

A9164-06-02 BORING LOGS A1-A7.GPJ

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.

DEPTH IN FEET	SAMPLE NO.	LITHOLOGY	GROUNDWATER	SOIL CLASS (USCS)	<b>BORING 3</b>		PENETRATION RESISTANCE (BLOWS/FT)*	DRY DENSITY (P.C.F.)	MOISTURE CONTENT (%)
					ELEV. (MSL.) <u>103</u>	DATE COMPLETED <u>10/23/14</u>			
					EQUIPMENT <u>HOLLOW STEM AUGER</u> BY: <u>RP</u>				
MATERIAL DESCRIPTION									
0	Bulk 0-5					<b>ARTIFICIAL FILL</b> Sandy Silt, soft to firm, dry to slightly moist, brown, fine- to coarse-grained, trace asphalt and glass fragments, trace rootlets			
2	B3 @ 2			ML		<b>ALLUVIUM</b> Sandy Silt, firm, slightly moist, reddish brown, fine- to medium-grained	17	104.7	7.9
4	B3 @ 4			ML		-Slightly porous	18	117.1	7.7
6	B3 @ 7					Sand, poorly graded, slightly moist, reddish brown, fine- to coarse-grained, trace coarse grain, trace silt	11	99.7	6.5
8						-Mottled pale brown and reddish brown, fine-grained			
10	B3 @ 10						12	99.3	3.6
12				SP					
14				SP					
16	B3 @ 15					-Dense, pale olive brown	58	102.0	5.9
18									
20	B3 @ 20						66	101.1	5.8
					Total depth of boring at 20.5 feet below ground surface. No groundwater encountered. Total depth of artificial down to 2 feet below ground surface. Backfilled with soil cuttings and tamped. Surface restored.				

**Figure A3,**  
**Log of Boring 3, Page 1 of 1**

A9164-06-02 BORING LOGS A1-A7.GPJ

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.

DEPTH IN FEET	SAMPLE NO.	LITHOLOGY	GROUNDWATER	SOIL CLASS (USCS)	<b>BORING 4</b>		PENETRATION RESISTANCE (BLOWS/FT)*	DRY DENSITY (P.C.F.)	MOISTURE CONTENT (%)
					ELEV. (MSL.) <u>105</u>	DATE COMPLETED <u>10/23/14</u>			
					EQUIPMENT <u>HOLLOW STEM AUGER</u> BY: <u>RP</u>				
MATERIAL DESCRIPTION									
0					<b>ARTIFICIAL FILL</b> Sandy Silt, soft to firm, dry, brown, fine- to coarse-grained, trace concrete fragments				
2	B4 @ 2				-Fine-grained		50	96.7	9.1
4	B4 @ 4			ML	<b>ALLUVIUM</b> Sandy Silt, firm, slightly moist, reddish brown, fine- to medium-grained		51	111.5	12.6
6					Sand, poorly graded, medium dense, slightly moist, olive brown, fine-grained				
8	B4 @ 7							32	107.1
10	B4 @ 10				-Pale brown, fine- to coarse-grained, trace coarse grain		42	102.5	1.6
12				SP					
14									
16	B4 @ 15						62	109.9	2.7
18									
20	B4 @ 20			ML				35	104.8
					Total depth of boring at 20.5 feet below ground surface. No groundwater encountered. Total depth of artificial down to 3 feet below ground surface. Perforated piping installed and presoraked on 10/23/14. Percolation testing conducted on 10/24/14. Backfilled with soil cuttings and tamped. Surface restored.				

**Figure A4,**  
**Log of Boring 4, Page 1 of 1**

A9164-06-02 BORING LOGS A1-A7.GPJ

SAMPLE SYMBOLS		... SAMPLING UNSUCCESSFUL		... 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.

DEPTH IN FEET	SAMPLE NO.	LITHOLOGY	GROUNDWATER	SOIL CLASS (USCS)	<b>BORING 5</b>		PENETRATION RESISTANCE (BLOWS/FT)*	DRY DENSITY (P.C.F.)	MOISTURE CONTENT (%)
					ELEV. (MSL.) <u>104</u>	DATE COMPLETED <u>10/23/14</u>			
					EQUIPMENT <u>HOLLOW STEM AUGER</u> BY: <u>RP</u>				
MATERIAL DESCRIPTION									
0	Bulk @ 0-3								
2	B5 @ 1						36	98.1	4.6
4	B5 @ 4						47	113.2	7.1
8	B5 @ 8			ML	ALLUVIUM Sandy Silt, stiff, slightly moist, pale reddish brown, fine-grained, slightly porous		40	115.8	4.3
12	B5 @ 12			SP	Sand, poorly graded, medium dense, slightly moist, reddish brown, fine-grained, trace silt, slightly porous		20	104.1	4.5
16	B5 @ 15			ML	Sandy Silt, stiff, slightly moist, olive brown, fine-grained, slightly oxidized		39	106.0	16.7
20	B5 @ 20				-Trace carbon deposits		41	104.3	16.5
					Total depth of boring at 20.5 feet below ground surface. No groundwater encountered. Total depth of artificial down to 7 feet below ground surface. Backfilled with soil cuttings and tamped. Surface restored.				

**Figure A5,  
Log of Boring 5, Page 1 of 1**

A9164-06-02 BORING LOGS A1-A7.GPJ

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.

DEPTH IN FEET	SAMPLE NO.	LITHOLOGY	GROUNDWATER	SOIL CLASS (USCS)	<b>BORING 6</b>		PENETRATION RESISTANCE (BLOWS/FT)*	DRY DENSITY (P.C.F.)	MOISTURE CONTENT (%)
					ELEV. (MSL.) <u>102</u>	DATE COMPLETED <u>10/23/14</u>			
					EQUIPMENT <u>HOLLOW STEM AUGER</u> BY: <u>RP</u>				
MATERIAL DESCRIPTION									
0	Bulk 0-3				<b>ARTIFICIAL FILL</b> Sandy Silt, soft to firm, dry, brown, fine- to coarse-grained, trace concrete fragments				
2	B6 @ 2				-Slightly porous, trace rootlets, trace asphalt and glass fragments	37	103.8	5.7	
4									
6	B6 @ 5				-Trace brick fragments	17	111.6	5.9	
8	B6 @ 7				-Dark reddish brown, fine-grained, trace oxidized metal fragments and asphalt	19	103.4	10.5	
10	B6 @ 10				<b>ALLUVIUM</b> Sandy Silt, firm, slightly moist, dark reddish brown, fine-grained	30	110.2	13.6	
12									
14				ML					
16	B6 @ 15				-Mottled olive brown and reddish brown, slightly oxidized, trace carbon deposits	38	107.9	17.1	
18									
20	B6 @ 20					29	105.9	17.1	
					Total depth of boring at 20.5 feet below ground surface. No groundwater encountered. Total depth of artificial down to 9 feet below ground surface. Backfilled with soil cuttings and tamped. Surface restored.				

**Figure A6,**  
**Log of Boring 6, Page 1 of 1**

A9164-06-02 BORING LOGS A1-A7.GPJ

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.

DEPTH IN FEET	SAMPLE NO.	LITHOLOGY	GROUNDWATER	SOIL CLASS (USCS)	<b>BORING 7</b>		PENETRATION RESISTANCE (BLOWS/FT)*	DRY DENSITY (P.C.F.)	MOISTURE CONTENT (%)
					ELEV. (MSL.) <u>102</u>	DATE COMPLETED <u>10/23/14</u>			
					EQUIPMENT <u>HOLLOW STEM AUGER</u> BY: <u>RP</u>				
MATERIAL DESCRIPTION									
0	Bulk 0-3								
2	B7 @ 1					ARTIFICIAL FILL Sandy Silt, soft to firm, dry, brown, fine- to coarse-grained, trace concrete and asphalt fragments	80	112.7	3.1
4	B7 @ 4				ML	ALLUVIUM Sandy Silt, firm, slightly moist, dark reddish brown, fine-grained -Trace rootlets, trace asphalt and glass fragments	15	114.7	8.75
8	B7 @ 8				ML	-Reddish brown, trace medium-grained	54	125.7	7.5
12	B7 @ 12				SP	Sand, poorly graded, slightly moist, reddish brown, fine- to medium-grained, trace silt	48	115.7	16.1
14	B7 @ 15				ML	Sandy Silt, hard, slightly moist, olive brown, fine-grained, slightly oxidized, some carbon deposits	64	116.8	14.4
20	B7 @ 20						50	110.3	17.8
					Total depth of boring at 20.5 feet below ground surface. No groundwater encountered. Total depth of artificial down to 3 feet below ground surface. Backfilled with soil cuttings and tamped. Surface restored.				

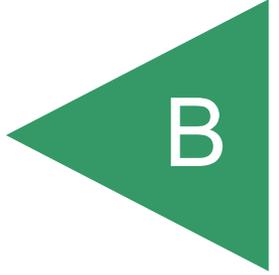
**Figure A7,  
Log of Boring 7, Page 1 of 1**

A9164-06-02 BORING LOGS A1-A7.GPJ

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.

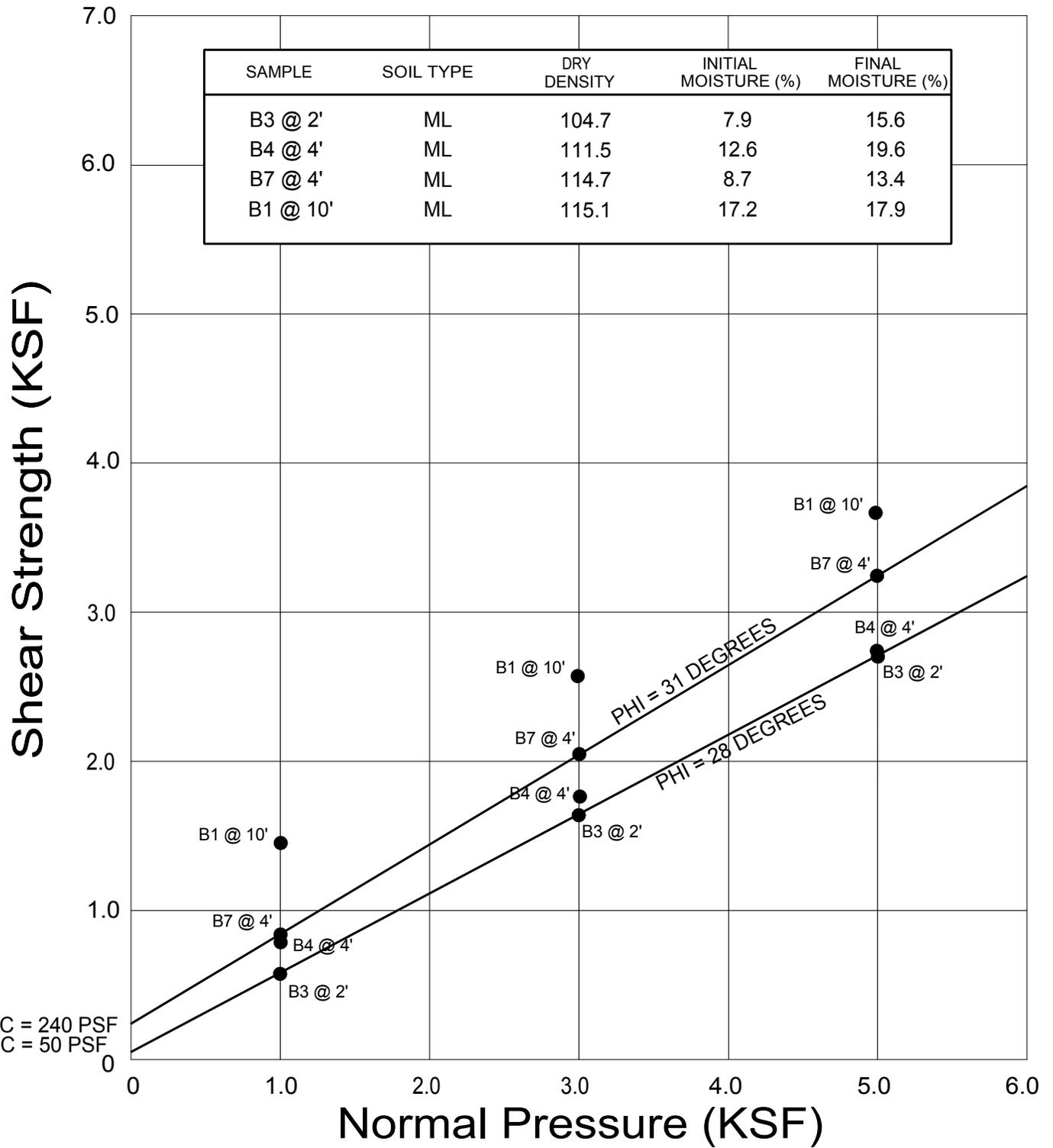
APPENDIX



## **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 and expansion characteristics, corrosivity, in-place dry density and moisture content. The results of the laboratory tests are summarized in Figures B1 through B8. The in-place dry density and moisture content of the samples tested are presented on the boring logs, Appendix A.



● Direct Shear, Saturated

**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: RP

CHECKED BY: JMT

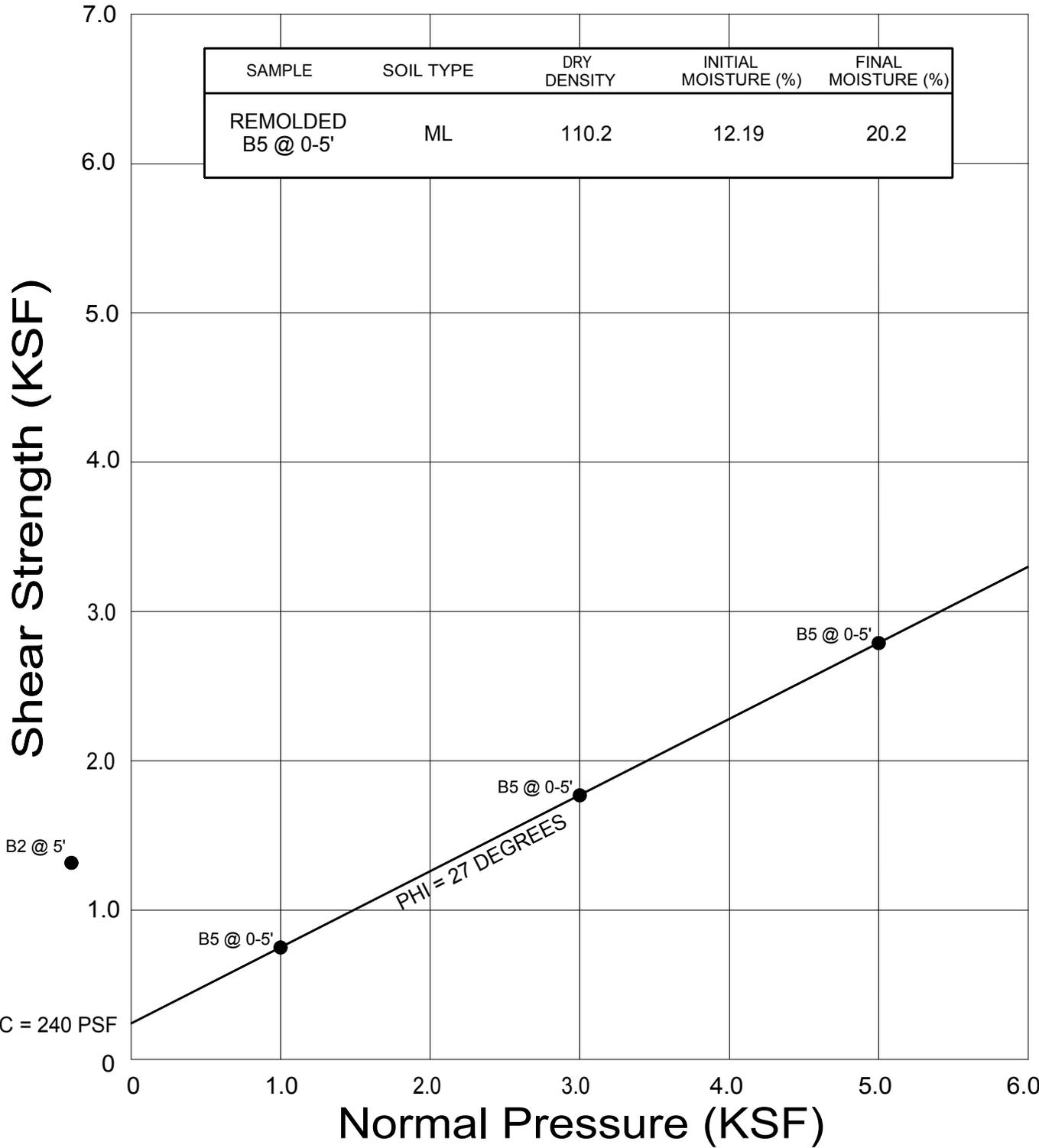
**DIRECT SHEAR TEST RESULTS**

HOLLYWOOD COMMUNITY HOUSING CORPORATION  
14733 - 14803 SOUTH STANFORD AVENUE  
WEST RANCHO DOMINGUEZ, CA

NOV. 2014

PROJECT NO. A9164-06-02

FIG. B1



● Direct Shear, Saturated

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**DIRECT SHEAR TEST RESULTS**

HOLLYWOOD COMMUNITY HOUSING CORPORATION  
14733 - 14803 SOUTH STANFORD AVENUE  
WEST RANCHO DOMINGUEZ, CA

DRAFTED BY: RP

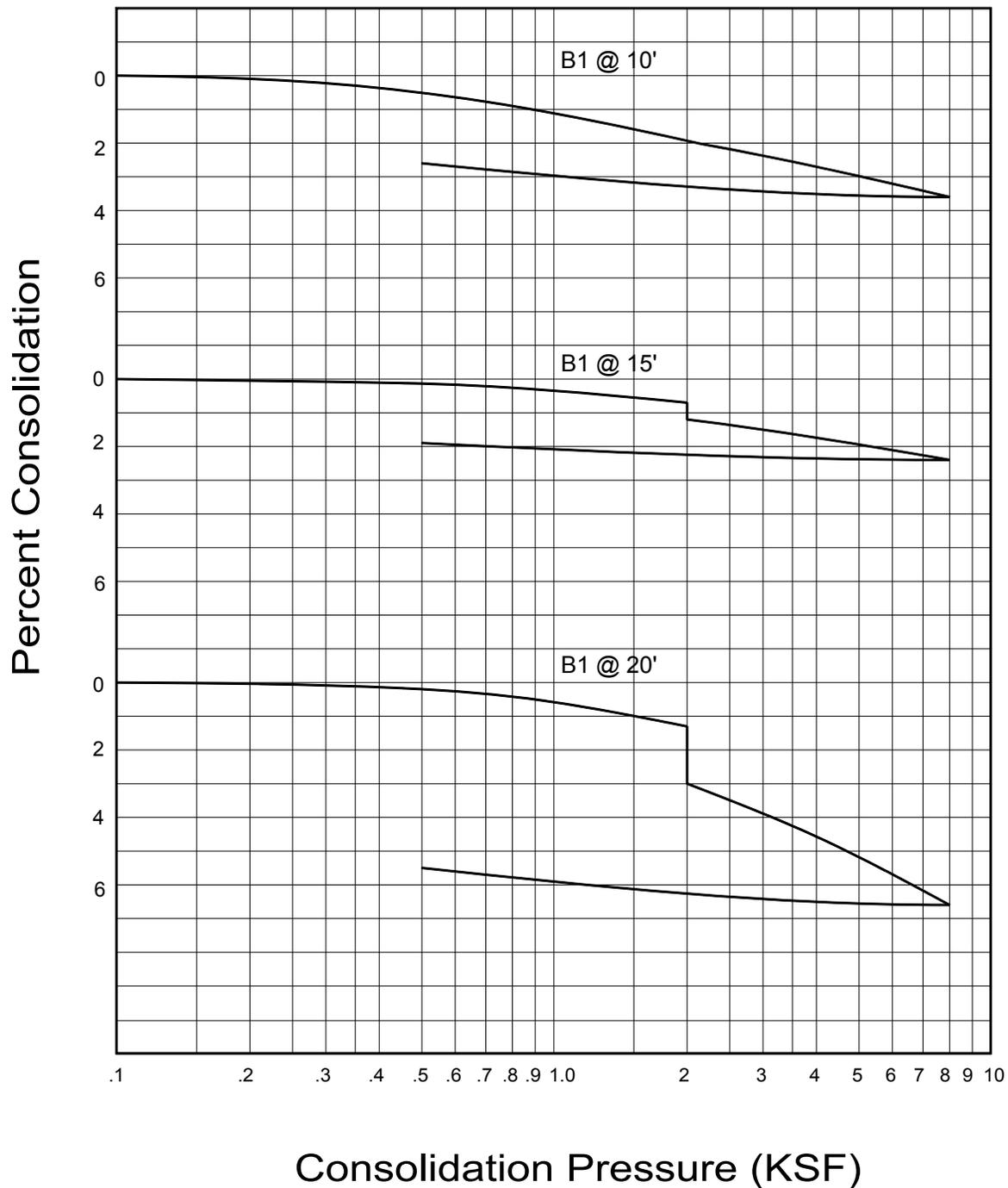
CHECKED BY: JMT

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FIG. B2

WATER ADDED AT 2 KSF



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DRAFTED BY: RP

CHECKED BY: JMT

**CONSOLIDATION TEST RESULTS**

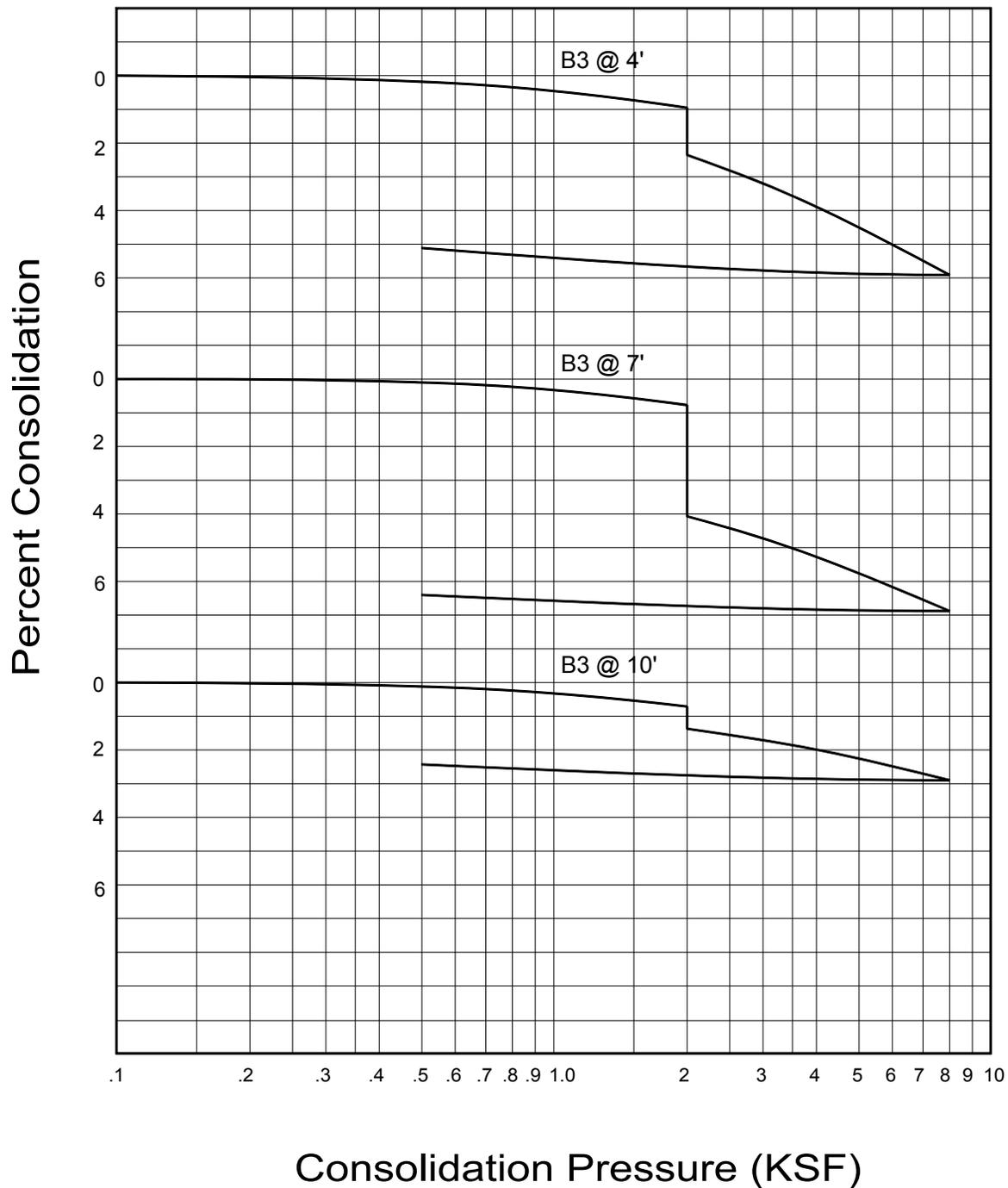
HOLLYWOOD COMMUNITY HOUSING CORPORATION  
14733 - 14803 SOUTH STANFORD AVENUE  
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FIG. B3

WATER ADDED AT 2 KSF



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DRAFTED BY: RP

CHECKED BY: JMT

**CONSOLIDATION TEST RESULTS**

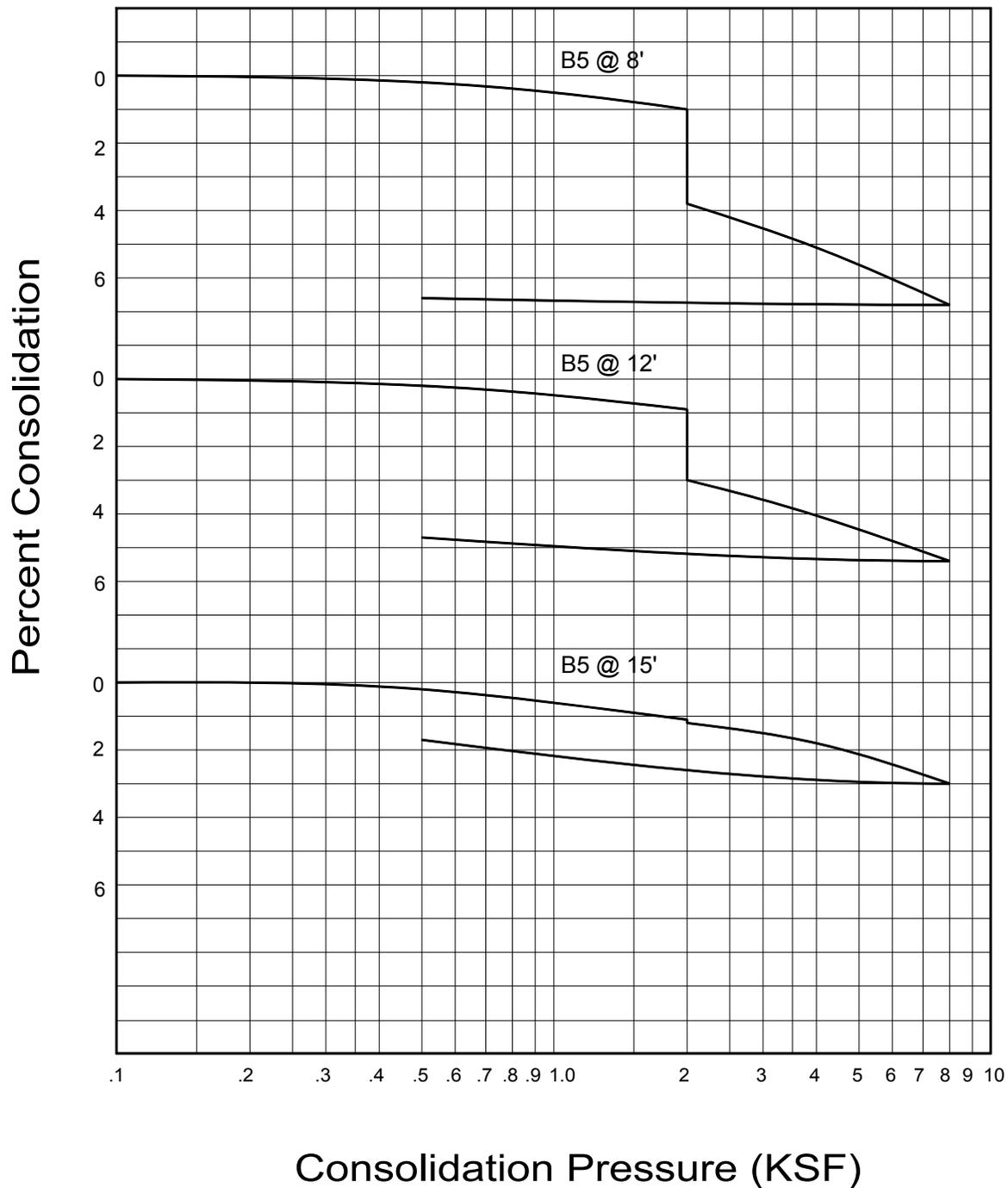
HOLLYWOOD COMMUNITY HOUSING CORPORATION  
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FIG. B4

WATER ADDED AT 2 KSF



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DRAFTED BY: RP

CHECKED BY: JMT

**CONSOLIDATION TEST RESULTS**

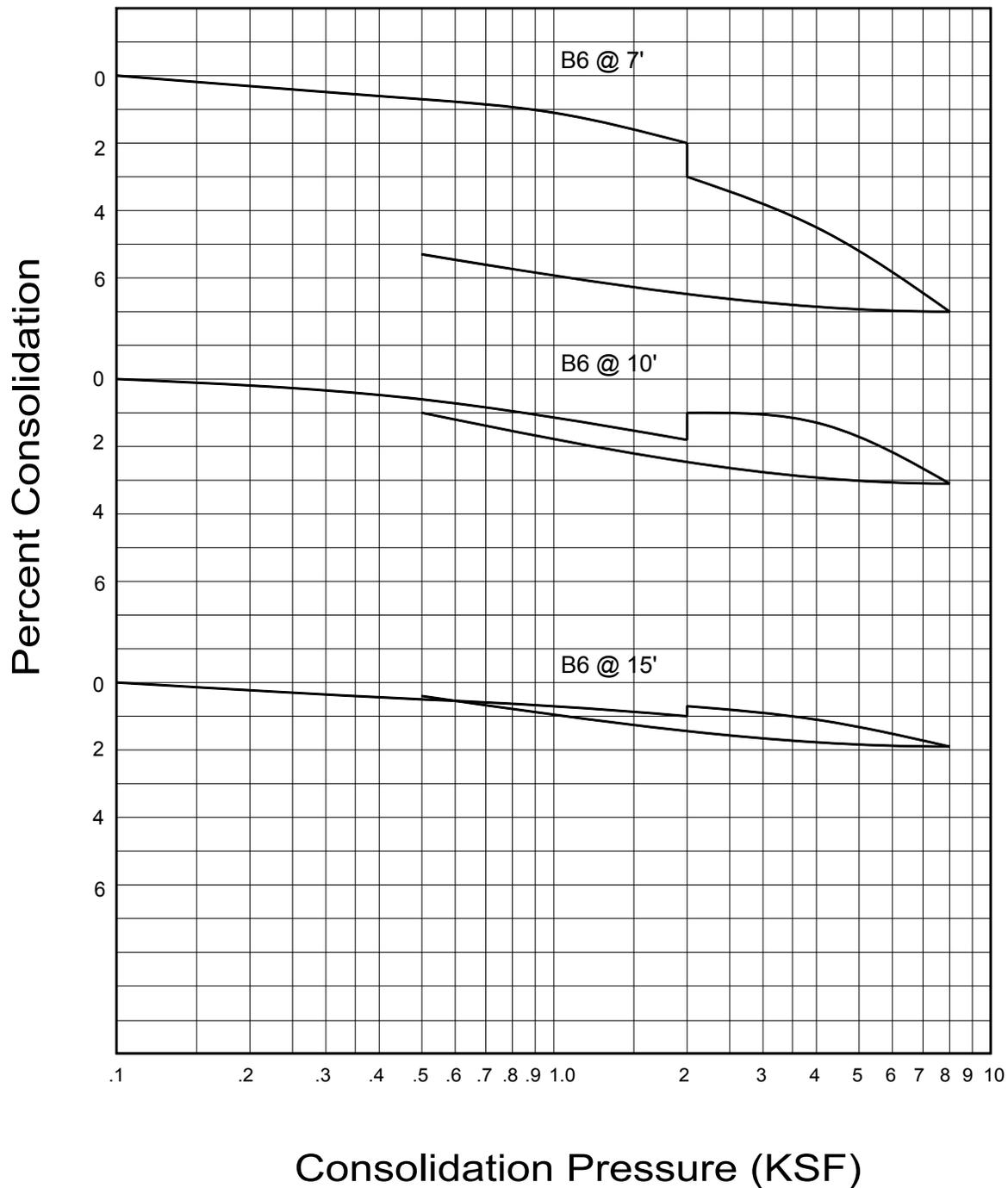
HOLLYWOOD COMMUNITY HOUSING CORPORATION  
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FIG. B5

WATER ADDED AT 2 KSF



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DRAFTED BY: RP

CHECKED BY: JMT

**CONSOLIDATION TEST RESULTS**

HOLLYWOOD COMMUNITY HOUSING CORPORATION  
14733 - 14803 SOUTH STANFORD AVENUE  
WEST RANCHO DOMINGUEZ, CA

NOV. 2014

PROJECT NO. A9164-06-02

FIG. B6

**SUMMARY OF LABORATORY EXPANSION INDEX TEST RESULTS  
ASTM D 4829-11**

Sample No.	Moisture Content (%)		Dry Density (pcf)	Expansion Index	*UBC Classification	**CBC Classification
	Before	After				
B6 & B7 COMBINED @ 0-3'	9.1	17.0	114.1	16	Very Low	Non-Expansive

\* Reference: 1997 Uniform Building Code, Table 18-I-B.

\*\* Reference: 2013 California Building Code, Section 1803.5.3

**SUMMARY OF LABORATORY MAXIMUM DENSITY AND  
AND OPTIMUM MOISTURE CONTENT TEST RESULTS  
ASTM D 1557-12**

Sample No.	Soil Description	Maximum Dry Density (pcf)	Optimum Moisture (%)
B3 @ 0-5'	Brown Sandy Silt w/ Trace Gravel	131.0	8.5
B5 @ 0-5'	Brown Sandy Silt w/ Trace Gravel	125.0	10.0
B6/B7 @ 0-5'	Dark Olive Brown Sandy Silt With Trace Gravel	130.0	9.0

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DRAFTED BY: RP

CHECKED BY: JMT

**LABORATORY TEST RESULTS**

HOLLYWOOD COMMUNITY HOUSING CORPORATION  
14733 - 14803 SOUTH STANFORD AVENUE  
WEST RANCHO DOMINGUEZ, CA

NOV. 2014

PROJECT NO. A9164-06-02

FIG. B7

**SUMMARY OF LABORATORY POTENTIAL OF  
HYDROGEN (pH) AND RESISTIVITY TEST RESULTS  
CALIFORNIA TEST NO. 643**

Sample No.	pH	Resistivity (ohm centimeters)
B3 @ 0-5'	7.47	2900 (Moderately Corrosive)

**SUMMARY OF LABORATORY CHLORIDE CONTENT TEST RESULTS  
EPA NO. 325.3**

Sample No.	Chloride Ion Content (%)
B3 @ 0-5'	0.008

**SUMMARY OF LABORATORY WATER SOLUBLE SULFATE TEST RESULTS  
CALIFORNIA TEST NO. 417**

Sample No.	Water Soluble Sulfate (% SO <sub>4</sub> )	Sulfate Exposure*
B3 @ 0-5'	0.005	Negligible

\* Reference: 2013 California Building Code, Section 1904.3 and ACI 318-11 Section 4.3.

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DRAFTED BY: RP

CHECKED BY: JMT

**COROSIVITY TESTS RESULTS**

HOLLYWOOD COMMUNITY HOUSING CORPORATION  
14733 - 14803 SOUTH STANFORD AVENUE  
WEST RANCHO DOMINGUEZ, CA

NOV. 2014

PROJECT NO. A9164-06-02

FIG. B8

**APPENDIX D: GREENHOUSE GAS EMISSIONS WORKSHEETS**



**HCHC 14803 Stanford Avenue**  
**Los Angeles-South Coast County, Annual**

**1.0 Project Characteristics**

---

**1.1 Land Usage**

Land Uses	Size	Metric	Lot Acreage	Floor Surface Area	Population
Apartments Mid Rise	85.00	Dwelling Unit	2.24	85,000.00	243

**1.2 Other Project Characteristics**

<b>Urbanization</b>	Urban	<b>Wind Speed (m/s)</b>	2.2	<b>Precipitation Freq (Days)</b>	33
<b>Climate Zone</b>	9			<b>Operational Year</b>	2018
<b>Utility Company</b>	Southern California Edison				
<b>CO2 Intensity (lb/MWhr)</b>	630.89	<b>CH4 Intensity (lb/MWhr)</b>	0.029	<b>N2O Intensity (lb/MWhr)</b>	0.006

**1.3 User Entered Comments & Non-Default Data**

Project Characteristics -

Land Use - 2.72 acres lot size per site plan.

Construction Phase - Construction schedule estimated based on entitlement schedule and buildout year.

Grading - 13,178 cy of export anticipated per applicant.

Woodstoves - No hearths, no wood burning fireplaces per architectural plans.

Construction Off-road Equipment Mitigation -

Mobile Land Use Mitigation -

Area Mitigation -

Energy Mitigation -

Water Mitigation -

Waste Mitigation -

Table Name	Column Name	Default Value	New Value
tblConstructionPhase	NumDays	10.00	80.00
tblConstructionPhase	NumDays	220.00	280.00
tblConstructionPhase	NumDays	6.00	30.00
tblConstructionPhase	NumDays	10.00	30.00
tblConstructionPhase	NumDays	3.00	15.00
tblFireplaces	FireplaceDayYear	25.00	0.00
tblFireplaces	FireplaceHourDay	3.00	0.00
tblFireplaces	FireplaceWoodMass	1,019.20	0.00
tblFireplaces	NumberGas	72.25	0.00
tblFireplaces	NumberNoFireplace	8.50	0.00
tblFireplaces	NumberWood	4.25	0.00
tblGrading	AcresOfGrading	15.00	3.00
tblGrading	AcresOfGrading	22.50	4.50
tblGrading	MaterialExported	0.00	13,178.00
tblGrading	MaterialExported	0.00	1,200.00
tblProjectCharacteristics	OperationalYear	2014	2018
tblWoodstoves	NumberCatalytic	4.25	0.00
tblWoodstoves	NumberNoncatalytic	4.25	0.00
tblWoodstoves	WoodstoveDayYear	25.00	0.00
tblWoodstoves	WoodstoveWoodMass	999.60	0.00

## 2.0 Emissions Summary

---



**2.2 Overall Operational****Unmitigated Operational**

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Area	0.3676	0.0103	0.8828	5.0000e-005		4.8200e-003	4.8200e-003		4.8200e-003	4.8200e-003	0.0000	1.4319	1.4319	1.4200e-003	0.0000	1.4617
Energy	4.5500e-003	0.0389	0.0165	2.5000e-004		3.1400e-003	3.1400e-003		3.1400e-003	3.1400e-003	0.0000	131.1540	131.1540	4.8200e-003	1.6400e-003	131.7650
Mobile	0.3408	1.0922	4.0902	0.0109	0.7264	0.0158	0.7422	0.1946	0.0146	0.2091	0.0000	822.2815	822.2815	0.0322	0.0000	822.9581
Waste						0.0000	0.0000		0.0000	0.0000	7.9370	0.0000	7.9370	0.4691	0.0000	17.7872
Water						0.0000	0.0000		0.0000	0.0000	1.7570	31.7362	33.4932	0.1819	4.5600e-003	38.7279
<b>Total</b>	<b>0.7129</b>	<b>1.1413</b>	<b>4.9895</b>	<b>0.0112</b>	<b>0.7264</b>	<b>0.0238</b>	<b>0.7501</b>	<b>0.1946</b>	<b>0.0225</b>	<b>0.2171</b>	<b>9.6939</b>	<b>986.6035</b>	<b>996.2974</b>	<b>0.6894</b>	<b>6.2000e-003</b>	<b>1,012.6999</b>

## 2.2 Overall Operational

### Mitigated Operational

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Area	0.3676	0.0103	0.8828	5.0000e-005		4.8200e-003	4.8200e-003		4.8200e-003	4.8200e-003	0.0000	1.4319	1.4319	1.4200e-003	0.0000	1.4617
Energy	4.5500e-003	0.0389	0.0165	2.5000e-004		3.1400e-003	3.1400e-003		3.1400e-003	3.1400e-003	0.0000	128.4559	128.4559	4.7000e-003	1.6200e-003	129.0564
Mobile	0.3336	1.0361	3.9119	0.0103	0.6833	0.0149	0.6982	0.1830	0.0138	0.1968	0.0000	774.6586	774.6586	0.0305	0.0000	775.2980
Waste						0.0000	0.0000		0.0000	0.0000	3.9685	0.0000	3.9685	0.2345	0.0000	8.8936
Water						0.0000	0.0000		0.0000	0.0000	1.4056	26.9319	28.3375	0.1456	3.6600e-003	32.5291
<b>Total</b>	<b>0.7057</b>	<b>1.0852</b>	<b>4.8112</b>	<b>0.0106</b>	<b>0.6833</b>	<b>0.0229</b>	<b>0.7061</b>	<b>0.1830</b>	<b>0.0217</b>	<b>0.2047</b>	<b>5.3741</b>	<b>931.4783</b>	<b>936.8523</b>	<b>0.4167</b>	<b>5.2800e-003</b>	<b>947.2387</b>

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio-CO2	Total CO2	CH4	N2O	CO2e
<b>Percent Reduction</b>	<b>1.01</b>	<b>4.92</b>	<b>3.57</b>	<b>5.61</b>	<b>5.94</b>	<b>3.74</b>	<b>5.87</b>	<b>5.94</b>	<b>3.64</b>	<b>5.70</b>	<b>44.56</b>	<b>5.59</b>	<b>5.97</b>	<b>39.56</b>	<b>14.84</b>	<b>6.46</b>

## 3.0 Construction Detail

### Construction Phase

Phase Number	Phase Name	Phase Type	Start Date	End Date	Num Days Week	Num Days	Phase Description
1	Site Preparation	Site Preparation	3/1/2016	3/21/2016	5	15	
2	Grading	Grading	3/22/2016	5/2/2016	5	30	
3	Building Construction	Building Construction	5/3/2016	5/29/2017	5	280	
4	Paving	Paving	5/30/2017	7/10/2017	5	30	
5	Architectural Coating	Architectural Coating	7/11/2017	10/30/2017	5	80	

**Acres of Grading (Site Preparation Phase): 4.5**

**Acres of Grading (Grading Phase): 3**

**Acres of Paving: 0**

**Residential Indoor: 172,125; Residential Outdoor: 57,375; Non-Residential Indoor: 0; Non-Residential Outdoor: 0 (Architectural Coating – sqft)**

**OffRoad Equipment**

Phase Name	Offroad Equipment Type	Amount	Usage Hours	Horse Power	Load Factor
Architectural Coating	Air Compressors	1	6.00	78	0.48
Paving	Cement and Mortar Mixers	1	8.00	9	0.56
Building Construction	Generator Sets	1	8.00	84	0.74
Building Construction	Cranes	1	8.00	226	0.29
Building Construction	Forklifts	2	7.00	89	0.20
Site Preparation	Graders	1	8.00	174	0.41
Paving	Pavers	1	8.00	125	0.42
Paving	Rollers	2	8.00	80	0.38
Grading	Rubber Tired Dozers	1	8.00	255	0.40
Building Construction	Tractors/Loaders/Backhoes	1	6.00	97	0.37
Grading	Tractors/Loaders/Backhoes	2	7.00	97	0.37
Paving	Tractors/Loaders/Backhoes	1	8.00	97	0.37
Site Preparation	Tractors/Loaders/Backhoes	1	7.00	97	0.37
Grading	Graders	1	8.00	174	0.41
Paving	Paving Equipment	1	8.00	130	0.36
Site Preparation	Scrapers	1	8.00	361	0.48
Building Construction	Welders	3	8.00	46	0.45

**Trips and VMT**

Phase Name	Offroad Equipment Count	Worker Trip Number	Vendor Trip Number	Hauling Trip Number	Worker Trip Length	Vendor Trip Length	Hauling Trip Length	Worker Vehicle Class	Vendor Vehicle Class	Hauling Vehicle Class
Site Preparation	3	8.00	0.00	150.00	14.70	6.90	20.00	LD_Mix	HDT_Mix	HHDT
Grading	4	10.00	0.00	1,647.00	14.70	6.90	20.00	LD_Mix	HDT_Mix	HHDT
Building Construction	8	61.00	9.00	0.00	14.70	6.90	20.00	LD_Mix	HDT_Mix	HHDT
Paving	6	15.00	0.00	0.00	14.70	6.90	20.00	LD_Mix	HDT_Mix	HHDT
Architectural Coating	1	12.00	0.00	0.00	14.70	6.90	20.00	LD_Mix	HDT_Mix	HHDT

### 3.1 Mitigation Measures Construction

Water Exposed Area

Clean Paved Roads

### 3.2 Site Preparation - 2016

#### Unmitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Fugitive Dust					2.4500e-003	0.0000	2.4500e-003	2.7000e-004	0.0000	2.7000e-004	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Off-Road	0.0202	0.2312	0.1355	1.8000e-004		0.0113	0.0113		0.0104	0.0104	0.0000	16.8743	16.8743	5.0900e-003	0.0000	16.9812
<b>Total</b>	<b>0.0202</b>	<b>0.2312</b>	<b>0.1355</b>	<b>1.8000e-004</b>	<b>2.4500e-003</b>	<b>0.0113</b>	<b>0.0138</b>	<b>2.7000e-004</b>	<b>0.0104</b>	<b>0.0107</b>	<b>0.0000</b>	<b>16.8743</b>	<b>16.8743</b>	<b>5.0900e-003</b>	<b>0.0000</b>	<b>16.9812</b>

### 3.2 Site Preparation - 2016

#### Unmitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Hauling	1.3700e-003	0.0222	0.0168	6.0000e-005	1.2800e-003	3.1000e-004	1.6000e-003	3.5000e-004	2.9000e-004	6.4000e-004	0.0000	5.1161	5.1161	4.0000e-005	0.0000	5.1169
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Worker	2.6000e-004	3.8000e-004	3.9900e-003	1.0000e-005	6.6000e-004	1.0000e-005	6.6000e-004	1.7000e-004	1.0000e-005	1.8000e-004	0.0000	0.6416	0.6416	4.0000e-005	0.0000	0.6423
<b>Total</b>	<b>1.6300e-003</b>	<b>0.0225</b>	<b>0.0208</b>	<b>7.0000e-005</b>	<b>1.9400e-003</b>	<b>3.2000e-004</b>	<b>2.2600e-003</b>	<b>5.2000e-004</b>	<b>3.0000e-004</b>	<b>8.2000e-004</b>	<b>0.0000</b>	<b>5.7577</b>	<b>5.7577</b>	<b>8.0000e-005</b>	<b>0.0000</b>	<b>5.7593</b>

#### Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Fugitive Dust					9.6000e-004	0.0000	9.6000e-004	1.0000e-004	0.0000	1.0000e-004	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Off-Road	0.0202	0.2312	0.1355	1.8000e-004		0.0113	0.0113		0.0104	0.0104	0.0000	16.8743	16.8743	5.0900e-003	0.0000	16.9812
<b>Total</b>	<b>0.0202</b>	<b>0.2312</b>	<b>0.1355</b>	<b>1.8000e-004</b>	<b>9.6000e-004</b>	<b>0.0113</b>	<b>0.0123</b>	<b>1.0000e-004</b>	<b>0.0104</b>	<b>0.0105</b>	<b>0.0000</b>	<b>16.8743</b>	<b>16.8743</b>	<b>5.0900e-003</b>	<b>0.0000</b>	<b>16.9812</b>

### 3.2 Site Preparation - 2016

#### Mitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Hauling	1.3700e-003	0.0222	0.0168	6.0000e-005	1.2800e-003	3.1000e-004	1.6000e-003	3.5000e-004	2.9000e-004	6.4000e-004	0.0000	5.1161	5.1161	4.0000e-005	0.0000	5.1169
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Worker	2.6000e-004	3.8000e-004	3.9900e-003	1.0000e-005	6.6000e-004	1.0000e-005	6.6000e-004	1.7000e-004	1.0000e-005	1.8000e-004	0.0000	0.6416	0.6416	4.0000e-005	0.0000	0.6423
<b>Total</b>	<b>1.6300e-003</b>	<b>0.0225</b>	<b>0.0208</b>	<b>7.0000e-005</b>	<b>1.9400e-003</b>	<b>3.2000e-004</b>	<b>2.2600e-003</b>	<b>5.2000e-004</b>	<b>3.0000e-004</b>	<b>8.2000e-004</b>	<b>0.0000</b>	<b>5.7577</b>	<b>5.7577</b>	<b>8.0000e-005</b>	<b>0.0000</b>	<b>5.7593</b>

### 3.3 Grading - 2016

#### Unmitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Fugitive Dust					0.0927	0.0000	0.0927	0.0499	0.0000	0.0499	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Off-Road	0.0428	0.4492	0.2945	3.1000e-004		0.0250	0.0250		0.0230	0.0230	0.0000	29.1108	29.1108	8.7800e-003	0.0000	29.2952
<b>Total</b>	<b>0.0428</b>	<b>0.4492</b>	<b>0.2945</b>	<b>3.1000e-004</b>	<b>0.0927</b>	<b>0.0250</b>	<b>0.1177</b>	<b>0.0499</b>	<b>0.0230</b>	<b>0.0730</b>	<b>0.0000</b>	<b>29.1108</b>	<b>29.1108</b>	<b>8.7800e-003</b>	<b>0.0000</b>	<b>29.2952</b>

### 3.3 Grading - 2016

#### Unmitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Hauling	0.0151	0.2432	0.1843	6.1000e-004	0.0141	3.4200e-003	0.0175	3.8700e-003	3.1500e-003	7.0100e-003	0.0000	56.1751	56.1751	4.2000e-004	0.0000	56.1839
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Worker	6.6000e-004	9.6000e-004	9.9800e-003	2.0000e-005	1.6400e-003	2.0000e-005	1.6600e-003	4.4000e-004	1.0000e-005	4.5000e-004	0.0000	1.6039	1.6039	9.0000e-005	0.0000	1.6058
<b>Total</b>	<b>0.0157</b>	<b>0.2442</b>	<b>0.1943</b>	<b>6.3000e-004</b>	<b>0.0157</b>	<b>3.4400e-003</b>	<b>0.0192</b>	<b>4.3100e-003</b>	<b>3.1600e-003</b>	<b>7.4600e-003</b>	<b>0.0000</b>	<b>57.7790</b>	<b>57.7790</b>	<b>5.1000e-004</b>	<b>0.0000</b>	<b>57.7897</b>

#### Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Fugitive Dust					0.0361	0.0000	0.0361	0.0195	0.0000	0.0195	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Off-Road	0.0428	0.4492	0.2945	3.1000e-004		0.0250	0.0250		0.0230	0.0230	0.0000	29.1107	29.1107	8.7800e-003	0.0000	29.2951
<b>Total</b>	<b>0.0428</b>	<b>0.4492</b>	<b>0.2945</b>	<b>3.1000e-004</b>	<b>0.0361</b>	<b>0.0250</b>	<b>0.0612</b>	<b>0.0195</b>	<b>0.0230</b>	<b>0.0425</b>	<b>0.0000</b>	<b>29.1107</b>	<b>29.1107</b>	<b>8.7800e-003</b>	<b>0.0000</b>	<b>29.2951</b>

### 3.3 Grading - 2016

#### Mitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Hauling	0.0151	0.2432	0.1843	6.1000e-004	0.0141	3.4200e-003	0.0175	3.8700e-003	3.1500e-003	7.0100e-003	0.0000	56.1751	56.1751	4.2000e-004	0.0000	56.1839
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Worker	6.6000e-004	9.6000e-004	9.9800e-003	2.0000e-005	1.6400e-003	2.0000e-005	1.6600e-003	4.4000e-004	1.0000e-005	4.5000e-004	0.0000	1.6039	1.6039	9.0000e-005	0.0000	1.6058
<b>Total</b>	<b>0.0157</b>	<b>0.2442</b>	<b>0.1943</b>	<b>6.3000e-004</b>	<b>0.0157</b>	<b>3.4400e-003</b>	<b>0.0192</b>	<b>4.3100e-003</b>	<b>3.1600e-003</b>	<b>7.4600e-003</b>	<b>0.0000</b>	<b>57.7790</b>	<b>57.7790</b>	<b>5.1000e-004</b>	<b>0.0000</b>	<b>57.7897</b>

### 3.4 Building Construction - 2016

#### Unmitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Off-Road	0.3218	2.1430	1.4543	2.1700e-003		0.1414	0.1414		0.1355	0.1355	0.0000	185.6494	185.6494	0.0428	0.0000	186.5478
<b>Total</b>	<b>0.3218</b>	<b>2.1430</b>	<b>1.4543</b>	<b>2.1700e-003</b>		<b>0.1414</b>	<b>0.1414</b>		<b>0.1355</b>	<b>0.1355</b>	<b>0.0000</b>	<b>185.6494</b>	<b>185.6494</b>	<b>0.0428</b>	<b>0.0000</b>	<b>186.5478</b>

### 3.4 Building Construction - 2016

#### Unmitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	7.0400e-003	0.0716	0.0931	1.7000e-004	4.8000e-003	1.0800e-003	5.8800e-003	1.3700e-003	9.9000e-004	2.3600e-003	0.0000	15.5883	15.5883	1.2000e-004	0.0000	15.5907
Worker	0.0232	0.0339	0.3530	7.4000e-004	0.0582	5.6000e-004	0.0587	0.0155	5.2000e-004	0.0160	0.0000	56.7467	56.7467	3.2200e-003	0.0000	56.8143
<b>Total</b>	<b>0.0302</b>	<b>0.1055</b>	<b>0.4460</b>	<b>9.1000e-004</b>	<b>0.0630</b>	<b>1.6400e-003</b>	<b>0.0646</b>	<b>0.0168</b>	<b>1.5100e-003</b>	<b>0.0183</b>	<b>0.0000</b>	<b>72.3349</b>	<b>72.3349</b>	<b>3.3400e-003</b>	<b>0.0000</b>	<b>72.4050</b>

#### Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Off-Road	0.3218	2.1430	1.4543	2.1700e-003		0.1414	0.1414		0.1355	0.1355	0.0000	185.6492	185.6492	0.0428	0.0000	186.5475
<b>Total</b>	<b>0.3218</b>	<b>2.1430</b>	<b>1.4543</b>	<b>2.1700e-003</b>		<b>0.1414</b>	<b>0.1414</b>		<b>0.1355</b>	<b>0.1355</b>	<b>0.0000</b>	<b>185.6492</b>	<b>185.6492</b>	<b>0.0428</b>	<b>0.0000</b>	<b>186.5475</b>

### 3.4 Building Construction - 2016

#### Mitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	7.0400e-003	0.0716	0.0931	1.7000e-004	4.8000e-003	1.0800e-003	5.8800e-003	1.3700e-003	9.9000e-004	2.3600e-003	0.0000	15.5883	15.5883	1.2000e-004	0.0000	15.5907
Worker	0.0232	0.0339	0.3530	7.4000e-004	0.0582	5.6000e-004	0.0587	0.0155	5.2000e-004	0.0160	0.0000	56.7467	56.7467	3.2200e-003	0.0000	56.8143
<b>Total</b>	<b>0.0302</b>	<b>0.1055</b>	<b>0.4460</b>	<b>9.1000e-004</b>	<b>0.0630</b>	<b>1.6400e-003</b>	<b>0.0646</b>	<b>0.0168</b>	<b>1.5100e-003</b>	<b>0.0183</b>	<b>0.0000</b>	<b>72.3349</b>	<b>72.3349</b>	<b>3.3400e-003</b>	<b>0.0000</b>	<b>72.4050</b>

### 3.4 Building Construction - 2017

#### Unmitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Off-Road	0.1764	1.2115	0.8612	1.3200e-003		0.0775	0.0775		0.0742	0.0742	0.0000	112.2615	112.2615	0.0250	0.0000	112.7854
<b>Total</b>	<b>0.1764</b>	<b>1.2115</b>	<b>0.8612</b>	<b>1.3200e-003</b>		<b>0.0775</b>	<b>0.0775</b>		<b>0.0742</b>	<b>0.0742</b>	<b>0.0000</b>	<b>112.2615</b>	<b>112.2615</b>	<b>0.0250</b>	<b>0.0000</b>	<b>112.7854</b>

### 3.4 Building Construction - 2017

#### Unmitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	3.9100e-003	0.0398	0.0536	1.0000e-004	2.9300e-003	5.8000e-004	3.5100e-003	8.3000e-004	5.4000e-004	1.3700e-003	0.0000	9.3446	9.3446	7.0000e-005	0.0000	9.3460
Worker	0.0127	0.0187	0.1942	4.5000e-004	0.0354	3.3000e-004	0.0358	9.4100e-003	3.0000e-004	9.7100e-003	0.0000	33.2743	33.2743	1.8100e-003	0.0000	33.3124
<b>Total</b>	<b>0.0166</b>	<b>0.0584</b>	<b>0.2479</b>	<b>5.5000e-004</b>	<b>0.0384</b>	<b>9.1000e-004</b>	<b>0.0393</b>	<b>0.0102</b>	<b>8.4000e-004</b>	<b>0.0111</b>	<b>0.0000</b>	<b>42.6189</b>	<b>42.6189</b>	<b>1.8800e-003</b>	<b>0.0000</b>	<b>42.6584</b>

#### Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Off-Road	0.1764	1.2115	0.8612	1.3200e-003		0.0775	0.0775		0.0742	0.0742	0.0000	112.2613	112.2613	0.0250	0.0000	112.7853
<b>Total</b>	<b>0.1764</b>	<b>1.2115</b>	<b>0.8612</b>	<b>1.3200e-003</b>		<b>0.0775</b>	<b>0.0775</b>		<b>0.0742</b>	<b>0.0742</b>	<b>0.0000</b>	<b>112.2613</b>	<b>112.2613</b>	<b>0.0250</b>	<b>0.0000</b>	<b>112.7853</b>

**3.4 Building Construction - 2017****Mitigated Construction Off-Site**

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	3.9100e-003	0.0398	0.0536	1.0000e-004	2.9300e-003	5.8000e-004	3.5100e-003	8.3000e-004	5.4000e-004	1.3700e-003	0.0000	9.3446	9.3446	7.0000e-005	0.0000	9.3460
Worker	0.0127	0.0187	0.1942	4.5000e-004	0.0354	3.3000e-004	0.0358	9.4100e-003	3.0000e-004	9.7100e-003	0.0000	33.2743	33.2743	1.8100e-003	0.0000	33.3124
<b>Total</b>	<b>0.0166</b>	<b>0.0584</b>	<b>0.2479</b>	<b>5.5000e-004</b>	<b>0.0384</b>	<b>9.1000e-004</b>	<b>0.0393</b>	<b>0.0102</b>	<b>8.4000e-004</b>	<b>0.0111</b>	<b>0.0000</b>	<b>42.6189</b>	<b>42.6189</b>	<b>1.8800e-003</b>	<b>0.0000</b>	<b>42.6584</b>

**3.5 Paving - 2017****Unmitigated Construction On-Site**

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Off-Road	0.0246	0.2469	0.1809	2.6000e-004		0.0153	0.0153		0.0141	0.0141	0.0000	24.1875	24.1875	7.2700e-003	0.0000	24.3402
Paving	0.0000					0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
<b>Total</b>	<b>0.0246</b>	<b>0.2469</b>	<b>0.1809</b>	<b>2.6000e-004</b>		<b>0.0153</b>	<b>0.0153</b>		<b>0.0141</b>	<b>0.0141</b>	<b>0.0000</b>	<b>24.1875</b>	<b>24.1875</b>	<b>7.2700e-003</b>	<b>0.0000</b>	<b>24.3402</b>

### 3.5 Paving - 2017

#### Unmitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Worker	8.8000e-004	1.3000e-003	0.0135	3.0000e-005	2.4700e-003	2.0000e-005	2.4900e-003	6.5000e-004	2.0000e-005	6.8000e-004	0.0000	2.3157	2.3157	1.3000e-004	0.0000	2.3184
<b>Total</b>	<b>8.8000e-004</b>	<b>1.3000e-003</b>	<b>0.0135</b>	<b>3.0000e-005</b>	<b>2.4700e-003</b>	<b>2.0000e-005</b>	<b>2.4900e-003</b>	<b>6.5000e-004</b>	<b>2.0000e-005</b>	<b>6.8000e-004</b>	<b>0.0000</b>	<b>2.3157</b>	<b>2.3157</b>	<b>1.3000e-004</b>	<b>0.0000</b>	<b>2.3184</b>

#### Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Off-Road	0.0246	0.2469	0.1809	2.6000e-004		0.0153	0.0153		0.0141	0.0141	0.0000	24.1874	24.1874	7.2700e-003	0.0000	24.3401
Paving	0.0000					0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
<b>Total</b>	<b>0.0246</b>	<b>0.2469</b>	<b>0.1809</b>	<b>2.6000e-004</b>		<b>0.0153</b>	<b>0.0153</b>		<b>0.0141</b>	<b>0.0141</b>	<b>0.0000</b>	<b>24.1874</b>	<b>24.1874</b>	<b>7.2700e-003</b>	<b>0.0000</b>	<b>24.3401</b>

### 3.5 Paving - 2017

#### Mitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Worker	8.8000e-004	1.3000e-003	0.0135	3.0000e-005	2.4700e-003	2.0000e-005	2.4900e-003	6.5000e-004	2.0000e-005	6.8000e-004	0.0000	2.3157	2.3157	1.3000e-004	0.0000	2.3184
<b>Total</b>	<b>8.8000e-004</b>	<b>1.3000e-003</b>	<b>0.0135</b>	<b>3.0000e-005</b>	<b>2.4700e-003</b>	<b>2.0000e-005</b>	<b>2.4900e-003</b>	<b>6.5000e-004</b>	<b>2.0000e-005</b>	<b>6.8000e-004</b>	<b>0.0000</b>	<b>2.3157</b>	<b>2.3157</b>	<b>1.3000e-004</b>	<b>0.0000</b>	<b>2.3184</b>

### 3.6 Architectural Coating - 2017

#### Unmitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Archit. Coating	0.3324					0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Off-Road	0.0133	0.0874	0.0747	1.2000e-004		6.9300e-003	6.9300e-003		6.9300e-003	6.9300e-003	0.0000	10.2130	10.2130	1.0800e-003	0.0000	10.2357
<b>Total</b>	<b>0.3457</b>	<b>0.0874</b>	<b>0.0747</b>	<b>1.2000e-004</b>		<b>6.9300e-003</b>	<b>6.9300e-003</b>		<b>6.9300e-003</b>	<b>6.9300e-003</b>	<b>0.0000</b>	<b>10.2130</b>	<b>10.2130</b>	<b>1.0800e-003</b>	<b>0.0000</b>	<b>10.2357</b>

### 3.6 Architectural Coating - 2017

#### Unmitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Worker	1.8800e-003	2.7700e-003	0.0288	7.0000e-005	5.2600e-003	5.0000e-005	5.3100e-003	1.4000e-003	4.0000e-005	1.4400e-003	0.0000	4.9402	4.9402	2.7000e-004	0.0000	4.9459
<b>Total</b>	<b>1.8800e-003</b>	<b>2.7700e-003</b>	<b>0.0288</b>	<b>7.0000e-005</b>	<b>5.2600e-003</b>	<b>5.0000e-005</b>	<b>5.3100e-003</b>	<b>1.4000e-003</b>	<b>4.0000e-005</b>	<b>1.4400e-003</b>	<b>0.0000</b>	<b>4.9402</b>	<b>4.9402</b>	<b>2.7000e-004</b>	<b>0.0000</b>	<b>4.9459</b>

#### Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Archit. Coating	0.3324					0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Off-Road	0.0133	0.0874	0.0747	1.2000e-004		6.9300e-003	6.9300e-003		6.9300e-003	6.9300e-003	0.0000	10.2130	10.2130	1.0800e-003	0.0000	10.2357
<b>Total</b>	<b>0.3457</b>	<b>0.0874</b>	<b>0.0747</b>	<b>1.2000e-004</b>		<b>6.9300e-003</b>	<b>6.9300e-003</b>		<b>6.9300e-003</b>	<b>6.9300e-003</b>	<b>0.0000</b>	<b>10.2130</b>	<b>10.2130</b>	<b>1.0800e-003</b>	<b>0.0000</b>	<b>10.2357</b>

### 3.6 Architectural Coating - 2017

#### Mitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e	
Category	tons/yr										MT/yr						
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Worker	1.8800e-003	2.7700e-003	0.0288	7.0000e-005	5.2600e-003	5.0000e-005	5.3100e-003	1.4000e-003	4.0000e-005	1.4400e-003	0.0000	4.9402	4.9402	2.7000e-004	0.0000	4.9459	
<b>Total</b>	<b>1.8800e-003</b>	<b>2.7700e-003</b>	<b>0.0288</b>	<b>7.0000e-005</b>	<b>5.2600e-003</b>	<b>5.0000e-005</b>	<b>5.3100e-003</b>	<b>1.4000e-003</b>	<b>4.0000e-005</b>	<b>1.4400e-003</b>	<b>0.0000</b>	<b>4.9402</b>	<b>4.9402</b>	<b>2.7000e-004</b>	<b>0.0000</b>	<b>4.9459</b>	

### 4.0 Operational Detail - Mobile

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#### 4.1 Mitigation Measures Mobile

Increase Density

Improve Walkability Design

Increase Transit Accessibility

Integrate Below Market Rate Housing

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Mitigated	0.3336	1.0361	3.9119	0.0103	0.6833	0.0149	0.6982	0.1830	0.0138	0.1968	0.0000	774.6586	774.6586	0.0305	0.0000	775.2980
Unmitigated	0.3408	1.0922	4.0902	0.0109	0.7264	0.0158	0.7422	0.1946	0.0146	0.2091	0.0000	822.2815	822.2815	0.0322	0.0000	822.9581

#### 4.2 Trip Summary Information

Land Use	Average Daily Trip Rate			Unmitigated	Mitigated
	Weekday	Saturday	Sunday	Annual VMT	Annual VMT
Apartments Mid Rise	560.15	608.60	515.95	1,916,192	1,802,434
Total	560.15	608.60	515.95	1,916,192	1,802,434

#### 4.3 Trip Type Information

Land Use	Miles			Trip %			Trip Purpose %		
	H-W or C-W	H-S or C-C	H-O or C-NW	H-W or C-W	H-S or C-C	H-O or C-NW	Primary	Diverted	Pass-by
Apartments Mid Rise	14.70	5.90	8.70	40.20	19.20	40.60	86	11	3

LDA	LDT1	LDT2	MDV	LHD1	LHD2	MHD	HHD	OBUS	UBUS	MCY	SBUS	MH
0.531767	0.058060	0.178534	0.124864	0.038964	0.006284	0.016861	0.033134	0.002486	0.003151	0.003685	0.000540	0.001671

### 5.0 Energy Detail

#### 5.1 Fleet Mix

Historical Energy Use: N

#### 5.1 Mitigation Measures Energy

Install Energy Efficient Appliances

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Electricity Mitigated						0.0000	0.0000		0.0000	0.0000	0.0000	83.4572	83.4572	3.8400e-003	7.9000e-004	83.7839
Electricity Unmitigated						0.0000	0.0000		0.0000	0.0000	0.0000	86.1553	86.1553	3.9600e-003	8.2000e-004	86.4925
NaturalGas Mitigated	4.5500e-003	0.0389	0.0165	2.5000e-004		3.1400e-003	3.1400e-003		3.1400e-003	3.1400e-003	0.0000	44.9987	44.9987	8.6000e-004	8.2000e-004	45.2725
NaturalGas Unmitigated	4.5500e-003	0.0389	0.0165	2.5000e-004		3.1400e-003	3.1400e-003		3.1400e-003	3.1400e-003	0.0000	44.9987	44.9987	8.6000e-004	8.2000e-004	45.2725

5.2 Energy by Land Use - NaturalGas

Unmitigated

	NaturalGas Use	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Land Use	kBTU/yr	tons/yr										MT/yr					
Apartments Mid Rise	843243	4.5500e-003	0.0389	0.0165	2.5000e-004		3.1400e-003	3.1400e-003		3.1400e-003	3.1400e-003	0.0000	44.9987	44.9987	8.6000e-004	8.2000e-004	45.2725
<b>Total</b>		<b>4.5500e-003</b>	<b>0.0389</b>	<b>0.0165</b>	<b>2.5000e-004</b>		<b>3.1400e-003</b>	<b>3.1400e-003</b>		<b>3.1400e-003</b>	<b>3.1400e-003</b>	<b>0.0000</b>	<b>44.9987</b>	<b>44.9987</b>	<b>8.6000e-004</b>	<b>8.2000e-004</b>	<b>45.2725</b>

### 5.2 Energy by Land Use - NaturalGas

#### Mitigated

	NaturalGas Use	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Land Use	kBTU/yr	tons/yr										MT/yr					
Apartments Mid Rise	843243	4.5500e-003	0.0389	0.0165	2.5000e-004		3.1400e-003	3.1400e-003		3.1400e-003	3.1400e-003	0.0000	44.9987	44.9987	8.6000e-004	8.2000e-004	45.2725
<b>Total</b>		<b>4.5500e-003</b>	<b>0.0389</b>	<b>0.0165</b>	<b>2.5000e-004</b>		<b>3.1400e-003</b>	<b>3.1400e-003</b>		<b>3.1400e-003</b>	<b>3.1400e-003</b>	<b>0.0000</b>	<b>44.9987</b>	<b>44.9987</b>	<b>8.6000e-004</b>	<b>8.2000e-004</b>	<b>45.2725</b>

### 5.3 Energy by Land Use - Electricity

#### Unmitigated

	Electricity Use	Total CO2	CH4	N2O	CO2e
Land Use	kWh/yr	MT/yr			
Apartments Mid Rise	301067	86.1553	3.9600e-003	8.2000e-004	86.4925
<b>Total</b>		<b>86.1553</b>	<b>3.9600e-003</b>	<b>8.2000e-004</b>	<b>86.4925</b>

### 5.3 Energy by Land Use - Electricity

#### Mitigated

	Electricity Use	Total CO2	CH4	N2O	CO2e
Land Use	kWh/yr	MT/yr			
Apartments Mid Rise	291638	83.4572	3.8400e-003	7.9000e-004	83.7839
<b>Total</b>		<b>83.4572</b>	<b>3.8400e-003</b>	<b>7.9000e-004</b>	<b>83.7839</b>

### 6.0 Area Detail

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#### 6.1 Mitigation Measures Area

- Use Low VOC Paint - Residential Interior
- Use Low VOC Paint - Residential Exterior
- Use Low VOC Paint - Non-Residential Interior
- Use Low VOC Paint - Non-Residential Exterior
- No Hearths Installed
- Use Low VOC Cleaning Supplies

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Mitigated	0.3676	0.0103	0.8828	5.0000e-005		4.8200e-003	4.8200e-003		4.8200e-003	4.8200e-003	0.0000	1.4319	1.4319	1.4200e-003	0.0000	1.4617
Unmitigated	0.3676	0.0103	0.8828	5.0000e-005		4.8200e-003	4.8200e-003		4.8200e-003	4.8200e-003	0.0000	1.4319	1.4319	1.4200e-003	0.0000	1.4617

## 6.2 Area by SubCategory

### Unmitigated

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
SubCategory	tons/yr										MT/yr					
Architectural Coating	0.0332					0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Consumer Products	0.3072					0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Hearth	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Landscaping	0.0272	0.0103	0.8828	5.0000e-005		4.8200e-003	4.8200e-003		4.8200e-003	4.8200e-003	0.0000	1.4319	1.4319	1.4200e-003	0.0000	1.4617
<b>Total</b>	<b>0.3676</b>	<b>0.0103</b>	<b>0.8828</b>	<b>5.0000e-005</b>		<b>4.8200e-003</b>	<b>4.8200e-003</b>		<b>4.8200e-003</b>	<b>4.8200e-003</b>	<b>0.0000</b>	<b>1.4319</b>	<b>1.4319</b>	<b>1.4200e-003</b>	<b>0.0000</b>	<b>1.4617</b>

## 6.2 Area by SubCategory

### Mitigated

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
SubCategory	tons/yr										MT/yr					
Consumer Products	0.3072					0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Hearth	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Landscaping	0.0272	0.0103	0.8828	5.0000e-005		4.8200e-003	4.8200e-003		4.8200e-003	4.8200e-003	0.0000	1.4319	1.4319	1.4200e-003	0.0000	1.4617
Architectural Coating	0.0332					0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
<b>Total</b>	<b>0.3676</b>	<b>0.0103</b>	<b>0.8828</b>	<b>5.0000e-005</b>		<b>4.8200e-003</b>	<b>4.8200e-003</b>		<b>4.8200e-003</b>	<b>4.8200e-003</b>	<b>0.0000</b>	<b>1.4319</b>	<b>1.4319</b>	<b>1.4200e-003</b>	<b>0.0000</b>	<b>1.4617</b>

## 7.0 Water Detail

### 7.1 Mitigation Measures Water

Install Low Flow Bathroom Faucet

Install Low Flow Kitchen Faucet

Install Low Flow Toilet

Install Low Flow Shower

Use Water Efficient Irrigation System

	Total CO2	CH4	N2O	CO2e
Category	MT/yr			
Mitigated	28.3375	0.1456	3.6600e-003	32.5291
Unmitigated	33.4932	0.1819	4.5600e-003	38.7279

## 7.2 Water by Land Use

### Unmitigated

	Indoor/Outdoor Use	Total CO2	CH4	N2O	CO2e
Land Use	Mgal	MT/yr			
Apartments Mid Rise	5.53809 / 3.49141	33.4932	0.1819	4.5600e-003	38.7279
<b>Total</b>		<b>33.4932</b>	<b>0.1819</b>	<b>4.5600e-003</b>	<b>38.7279</b>

## 7.2 Water by Land Use

### Mitigated

	Indoor/Outdoor Use	Total CO2	CH4	N2O	CO2e
Land Use	Mgal	MT/yr			
Apartments Mid Rise	4.43047 / 3.27843	28.3375	0.1456	3.6600e-003	32.5291
<b>Total</b>		<b>28.3375</b>	<b>0.1456</b>	<b>3.6600e-003</b>	<b>32.5291</b>

## 8.0 Waste Detail

---

### 8.1 Mitigation Measures Waste

Institute Recycling and Composting Services

### Category/Year

	Total CO2	CH4	N2O	CO2e
	MT/yr			
Mitigated	3.9685	0.2345	0.0000	8.8936
Unmitigated	7.9370	0.4691	0.0000	17.7872

## 8.2 Waste by Land Use

### Unmitigated

	Waste Disposed	Total CO2	CH4	N2O	CO2e
Land Use	tons	MT/yr			
Apartments Mid Rise	39.1	7.9370	0.4691	0.0000	17.7872
<b>Total</b>		<b>7.9370</b>	<b>0.4691</b>	<b>0.0000</b>	<b>17.7872</b>

### Mitigated

	Waste Disposed	Total CO2	CH4	N2O	CO2e
Land Use	tons	MT/yr			
Apartments Mid Rise	19.55	3.9685	0.2345	0.0000	8.8936
<b>Total</b>		<b>3.9685</b>	<b>0.2345</b>	<b>0.0000</b>	<b>8.8936</b>

## 9.0 Operational Offroad

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Equipment Type	Number	Hours/Day	Days/Year	Horse Power	Load Factor	Fuel Type
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## **10.0 Vegetation**

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**APPENDIX E: ENVIRONMENTAL SITE ASSESMENT**

Pacific Environmental Company, Phase One Environmental Site Assessment, 14733 – 14803 S. Stanford Avenue, Compton, California 90220, dated March 4, 2015.



## Phase One Environmental Site Assessment

14733-14803 S. Stanford Avenue  
Compton, California 90220

Prepared for:

**HOLLYWOOD COMMUNITY HOUSING CORPORATION**

5020 Santa Monica Boulevard  
Los Angeles, California 90029

Prepared by:

**Pacific Environmental Company**

28202 Cabot Road, Suite 300  
Laguna Niguel, California 92677

March 4, 2015

Project Number: 15022

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## Acronyms and Abbreviations

AST	Above Ground Storage Tank
ASTM	ASTM International, formerly known as the American Society for Testing and Materials
AUL	Activity and Use Limitations
bgs	Below Ground Surface
CERCLA	Comprehensive Environmental Response, Compensation, and Liability Act
CERCLIS	Comprehensive Environmental Response, Compensation and Liability Information System
CFR	Code of Federal Regulations
CORRACTS	Facilities subject to Corrective Action under RCRA
CREC	Controlled Recognized Environmental Conditions
DOGGR	Division of Oil Gas and Geothermal Resources
DTSC	California Department of Toxic Substances Control
DWR	California Department of Water Resources
EDR	Environmental Data Resources, Inc.
EP	United States Environmental Protection Agency.
EPCRA	Emergency Planning and Community Right to Know Act
ERNS	Emergency response notification system.
ESA	Environmental Site Assessment
FOIA	U.S. Freedom of Information Act
HREC	Historical Recognized Environmental Condition
ICs	Institutional Controls.
LLP	Landowner Liability Protections under the Brownfields Amendments
LUST	Leaking Underground Storage Tank.
mg/kg	Milligrams per Kilogram
msl	Mean Seal Level
NFRAP	Former CERCLIS sites where no further remedial action is planned under CERCLA
NPDES	National Pollutant Discharge Elimination System
NPL	National Priorities List
PEC	Pacific Environmental Company
PCB	Polychlorinated Biphenyls
PRP	Potentially Responsible Party (pursuant to CERCLA 42 U.S.C. §9607(a))
RCRA	Resource Conservation and Recovery Act (as amended, 42 U.S.C. §§6901 et seq.)
REC	Recognized Environmental Conditions
RWQCB	Regional Water Quality Control Board
SARA	Superfund Amendments and Reauthorization Act
SCAQMD	South Coast Air Quality Management District
TSDf	Hazardous waste treatment, storage or disposal facility.
USGS	United States Geological Survey
VEC	Vapor Encroachment Conditions
VES	Vapor Encroachment Screening



## Phase One Environmental Site Assessment

14733-14803 S. Stanford Avenue  
Compton, California 90220

### Summary

Pacific Environmental Company (PEC) was contracted to prepare this Phase I Environmental Site Assessment (ESA) for three vacant parcels of land located at 14733, 14739 and 14803 S. Stanford Avenue in unincorporated Los Angeles County, California, in accordance with American Society for Testing and Materials (ASTM) Standard E 1527-13 "Phase I Environmental Site Assessment Process". The Los Angeles County Assessor identifies the site as assessor parcel numbers 6137-005-902, 6137-005-903, and 6137-005-036.

The ESA included a visual inspection of the site and surrounding areas; a review of historical records of the site; interviews with persons familiar with the site history; and a search and review of available Federal, state, local, and tribal environmental files and databases. The purpose of this ESA is to identify recognized environmental conditions at the site. Environmental conditions are related to the potential presence of hazardous substances, petroleum products, or their derivatives, as defined in the applicable Federal and State of California environmental laws and regulations, occurring from past and present activities at the site or the surrounding areas.

No environmental site assessment can wholly eliminate uncertainty regarding the potential for recognized environmental conditions in connection with a property. Performance of this practice is intended to reduce, but not eliminate, uncertainty regarding the potential for recognized environmental conditions in connection with a property, and this practice recognizes reasonable limits of time and cost.

#### Site Description

The property consists of three contiguous, vacant parcels of land that comprise approximately 2.68 acres. The property is currently vacant and previously was developed with two dwellings at 14733 and 14803 S. Stanford Avenue. The dwelling at 14803 S. Stanford (the southern portion of the site) was demolished in 1968 and the dwelling at 14733 S. Stanford (the northeastern portion of the site) was demolished in 1992, the property has been vacant since. The only known past uses of the site were for residential purposes.

There are two ownership entities involved in this assessment. Hollywood Community Housing Corporation (HCHC) owns the southern, 14803 S. Stanford Avenue portion of the site and the Community Development Commission (CDC) of the County of Los Angeles owns the northern, 14733 & 14739 Stanford Avenue portion of the site. Current plans include redevelopment of the entire site, all three parcels, with an affordable housing development by Hollywood Community Housing Corporation.

In July 2014, PEC performed an ESA of the HCHC property in anticipation of acquisition and we did not identify recognized environmental conditions associated with the historic use of the site. The CDC retained Rincon Consultants to perform an ESA of the northern portion of the site in 2002. We have reviewed the Rincon ESA and at the time of their assessment, there were stockpiled soils, buried surficial trash and debris (glass, cans, asphalt, concrete and brick up to three feet at various locations) that was identified during trenching from a prior geotechnical investigation, as well as piping on the adjacent property to the west leading onto the southern portion of the subject property that they felt warranted further assessment. To our knowledge, no additional assessment work was carried out.

At the time of this current assessment, the only indication of improper debris disposal was on the southwest, HCHC portion of the site where someone dumped what appears to be a pickup truck loads worth of concrete construction debris. Most of the site is covered with grass and weeds. The aforementioned piping was not readily identifiable and the previous mention of debris and stockpiled soil was not observable.

A review of available regulatory database information was conducted for specified federal and state agencies. The subject property is not listed in any of the searched databases. Presence of leaking underground storage tanks and other potentially impacted sites identified in the regulatory database review within the specified radius of the subject site are worthy of notice, although they generally do not appear to pose a significant threat to the environmental conditions of the subject site because of their distance and status with the enforcement agencies. The property adjacent to the west has been used as a bus depot and for oil production since at least the 1950s. There are no indications that these past uses have impacted the environmental conditions of the site.

#### Findings

Recognized environmental conditions (RECs) are defined by ASTM as the presence or likely presence of any hazardous substances or petroleum products in, on, or at a property: (1) due to 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.

The survey conducted by PEC to support this ESA, along with interviews, regulatory database reviews, agency file reviews and the site history has not revealed evidence of recognized environmental conditions as defined by the ASTM Standards in connection with the present or historical use of the site property or surrounding properties.

#### Recommendations

Our research for this ESA has not revealed evidence of recognized environmental conditions as defined by the ASTM Standard. As such, PEC does not recommend further environmental assessment of the subject site.

The buried surficial trash and debris that was noted in the 2002 Rincon ESA report may warrant additional evaluation. This is not an environmental condition in our opinion but it could have an impact on the future site grading operations.



## Introduction

### Project Site Summary

The subject site is located at 14733, 14739 and 14803 S. Stanford Avenue in unincorporated Los Angeles County, California, just west of the City of Compton and east of the City of Gardena. The property consists of three contiguous, vacant parcels of land that comprise approximately 2.68 acres. The Los Angeles County Assessor identifies the site as assessor parcel numbers 6137-005-902, 6137-005-903, and 6137-005-036. The legal description of the subject site is as follows:

All that certain real property situated in the County of Los Angeles, State of California, described as follows:

#### **APN: 6137-005-902**

The Southerly 65 feet of the Northerly 130 feet of the Southerly 260.45 feet (said distances being measured along the Easterly line of Lot 40) of the Easterly 175 feet of Lot 40 of Gardena Heights, in the County of Los Angeles, State of California, as shown on Map recorded in Book 11 Page 164 of Maps, in the Office of the County Recorder of said County.

EXCEPT THEREFROM all oil, gas, minerals and other hydrocarbon substances in and under said Land, but with no right of entry, except beneath a depth of 500 feet below the surface of said Land, as reserved by Carl G. Sjelin, a married man who acquired title as Carl G. Sjelin, a single man and Alta W. Sjelin, his wife, in Deed recorded June 15, 1955 in Book 48067 Page 199, Official Records, as Instrument No. 1154.

#### **APN: 6137-005-903**

The North 130 feet of the South 260.45 feet of Lot 40 of Gardena Heights, in the County of Los Angeles, State of California, as per Map recorded in Book 11, Page 164 of Maps, in the Office of the County Recorder of said County.

Said Distances being measured along the Easterly line of said Lot 40. EXCEPT the Easterly 175 feet thereof.

ALSO EXCEPT all oils, gas, minerals, and all other hydrocarbon substances in or under said Land below 500 feet from the surface thereof without right of surface entry, as reserved by Carl G. Sjelin, in Deed recorded April 20, 1966 as Instrument No. 1344 of Official Records.

#### **APN: 6137-005-036**

Parcel 1:

The Southerly 100 feet of the Easterly 100 feet of the Southerly 130.45 feet of Lot 40 of Gardena Heights, in the County of Los Angeles, State of California, as per map recorded in Book 11, Page 164, of Maps, in the Office of the County Recorder of said County.

Except therefrom 1/2 of all oil, gas, minerals and other hydrocarbon substances in, on or under said land below 500 feet from the surface, but without surface rights, as reserved by Ruth Hellmers, a married woman, in deed recorded January 14, 1959, as Instrument No. 10, Official Records.

Also except an undivided 1/2 interest in and to all oil, gas, minerals and other hydrocarbon substances in, on or under said land below 500 feet from the surface, but without surface rights, as reserved by Farm Leases, Inc., a Corporation, in deed recorded April 21, 1966.

Parcel 2:

The Southerly 130.45 feet of Lot 40 of Garden Heights, in the County of Los Angeles, State of California, as per map recorded in Book 11, Page 164, of Maps, in the Office of the County Recorder of said County.

Except the Southerly 100 feet of the Easterly 100 feet thereof.

Also except an undivided one-half interest in and to all oil, gas and other petroleum products and rights in other minerals produced and saved from the aforesaid real property but without any right of the grantor, successors or assigns to go upon said real property or to have access to the surface thereof and without any obligation on the part of the grantee or their successors or assigns to explore for or produce or to permit others to explore for or produce oil, gas or other mineral from or under said real property as reserved by Carrie P. Schweizer, a widow, in deed recorded September 28, 1954, as Instrument No. 1488, Official Records.

Also except an undivided one-half interest in and to all oil, gas, minerals and other hydrocarbon substances in, on or under said land below 500 feet from the surface but without surface rights as reserved by Milton Natapoff and Sylvia Natapoff, husband and wife as joint tenants, in deed recorded April 21, 1966.

## Purpose

An ESA is intended for use on a voluntary basis by parties who wish to assess the environmental condition of commercial real estate taking into account commonly known and reasonably ascertainable information. While use of this process is intended to constitute all appropriate inquiries for purposes of the Landowner Liability Protections (LLPs), it is not intended that its use be limited to that purpose. An ESA is intended primarily as an approach to conducting an inquiry designed to identify recognized environmental conditions in connection with a property.

Recognized environmental conditions (RECs) are defined by ASTM as the presence or likely presence of any hazardous substances or petroleum products in, on, or at a property: (1) due to 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.

RECs include both Controlled Recognized Environmental Conditions (CREC), which are for hazardous substance releases that have been partially addressed through remediation, but where some contamination remains in place under certain risk-based restrictions or conditions (e.g., engineering or institutional controls), and Historical Recognized Environmental Conditions (HREC) where past contamination has been addressed to unrestricted residential standards.

De minimis conditions, a condition that 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, are not recognized environmental conditions.

This report is based on a preliminary study of the current and historical use of the subject property and surrounding areas. The assessment included a visual inspection of the subject property and adjacent properties, a review of regulatory agency records, historic record sources, interviews with persons knowledgeable of the site and a review of prior assessment data for the site. Also included in this report are maps, diagrams and photographs pertaining to the site.

## Detailed Scope of Services

This report was prepared generally in accordance with the American Society for Testing Materials Standard E1527-13 Phase I Environmental Site Assessment Process.

There are four components to the process of an ESA: records review; site reconnaissance; interviews; and reporting. This ESA considered the following readily available sources for information concerning environmentally significant current and past uses of the site and the surrounding properties.

- Detailed search and review of available information and records in the possession of the current ownership or records made available by regulatory agencies or other involved Federal agencies. Relevant information and records typically include additional study information (e.g., planning and designs; surveys for asbestos-containing material [ACM], lead-based paint [LBP], radon, and polychlorinated biphenyls [PCBs]) necessary to determine the environmental condition of the site and surrounding properties.
- Review of reasonably obtainable Federal, state, local, and tribal government records for each adjacent property where there has been a release of any hazardous substance or petroleum product that is likely to cause or contribute to a release or threatened release of any hazardous substance or petroleum product on the site.
- Interviews with the User of this ESA, regulatory personnel and current or former employees involved in operations on the site and surrounding properties.
- A visual site inspection of the subject property, including buildings, structures, equipment, utilities, pipelines, or other improvements, and of properties immediately adjacent to the site, noting sewer lines, runoff patterns, evidence of environmental impacts (e.g., stained soil, dead or stressed vegetation, dead or ill wildlife), and other observations that indicate actual or potential releases of hazardous substances or petroleum products. Site photographs are presented in **Appendix C**.
- Identification of sources of contamination at the site and on adjacent properties that could migrate to the site.
- A physical inspection of properties adjacent to the site.

#### Significant Assumptions

PEC assumes that the purpose of this assessment is to provide appropriate inquiry into the previous ownership and use of the site consistent with good commercial and customary business practice in an effort to identify environmental risk associated with the site. PEC also assumes that the information provided by the site owner, the regulatory database provider, and the regulatory agencies is true and reliable.

#### Limitations and Exceptions of Assessment

The scope of work for this assessment did not include testing of electrical equipment for the potential presence of PCBs or collection of environmental samples. The scope of work did not include an assessment of natural hazards such as naturally occurring asbestos, radon gas or methane gas, an assessment for the potential release of radionuclides, an assessment of non-chemical hazards such as the potential for damage from earthquakes or floods, or an assessment of the presence of endangered species or wildlife habitats. This Phase One Environmental Site Assessment also did not include an extensive assessment of the environmental compliance status of the site or a health-based risk assessment.

ASTM E 1527-13 acknowledges that “No environmental site assessment can wholly eliminate uncertainty regarding the potential for recognized environmental conditions in connection with a property. Performance of this practice is intended to reduce, but not eliminate, uncertainty regarding the potential for recognized environmental conditions in connection with a property, and this practice recognizes reasonable limits of time and cost.”

All appropriate inquiries does not mean an exhaustive assessment of a property. There is a point at which the cost of information obtained or the time required to gather it outweighs the usefulness of the information and, in fact, may be a material detriment to the orderly completion of transactions. One of the purposes of this practice is to identify a balance between the competing goals of limiting the costs and time demands inherent in performing an environmental site assessment and the reduction of uncertainty about unknown conditions resulting from additional information.

### Special Terms and Conditions

This Phase One Site Assessment is not intended to identify all hazards or unsafe conditions or imply that others do not exist.

PEC has performed this assessment in a professional manner using the degree of skill and care exercised for similar projects under similar conditions by reputable and competent environmental consultants. PEC shall not be responsible for conditions or consequences arising from relevant facts that were concealed, withheld or not fully disclosed at the time that the assessment was conducted.

Pacific Environmental Company did not identify any significant data gaps, as defined by ASTM that affected the ability to identify recognized environmental conditions in connection with the property.

### User Reliance

This document was prepared for the sole use of Hollywood Community Housing Corporation, their advisors and their successors and assignees, and may be relied upon by such successor(s) or assignee(s) and lenders and investors. No other party should rely on the information contained herein without prior written consent of Hollywood Community Housing Corporation and PEC. Our professional judgment to assess the potential for contamination is based on limited data; no other warranty is given or implied by this report.

The report is considered current only for a period of 180 days from the date of the site inspection. The conclusions presented in this report represent PEC's best professional judgment based upon the information available and conditions existing as of the date of this report. In performing its assignment, PEC must rely upon publicly available information, information provided by the client, and information provided by third parties. Accordingly, the conclusions in this report are valid only to the extent that the information provided to PEC was accurate and complete. This review is not intended as legal advice, nor is it an exhaustive review of site conditions or facility compliance. PEC makes no representations or warranties, expressed or implied, about the conditions of the site.

PEC's scope of work for this assignment did not include collecting samples of any environmental media. As such, this review cannot rule out the existence of latent conditions including contamination not identified and defined by the data and information available for PEC's review; however, this report is intended, consistent with normal standards of practice and care, to assist the client in identifying the risks of such latent conditions.



## User Provided Information

### User Responsibilities

The United States Environmental Protection Agency (USEPA) All Appropriate Inquiry (AAI) and ASTM E 1527-13 Phase I Standards require that the user conduct independent research and consider certain information before purchasing a property:

- Obtain a recent (less than 180 days old) title report prepared for the subject property. The report should be reviewed to obtain information regarding environmental clean-up liens or activity and use limitations (AULs) with regard to the subject property. If environmental cleanup liens or AULs encumbering the subject property or in connection with the subject property are identified, the user should provide that information to the Environmental Professional. If the user has actual knowledge of environmental cleanup liens or AULs encumbering the subject property or in connection with the subject property, the user should provide that information to the Environmental Professional.
- The user should provide the Environmental Professional with any specialized knowledge the user has with regard to recognized environmental conditions in connection with the property.
- If the user is aware of any commonly known information in the community about the subject property with respect to recognized environmental conditions, the user should provide the information to the Environmental Professional.
- If this ESA was prepared as due diligence for a property transaction, it is the responsibility of the user to consider the relationship of the purchase price to the fair market value of the property. If the purchase price is significantly lower than the fair market value, the user should identify the alternate reason for the low purchase price if the lower purchase price is not related to the property being affected by hazardous substances or petroleum products.

### Title Records

Pacific Environmental Company was provided with preliminary title reports for the properties. There was no negative information in the preliminary title reports that would suggest that the environmental conditions have been affected at the site.

Parcels 6137-005-902 and 6137-005-903 are currently owned by Community Development Commission, County of Los Angeles and Parcel 6137-005-036 is owned by Hollywood Housing Holdings, LLC.

### Environmental Liens or Activity and Use Limitations

The User was not aware of environmental liens associated with the subject property. An environmental lien search was not requested as a part of this ESA; however, based on our review of the preliminary title report and the Department of Toxic Substances Control (DTSC) EnviroStor Database, no environmental liens have been identified.

### Specialized Knowledge or Experience of the User

The user was not aware of any specialized knowledge regarding the environmental conditions of the subject site.

#### Actual Knowledge or Experience of the User

The User has no knowledge of any environmental issues associated with the subject property.

#### Commonly Known or Reasonably Ascertainable Information

No commonly known or reasonably ascertainable information regarding the environmental conditions of the subject site was identified by the User for this assessment.

#### Reason for Significantly Lower Purchase Price

There does not appear to be a reduction in valuation for environmental issues associated with the subject property.

#### Degree of Obviousness

Per the ASTM Standard, the User must consider the degree of obviousness of the presence or likely presence of releases or threatened releases at the property and the ability to detect releases or threatened releases by appropriate investigation. Based on our discussions with the User, the User has no reason to suspect releases on site that would have had any effect on the environmental conditions of the site.

#### Owner, Property Manager, and Occupant Information

No negative information was reported regarding the environmental conditions of the subject property by Hollywood Housing Holdings, LLC.

The CDC retained Rincon Consultants to perform an ESA of the northern portion of the site in 2002. We have reviewed the Rincon ESA and at the time of their assessment, there were stockpiled soils, buried surficial trash and debris (glass, cans, asphalt, concrete and brick up to three feet at various locations) that was identified during trenching from a prior geotechnical investigation, as well as piping on the adjacent property to the west leading onto the southern portion of the subject property that they felt warranted further assessment. To our knowledge, no additional assessment work was carried out. It is our opinion that these represent de minimis conditions, conditions that generally do 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, and not recognized environmental conditions.

#### Reason for Performing Phase 1

The objective of this assessment was to provide an independent professional opinion regarding recognized environmental conditions, if any, associated with the site and/or such conditions that might have impacted the site property from adjacent properties.



## Records Review

### Standard Environmental Records Sources

PEC has reviewed federal, state, and local database records for the site and surrounding properties. Records provide information on whether hazardous substances, wastes or petroleum products have been improperly handled, stored, or disposed of on or adjacent to the site.

The federal and state records review was accomplished through a computer database search of facilities, which appear on a series of government lists. The database search for the site and surrounding properties was performed for PEC by Environmental Data Resources, Inc. (EDR) of Shelton, Connecticut. A copy of EDR's report dated February 2, 2014, is included in Appendix E of this Report. The databases were searched for properties with reported environmental issues within radii specified by ASTM Standard E1527-13, either by using geocoding information that identified the coordinates of the properties in the databases or by checking the street addresses of practically reviewable non-geocoded "orphan" properties within the same zip code. Facilities which are located beyond the specified search radii were not discussed as they are not considered potential environmental concerns due to their distances. The database report identified several "orphan sites." Orphan sites are those facilities which could not be mapped or geocoded due to inadequate address information. PEC attempted to locate these facilities via vehicular reconnaissance and interviews with personnel familiar with the area.

The subject site is not listed in any of the databases that were searched.

Databases that were searched in accordance with the ASTM standard and our opinion regarding the potential for the subject property to be impacted are detailed below. Our opinion is based on the information found in the database listings, through other historical and regulatory resources, "Standard Guide for Vapor Encroachment Screening on Property Involved in Real Estate Transactions" (ASTM E2600-10), and assumed groundwater depth and flow direction. Shallow groundwater in the immediate vicinity of the subject property is assumed to flow to the southwest based on peer reviewed data and is at a depth approximately fifteen feet below ground surface in the vicinity of the site.

### **Federal NPL Sites**

The National Priorities List (NPL) is the Environmental Protection (EPA) database of uncontrolled or abandoned hazardous waste sites identified for priority remedial actions under the Superfund Program.

No NPL sites are located within 1-mile of the subject property.

### **Federal Delisted NPL sites**

The EPA may delete a final NPL site if it determines that no further response is required to protect human health or the environment. Under Section 300.425(e) of the National Contingency Plan (55 FR 8845, March 8, 1990), a site may be deleted where no further response is appropriate.

No Delisted NPL sites are located within 1-mile of the subject property.

### **Federal CERCLIS List**

The Comprehensive Environmental Response, Compensation and Liability Information System contains data on potentially hazardous waste sites that have been reported to the USEPA by states, municipalities, private companies and private persons, pursuant to Section 103 of the Comprehensive Environmental Response, Compensation and Liability

Act (CERCLA). CERCLIS contains sites which are either proposed to or on the National Priorities List (NPL) and sites which are in the screening and assessment phase for possible inclusion on the NPL.

The CERCLIS list identifies Mouren-Laurens Oil at 641 East Compton, which is located approximately 0.205 miles southwest of the site at 641 East Compton Boulevard as a “removal only, no site assessment work needed” site and it is not expected to be placed on the NPL. This site is not expected to have an impact on the environmental conditions of the subject property.

#### **Federal CERCLIS-NFRAP Sites List**

The CERCLIS No Further Remedial Action Planned (NFRAP) List is a compilation of sites that the EPA has investigated, and has determined that the facility does not pose a threat to human health or the environment, under the CERCLA framework.

The CERCLIS-NFRAP list identifies V&M Plating Company, which is located 0.436 miles north, northwest of the Site at 14024 S. Avalon Boulevard. In 1984, this site was evaluated for inclusion on the NPL list. Based on the results of the 1984 preliminary assessment, no remediation was recommended for the site and it was archived in 1986. Given that the initial 1984 preliminary assessment did not call for remediation or inclusion on the NPL, this site is not expected to have an impact on the environmental conditions of the subject property.

#### **Federal Resource Conservation and Recovery Act (RCRA) CORRACTS Facilities List**

The RCRA CORRACTS database is the EPA's list of TSD facilities subject to corrective action under RCRA.

There are three (3) RCRA CORRACTS facilities are listed within 1-mile of the subject property.

Leach Oil Co at 625 E. Compton Avenue, approximately 0.211 miles southwest of the site has a history of corrective actions however, based on their location and depth to groundwater, this property is not expected to have had an impact on the environmental conditions of the subject site. The site was operated as an oil holding tank facility and it is not currently in operation.

TP Industrial at 525 E. Alondra Boulevard, approximately 0.837 miles south, southwest of the site. Solvent contamination in the soil and groundwater was discovered in the 1980s and corrective actions were carried out. Given the properties distance from the site and the remedial efforts, this property is not expected to have an impact on the conditions of the subject site.

Safety Kleen Corp at 139 E. 175th Street, approximately 0.920 miles southwest of the site. Corrective actions took place at this facility in the 1980s. Given the property's distance from the site and the remedial efforts, this property is not expected to have an impact on the conditions of the subject site.

#### **Federal RCRA Non-CORRACTS TSD Facilities List**

The RCRA Treatment, Storage and Disposal (TSD) database is a compilation by the EPA of reporting facilities that treat, store or dispose of hazardous waste.

No RCRA TSD sites are listed within 1/2-mile of the subject property.

#### **Federal RCRA Generator List**

The EPA Resource Conservation and Recovery Act (RCRA) Program RCRA program identifies and tracks hazardous waste from the point of generation to the point of disposal. The RCRA Generators database is a compilation by the EPA of reporting facilities that generate hazardous waste.

According to the RCRIS facility list, there are three (3) Small Quantity and six (6) Large Quantity RCRA Generators within 1/2-mile of the site.

The listed facilities include; Odyssey Transportation Inc, Independent Ink, Inc., Former Mouren-Laurens Oil Comp, GE Rotoflow Incorporated, Mark IV Charter Bus Lines/Laidlaw, Tyrad Service Corp, Calinex Transportation Inc, Chemical Transportation, and Leach Oil Co, Inc. There are no open violations related to their operations detailed. These generator sites are not expected to have an impact on the environmental conditions of the subject property.

#### **Federal Institutional Controls/Engineering Controls (IC/EC)**

The Federal IC/EC database is designed to assist the EPA in collecting, tracking, and updating information, as well as reporting on the major activities and accomplishments of the various Brownfield grant programs. The IC/EC sites are superfund sites that have either engineering or an institutional control in place. The data includes the control and the media contaminated.

No IC/EC sites are listed within 1/2-mile of the subject property.

#### **Federal Emergency Notification System (ERNS)**

The Emergency Response Notification System (ERNS) is a national database used to collect information or reported release of oil or hazardous substances.

No ERNS sites are listed on or adjacent to the subject property.

#### **RESPONSE**

State RESPONSE sites are the California equivalent to NPL sites. The list is maintained by the Department of Toxic Substances Control (DTSC). The list identifies confirmed release sites where DTSC is involved in remediation, either in a lead or oversight capacity. These confirmed release sites are generally high-priority and high potential risk.

There is one (1) RESPONSE site located within 1-mile of the subject property.

JL Manta is located at 133 West 155th Street, approximately 0.942 miles west, southwest of the subject property. The facility operated as a hazardous waste hauler for an unknown period. An inspection of the facility revealed illegal storage and spills of hazardous waste. A complaint was filed in 1980 with LA County District Attorney. Cleanup of the property was completed in March 6, 1981 as indicated by the October 14, 1981 Department staff memo summarizing chronology of events. The JL Manta site is not expected to have an impact on the environmental conditions of the subject site.

#### **State/Tribal Equivalent CERCLIS (ENVIROSTOR) Sites**

The Department of Toxic Substances Control's (DTSC's) Site Mitigation and Brownfields Reuse Program's (SMBRP's) EnviroStor database identifies sites that have known contamination or sites for which there may be reasons to investigate further. The databases includes the following site types: Federal Superfund sites (National Priorities List (NPL)); State Response, including Military Facilities and State Superfund; Voluntary Cleanup; and School sites. EnviroStor provides similar information to the information that was available in CalSites, and provides additional site information, including, but not limited to, identification of formerly-contaminated properties that have been released for reuse, properties where environmental deed restrictions have been recorded to prevent inappropriate land uses, and risk characterization information that is used to assess potential impacts to public health and the environment at contaminated sites.

Twenty-five (25) ENVIROSTOR sites are located within 1-mile of the subject property. We have reviewed the details for the identified ENVIROSTOR sites and none of the listed properties are expected to have an impact on the subject

property. The sites listed were evaluated for contamination under direction of the DTSC and either no contamination was identified, no further action was warranted, or the cases were referred to appropriate agencies.

### **Solid Waste/Landfill Facilities (SWLF)**

Solid Waste Facilities/Landfill Sites records typically contain an inventory of solid waste disposal facilities or landfills in a particular state. The data come from the Integrated Waste Management Board's Solid Waste Information System (SWIS) database.

Two (2) SWLF sites are listed within 1/2-mile of the subject property. Both sites are operated by Browning Ferris Industries and are located over one quarter of a mile from the site. Neither site is expected to have an impact on the environmental conditions of the subject property.

### **State Leaking Underground Storage Tank List (LUST)**

The California Regional Water Quality Control Board compiles lists of all leaks of hazardous substances from underground storage tanks.

According to the state LUST/LUFT facility list, seventeen (17) LUST facilities are located within a one-half mile radius of the site. Fourteen (14) of the sites are now listed with a case closed status. Closed facilities are not expected to impact the conditions of the site.

The details of the remaining three sites have been reviewed on the EDR reports, the CUPA records and the EPD files.

The Circle K LUST case north, northwest of the site at 600 E. Rosecrans Avenue is eligible for closure and is not expected to have impacted the site conditions.

The Laidlaw Educational Services site adjacent to the west of the site at 14800 S. Avalon Boulevard is also known as First Student. First Student provides school busing and they operate a bus yard at the property adjacent to the west of the site. A leaking underground storage tank was reported at the property in 2009. Only the soil was impacted and the file was referred to the Water Quality Control Board. To date, Laidlaw has not provided the necessary assessment reports to qualify for site closure review. Since the contamination was limited to the soil only near the center of this 5-acre property, the contamination is not expected to have impacted the subsurface conditions of the subject site. The Water Quality Control Board will continue to work towards resolution of this LUST case.

The proposed 7 Eleven case south, southwest of the site at 15230 S. Avalon Avenue is eligible for closure and is not expected to have impacted the site conditions.

### **State Underground Storage Tank/Aboveground Storage Tank List (UST/AST)**

The Underground Storage Tank and Above Ground Storage Tank databases contains registered USTs/ASTs. USTs and ASTs are regulated under Subtitle I of the Resource Conservation and Recovery Act (RCRA). The data come from the State Water Resources Control Board's Hazardous Substance Storage Container Database, and local oversight agencies.

There are two (2) registered UST sites within one quarter of a mile of the site, one of which is located adjacent to the property west of the site at 14800 S. Avalon Boulevard that is used to fuel the bus fleet that operates there. The use of a compliant tank at the neighboring property is not expected to impact the site conditions based on the fact that it is downgradient, does not have a history of leaking, and that the regional groundwater is expected to flow away from the subject property.

### **State/Tribal Institutional Control/Engineering Control Registries**

The use of recorded land use restrictions is one of the methods the DTSC uses to protect the public from unsafe exposures to hazardous substances and wastes.

A review of the DEED list has revealed that there are no DEED sites within approximately 1/2-mile of the target property.

### **State/Tribal VCP Sites**

The Voluntary Cleanup Plan database contains low threat level properties with either confirmed or unconfirmed releases and the project proponents have request that DTSC oversee investigation and/or cleanup activities and have agreed to provide coverage for DTSC's costs.

One (1) VCP sites is located within 1/2-mile of the subject property, the Ace Medical Company. DTSC completed review of the Preliminary Endangerment Assessment under the Voluntary Cleanup Program at the site and DTSC concurred with a No Further Action determination. This site is not expected to have any impact on the environmental conditions of the subject property.

### **State/Tribal Brownfield Sites**

The DTSC has developed an electronic database system with information about sites that are known to be contaminated with hazardous substances as well as information on uncharacterized properties where further studies may reveal problems.

No State/Tribal Brownfield sites were found within 1/2-mile of the subject property.

### **US Brownfield Sites**

The EPA Brownfield database was reviewed to identify facilities that qualify for federal remediation funding under the Small Business Liability Relief and Brownfield Revitalization Act (the "Brownfield" amendment to CERCLA).

No US Brownfield sites are within 1/2-mile of the subject property.

### **State Spills, Leaks, Investigations and Cleanup Sites (SLIC)**

The California Regional Water Quality Control Board compiles lists of all spills, leaks, investigations and cleanups.

Five (5) SLIC sites at four facilities were identified within 1/2-mile of the subject property. None of the listed facilities are expected to have had an impact on the environmental conditions of the subject site.

The Laidlaw site and Oxy Long Beach SLIC case is adjacent to the western border of the site at 14800 S. Avalon Boulevard. The SLIC case is a result of an oil production site (drillsite) operated by Gardena Oil Company and located in the Rosecrans Oil Field. There were two oil and gas wells on this site which have been produced since the late 1950s

Four production tanks on subject site were destroyed in 1989 and hauled away as scrap metal. Three of the tanks contained a residue of sand and thick crude oil, which could not be removed by vacuum truck. It was reported that when the tanks were destroyed, this sediment was emptied onto the ground and mixed with the soil using a Caterpillar front-end loader. The process of mixing and turning the soil continued for approximately ten days during sunny weather conditions. There was no rain or drizzle during this period, hence no runoff of soil occurred. Gardena's original plan was to remove the mixed soil containing crude oil to a landfill. This plan was changed and two trenches were dug: one in the northeast corner of Gardena's fenced 100' x 200' site, the other at the location of the main production tank. The latter revealed clean soil to a depth of 12'; the former revealed the earthen sump used when the two wells were drilled. Samples were taken from the sump location of what appears to be crude oil and drilling mud. At a depth of 12' beneath

the surface, the soil was clean. Additional assessment was carried out and it was determined that the site did not require any further action.

## **Non ASTM/AAI Regulatory Agency Records Review**

### **EDR Historical Auto Stations**

EDR has searched selected national collections of business directories and has collected listings of potential gas station/filling station/service station sites that were available to EDR researchers. EDR's review was limited to those categories of sources that might, in EDR's opinion, include gas station/filling station/service station establishments. The categories reviewed included, but were not limited to gas, gas station, gasoline station, filling station, auto, automobile repair, auto service station, service station, etc. This database falls within a category of information EDR classifies as "High Risk Historical Records", or HRHR. EDR's HRHR effort presents unique and sometimes proprietary data about past sites and operations that typically create environmental concerns, but may not show up in current government records searches. There are twelve (12) listings in the vicinity of the site. None of the listed facilities are expected to have an impact on the environmental conditions of the site based on their location and the reported direction of groundwater flow. None of the sites listed are at the subject property.

### **EDR Historical Cleaners**

EDR has searched selected national collections of business directories and has collected listings of potential dry cleaner sites that were available to EDR researchers. EDR's review was limited to those categories of sources that might, in EDR's opinion, include dry cleaning establishments. The categories reviewed included, but were not limited to dry cleaners, cleaners, laundry, laundromat, cleaning/laundry, wash & dry etc. This database falls within a category of information EDR classifies as "High Risk Historical Records", or HRHR. EDR's HRHR effort presents unique and sometimes proprietary data about past sites and operations that typically create environmental concerns, but may not show up in current government records searches. There are thirty (3) sites included on this list, and none are at the site or are expected to have any impact on the subject site.

The remaining facilities listed on the EDR report either have a case-closed status, are located cross- or down-gradient from the site in relation to the reported groundwater flow direction, have an impacted area confined to the surrounding soil only, or are located at such a distance as to not pose an environmental concern to the site.

### File Reviews

Several additional databases were researched and reviewed in determining the presence of recognized environmental conditions on the subject site.

#### County of Los Angeles, Department of Public Works Environmental Programs Division

Pacific Environmental Company contacted the Los Angeles County Department of Public Works to determine if any permits, notices to comply or notices of violations were issued to the subject site. There were no records for the subject site on file.

#### South Coast Air Quality Management District (SCAQMD) Records Request Unit

Pacific Environmental Company researched the SCAQMD FIND database to determine if any permits, notices to comply or notices of violations were issued to the subject site. There were no records for the subject site on file.

State of California  
Department of Toxic Substances Control

Pacific Environmental Company contacted the State of California Department of Toxic Substances Control to determine if any records exist relating to the subject site. There were no records for the subject site on file.

City of Los Angeles Fire Department  
Fire Prevention

Pacific Environmental Company contacted the City of Los Angeles Fire Department to determine if any underground storage tanks or other environmental conditions have existed or been removed from any of the addresses associated with the subject property. There were no records for the subject site on file.

County of Los Angeles  
Department of Public Health

Pacific Environmental Company contacted the Los Angeles County Department of Public Health to determine if any records exist relating to the subject site. There were no records for the subject site on file.

Los Angeles Regional Water Quality Control Board (LARWQCB)

Pacific Environmental Company reviewed the records maintained by the RWQCB for the subject site to determine if any enforcement action has every taken place at the subject site. We also reviewed the Geotracker website that is maintained by the RWQCB. There were no records for the site on file.

State of California, Department of Conservation  
Division of Oil, Gas & Geothermal Resources (DOGGR)

A review of the DOGGR maps indicates that there are no oil or gas exploration or production wells at the site. There are oil wells that did operate on the property west of the site. Two wells were in production for Oxy Long Beach from the 1950s until 1989. A new well was drilled in 1995 and was plugged in 2005. The operation of these wells is not expected to have an impact on the subject property.

Physical Setting Sources

A United States Geological Survey (USGS) 7.5 Minute Topographical Map (Inglewood Quadrangle) of the subject property and surrounding area is included in the appendices of the report. The Division of Mines and Geology Geographic Map of California, Los Angeles Sheet also was used in determining the physical setting characteristics of the subject site. The subject site is located at an approximate elevation 105 feet above mean sea level.

The site is located in the Rosecrans Hill physiographic area of the Los Angeles Basin, along the western margin of the Central Structural Block. The dominant feature in the region is the Rosecrans Anticline, which affects the Pleistocene age Lakewood formation and underlying San Pedro formation, two main groundwater producing units. The site lies at about 110 feet above sea level and local topography slopes gently to the southwest.

The site lies along the western margin of the Central Groundwater basin. The shallowest usable aquifer is the Gardena Aquifer located at the base of the Lakewood formation. This unit consists mostly of coarse sand and gravel and is present at about 200 feet below grade. Deeper groundwater units are the Lynwood and Silverado Aquifers located at depths of 200 to 300 feet below grade. Groundwater was measured at about 140 feet below grade in LA County monitoring well 840K, located about 0.5 miles south-southeast of the site. The regional groundwater is expected to flow southwesterly in the vicinity of the site.

### Historical Use Information on the Property

Pacific Environmental reviewed historical and adjacent property use to assess whether tenants of the property or adjacent sites may have conducted activities that could pose environmental concerns to the subject site. Our review included historical building permits on file at the City of Los Angeles, aerial photographs, historical Sanborn Fire Insurance Maps, historic phone directory records and historic topographic maps for this assessment.

#### Sanborn Fire Insurance Maps

Sanborn coverage for the subject property is not available.

#### City Directory Abstract

Some forms of City Directories have been published for major cities and towns across the United States since the 18th century. Originally, the Directories published in the 20th century also included a street index. For each street address, the Directory listed—and, in some cases, still lists—the name of the resident or business operating from this address during a given year. City Directories are a valuable source of historical information with regard to site tenancy and use.

EDR provided a City Directory Abstract and PEC reviewed Directories from the period from 1920 to 2013 in five year intervals. The following table summarizes the listings:

Address	Years	Listing and Comments
14811 S. Stanford Ave.	1960	Residential Listing for Mamie Baltimore
14733 S. Stanford Ave.	1976, 1981	Residential Listing for Floyd H. Smith

All directory listings were for residential uses.

#### Historic Building Permits

We researched historical building permits on file at the County of Los Angeles Department of Building and Safety.

The following table summarizes the historical permits for the site:

Address	Year	Permit Summary
14811 S. Stanford Ave.	1968	Demolition of dwelling and sheds at the subject property
14733 S. Stanford Ave.	1990	Permit was issued for repairs to a dingle-family dwelling in January that was rescinded in April of 1990
	1992	Demolition permit was issued to Community Development Commission to demolish the residential structure and to clear the land

#### Aerial Photographs

Aerial photographs from 1928, 1938, 1947, 1952, 1963, 1972, 1981, 1989, 1994, 2005, 2009, 2010 and 2012 were reviewed for this assessment. The following table summarizes our review of the aerial photographs.

Year	Observations
1928	There was a dwelling located on the northeast portion of the site and the southern and western portion of the site appeared to be graded flat. The area around the site was sparsely developed and generally rural in nature.
1938	No changes to the site or surrounding areas were noted.
1947	The area around the site still appeared to be very rural. It is hard to discern on the photograph but there was some unknown use through the center of the site and along Stanford Avenue that was gone by 1952. The markings in the photo appear to be consistent with shadows from clouds or perhaps some drainage collection. The object along Stanford was long and too narrow to be a structure and was perhaps a trailer or

Year	Observations
	mobile home.
1952	There were two dwellings and an out building located on the eastern portion of the site. . Commercial use west of the building was noted.
1963	No changes to the site were noted. Commercial use west of the building was noted and the park east of the site had opened. The neighborhood north of the site had been developed with several single-family dwellings.
1972	The southern dwelling at the site had been demolished and the drainage easement at the site was noticeable.
1981	The site had not changed and the apartments south of the site had been developed.
1989	No changes to the site or surrounding areas were noted.
1994	The northern dwelling had been demolished and the site was clear and vacant.
2005	No changes to the site or surrounding areas were noted.
2009	No changes to the site or surrounding areas were noted.
2010	No changes to the site or surrounding areas were noted.
2012	No changes to the site or surrounding areas were noted.

### Historical Topographical Maps

Historical Topographical Maps for the site were reviewed and there were no indications of environmental concerns on any of the maps of the site.

### Historical Use Information on Adjoining Properties

North of the site, the property was originally developed with dwellings in the 1950s along Santa Rita Street. There is one large dwelling adjacent to the northeast portion of the site at 14775 S. Stanford Avenue that replaced an older home in 1989.

South of the site, the apartment complex was developed in 1973 on previously vacant land.

West of the site, the property has been in use since the late 1930s. The current bus yard use has been going on since the late 1960s, based on our review of aerial photographs. The site, which is 5 acres, has also had oil wells operating in a small portion of the center of the property. Oil and gas production wells operated from the 1950s through 2005 and all wells are currently capped.

The Roy Campanella Park east of the site was opened in 1959 and its recreational use has not changed since.



## Vapor Encroachment Screening

Tier 1 vapor encroachment screening at the Site was conducted in conformance with the scope and limitations of ASTM Practice E 2600-10. Vapor intrusion and/or vapor encroachment from subsurface sources onto parcels of real estate and the resulting concerns with health hazards and potential liabilities have become an increasingly significant issue within the environmental consulting industry. Vapor encroachment is the migration of volatile chemicals from the subsurface into overlying buildings. Volatile chemicals may include volatile organic compounds, select semivolatile organic compounds, and some inorganic analytes, such as elemental mercury and hydrogen sulfide. ASTM defines a vapor encroachment condition (VEC) as the presence or likely presence of vapors from chemicals of concern (COC) in the subsurface of a property caused by the release of vapors on or near the property.

The ASTM Standard features a two-tiered approach to vapor encroachment screening. Information collected during Tier 1 vapor encroachment screening is similar to that collected during a Phase I ESA investigation and includes such information as:

- Federal, state, local, and tribal government records;
- Chemical use records and prior use records of the property and the area of concern;
- Soil, geological, and contaminant characteristics;
- Contaminant plume migration and possible pathways;
- Groundwater depth and flow; and
- Property information data.

If a VEC cannot be ruled out by Tier 1 screening, the user may proceed to the Tier 2 process. Tier 2 requires a more refined screening that uses numeric data gained through evaluation of existing files and documents or collected by sampling the soil, soil gas, and/or groundwater of the property. As stated in the guide, the use of E 2600 is voluntary and does not alter U.S. EPA's All Appropriate Inquiry requirements, nor does it necessarily address requirements of federal, state, or local laws with respect to vapor intrusion. ASTM states that E 2600 is not to be a replacement for Practice E 1527 and that the VES can be performed independently of or in conjunction with Practice E 1527.

To evaluate the potential for vapor encroachment conditions, we utilized EDR's VEC Application. The EDR VEC App™ streamlines the data review process through an integrated data interface, which includes:

- Current environmental records with full details
- USGS contour lines and a geo-referenced current USGS topographic map
- Sanborn Maps that are geo-referenced
- USDA soils data for quick access to soil type.
- A current aerial photo for accurate distance measurements
- EDR's exclusive aquiflow data for groundwater depth and direction
- EDR's proprietary gas station/dry cleaner data to identify historical environmental concerns

The details of the site property and surrounding database listings were analyzed in the EDR VEC App™ and the results of our analysis indicate that Vapor Encroachment Conditions can be ruled out for this property. Properties in the vicinity of the site with the potential to impact vapor conditions of the subject site are all down gradient and at a distance where they are not expected to have an impact on the conditions of the site.



## Site Reconnaissance

### Methodology and Limiting Conditions

The objective of the site reconnaissance was to obtain information indicating the likelihood of identifying recognized environmental conditions in connection with the property. Pacific Environmental Company personnel conducted a visit to the subject property and the surrounding areas on February 3, 2015, the weather was clear with no adverse conditions during the visit. There were no access restrictions to the exterior of the property or limitations by physical obstructions or constraints. The property was visually inspected from all adjacent public thoroughfares.

### General Site Setting

The subject site is located in an area that is developed with a mixture of residential, institutional and recreational properties.

### Current and Past Use of the Site Property

The property is currently vacant. Previously it was used for residential purposes.

### Current and Past Use of Adjacent Properties and Surrounding Areas

North and south of the site, the properties have only been used for residential purposes. East of the site has been in park use for over fifty years. The property adjacent to the west of the site has been in industrial use since the 1930s, primarily as a bus depot. There have also been oil production activities west of the site. None of the past oil production or bus fueling and service operations have taken place along the property boundary, based on our site observations. It is a rather large, five-acre site and it does not appear that any of the adjoining site uses have had an impact on the environmental conditions of the subject property.

### Geologic, Hydrogeologic, Hydrologic and Topographic Conditions

Regionally, the ground slopes gently to the south, southwest. Groundwater in the vicinity is reportedly at a depth of approximately one hundred and forty feet below ground surface and reportedly flows southwest.

### General Descriptions of Structures and Roads

There are no improvements at the site. There may be an abandoned septic system at the site as a result of the historic residential use of the property although there were no visual indications of it being present.

### Potable Water Supply

The Southern California WC provides potable water service to the site.

### Sewage Disposal System

The County of Los Angeles provides sewer service to the site.

### Interior Observations

There are no improvements at the site.

### Exterior Observations

There were no indications of solid waste disposal, excessive staining or stressed vegetation that would indicate environmental concerns for the subject property. It appears as if someone has illegally dumped a small amount of

concrete construction debris on the southwest portion of the site. No hazardous materials were noted within the debris pile.

No hazardous substances or petroleum products in connection with identified uses of the site were identified

There were no indications of storage tanks, odors, pools of liquids, drums, hazardous substances, petroleum product containers, unidentified substance containers or PCBs identified during our site inspection.

Electrical transformers and fluorescent lighting fixtures with ballast's manufactured prior to 1978 often utilized PCB-containing dielectric cooling fluids. PCB's are toxic environmental contaminants commonly associated with fluids in electrical equipment, including transformers and capacitors. Fluorescent lighting capacitors which do not contain PCB dielectric cooling fluids are generally identified by a label bearing the words "No PCB's". There are transformers located in the vicinity the property. The transformers are the property of the Southern California Edison and they would be responsible with any cleanup associated with their transformers. There were no indications of leaking or staining noted during our physical inspection.

#### Conditions of Adjoining Properties

There were no obvious indications that any of the surrounding property use is impacting the environmental conditions of the site property.



## Interviews

### Interviews with the Owner

Eleanor Atkins from Hollywood Community Housing Corporation, owners of the 14803 portion of the property discussed the site with us and she was not aware of any pending, threatened, or past litigation relevant to hazardous substances of petroleum products in, on or from the property; any pending, threatened, or past administrative proceedings relevant to hazardous substances or petroleum products in, on or from the property; and any notices from any governmental entity regarding any possible violation or environmental laws or possible liability relating to hazardous substances or petroleum products.

Lynn Katano, assistant manager of the development unit of the Community Development Commission of the County of Los Angeles, who owns the 14733 and 14739 portions of the site was also contacted to discuss the site history. The Commission, who has owned the properties since 1991, is not aware of any pending, threatened, or past litigation relevant to hazardous substances of petroleum products in, on or from the property; any pending, threatened, or past administrative proceedings relevant to hazardous substances or petroleum products in, on or from the property; and any notices from any governmental entity regarding any possible violation or environmental laws or possible liability relating to hazardous substances or petroleum products. The CDC retained Rincon Consultants to perform an ESA of the northern portion of the site in 2002. We have reviewed the Rincon ESA and at the time of their assessment, there were stockpiled soils, buried surficial trash and debris (glass, cans, asphalt, concrete and brick up to three feet at various locations) that was identified during trenching from a prior 1992 geotechnical investigation, as well as piping on the adjacent property to the west leading onto the southern portion of the subject property that they felt warranted further assessment. To our knowledge, no additional assessment work was carried out.

### Interviews with Site Manager

There was not a particular site manager that could be interviewed for this assessment.

### Interviews with Occupants

There were no occupants available to be interviewed for this assessment.

### Interviews with Local Government Officials

We discussed the site with Phong Phan of the Los Angeles County Department of Public Health. Ms. Phan indicated that their department does not have any records for the subject property.

County Building Department and County Public Works were interviewed to establish the historical use of the site. The results of the interviews were consistent with the reported uses described herein.

### Interviews with Others

No one else was interviewed for this assessment.



## Evaluation

### Findings

Based on our assessment services, we have not identified any known or suspect recognized environmental conditions, controlled recognized environmental conditions or historical recognized environmental conditions at the subject property.

Presence of leaking underground storage tanks and other potentially impacted sites within a one mile radius of the subject site are worthy of notice, although they generally do not appear to pose a significant threat to the environmental conditions of the subject site because of their distance, groundwater gradient in the area, and status with the enforcement agencies.

The buried surficial trash and debris that was noted in the 2002 Rincon ESA report may warrant additional evaluation. This is not an environmental condition, rather a de minimus condition in our opinion but it could have an impact on the future site grading operations.

### Opinion

The site visit, a review of available regulatory agency information, historical use, discussions with persons knowledgeable about the subject property, did not produce evidence of recognized environmental conditions associated with the past or present use of the property located at 14733, 14739 and 14803 S. Stanford Avenue in unincorporated Los Angeles County, California.

### Additional Investigations

No additional services were planned or performed for this assessment.

### Data Gaps

Pacific Environmental Company did not identify any significant data gaps, as defined by ASTM, that affected the ability to identify recognized environmental conditions in connection with the property.

### Conclusions

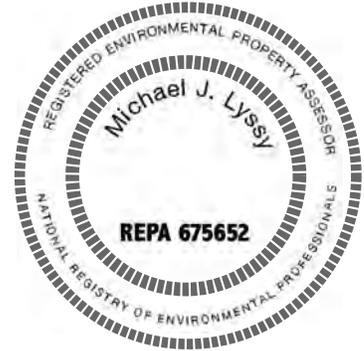
Pacific Environmental Company has performed this assessment in conformance with the scope and limitations of ASTM Practice E 1527 on the property located at 14733, 14739 and 14803 S. Stanford Avenue in unincorporated Los Angeles County, California. Based on the results of our ESA, there are no environmental conditions at the site that warrant further investigation at this time.

Signature of Environmental Professional

The conclusions and recommendations presented herein are based upon the agreed scope of work outlined in this report. Pacific Environmental Company makes no warranties or guarantees as to the accuracy or completeness of information provided or compiled by others. The services performed by Pacific Environmental Company have been conducted in a manner consistent with the level of care ordinarily exercised by members of our profession currently practicing under similar conditions. No other warranty, expressed or implied, is made.



Michael J. Lyssy  
Registered Environmental Property Assessor  
REPA 675652



Qualifications of Environmental Professional

Michael Lyssy is a Registered Environmental Assessor (REA 1 No. 07069) with the State of California. Mr. Lyssy is also a California Department of Safety and Health Certified Asbestos Consultant (CAC 94-1311). He earned his Bachelors Degree in 1988 from Texas A&M University and has been in the environmental consulting field since 1990.

For the past twenty plus years, Mr. Lyssy has been conducting environmental assessments for developers, law firms, financial institutions and municipalities. Mr. Lyssy founded Pacific Environmental Company in April of 1993 and is responsible for supervising all operations and activities of the company. He is involved with projects from their inception through their completion, including the proposal, negotiations, contract administration, coordination, specification writing, project management and report preparation stages. Mr. Lyssy has met the requirements of the National Registry of Environmental Professionals to be certified as a Registered Environmental Property Assessor (REPA 675652).

Statements of Environmental Professional – As Required By 40 CFR 312.21(D)

"I declare that, to the best of my professional knowledge and belief, I meet the definition of an Environmental Professional as defined in §312.10 of 40 CFR 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. I have developed and performed the all appropriate inquiries in conformance with the standards and practices set forth in 40 CFR Part 312."



## Non Scope Services

The objective of Practice E1527 is to help users qualify for one of the CERCLA Landowner Liability Protections. Users should be aware that there are other federal, state, and local environmental laws and regulations that can impose liabilities and obligations on owners and operators of real property that are outside the scope of ASTM E1527-13. The following non scope services were evaluated in conjunction with this ESA.

### Asbestos-Containing Building Materials and Lead-Based Paint (LBP)

Asbestos is the generic term used to describe a group of naturally occurring silicate minerals that have the ability to separate into small, fine fibers. The most widely used types of asbestos are chrysotile and amosite. Other types include crocidolite, tremolite, anthophyllite, and actinolite. Exposure to these fibers has been linked to a number of health problems, including asbestosis, mesothelioma, and lung cancer.

Asbestos is regulated by USEPA under the Clean Air Act, TSCA, and CERCLA. USEPA has established that any material containing more than 1 percent asbestos by weight is considered an ACM. Friable ACM is any material containing more than 1 percent asbestos, and that, when dry, can be crumbled, pulverized, or reduced to powder by hand pressure. Nonfriable ACM is any ACM that does not meet the criteria for friable ACM.

USEPA and the Occupational Safety and Health Administration regulate the remediation of ACM. Emissions of asbestos fibers to ambient air are regulated by Section 112 of the Clean Air Act (42 U.S.C. 7401–7671g), as promulgated by 40 CFR 61, Subpart M (National Emissions Standards for Hazardous Air Pollutants).

Lead is a heavy, ductile metal commonly found simply as metallic lead or in association with organic compounds, oxides, and salts. It was commonly used in house paint for several years. The Federal government banned the use of most LBP in 1978. Therefore, it is assumed that all structures constructed prior to 1978 could contain LBP. Federal agencies are required to comply with applicable Federal, state, and local laws relating to LBP activities and hazards.

Asbestos and lead-based paints are not of concern since there are no improvements at the site.

### Radon

Radon is a radioactive gas that is found in certain geologic environments and is formed by the natural breakdown of radium, which is found in the earth's crust. A radon survey was not included within the scope of this investigation; however, the State of California Department of Health Services (DHS) conducted a statewide radon survey during 1990-1991, which entailed testing of radon in homes in designated geographic areas. Radon detection devices were placed in homes throughout the study region to determine geographic regions with elevated radon concentrations. The U.S. EPA has set the safety standard for radon gas in homes to be 4 pico Curies per liter (pCi/l). According to the DHS radon survey, and current correspondence with the DHS, radon concentrations in residences in the geographic region of the subject site average between 2 and 4 pCi/l. 98% of the sites tested had radon levels below 4 pCi/l. Site-specific radon test would need to be conducted in order to provide site-specific radon level information.

### Wetlands

Based on the current field reconnaissance and the site history research, no wetlands appear to exist on the subject property.

### Mold

Molds are organisms that belong to the Fungi Kingdom. Molds are present virtually everywhere in the outdoor and indoor environments. Molds lack chlorophyll and must survive by digesting organic materials for food such as some types of building materials. To grow, molds require a food source and moisture. Molds can produce toxic substances called mycotoxins that may result in human health effects. Some compounds produced by molds are volatile and are released directly into the air. These are known as microbial volatile organic compounds (mVOCs). In addition, spores may contain allergens that can remain allergenic for years even if the mold is dead.

Mold is not of concern since there are no improvements at the site.

## References

ASTM, 2013. Subcommittee E50.2 Commercial Real Estate Transactions, "Standard Practice for Environmental Site Assessments: Phase I Environmental Site Assessment Process", Designation E1527-13, West Conshohocken, PA 35pp.

ASTM, 2010. Subcommittee E50.2 on Real Estate Assessment and Management, "Standard Guide for Vapor Encroachment Screening on Property Involved in Real Estate Transactions", Designation E2600-10, West Conshohocken, PA 33pp.

California Department of Conservation  
Division of Mines and Geology  
1416 Ninth Street, Room 1341  
Sacramento, California 95814

California Environmental Protection Agency  
Department of Toxic Substance Control

County of Los Angeles  
Department of Building and Safety

County of Los Angeles, Department of Public Works  
Environmental Programs Division  
Alhambra, California

County of Los Angeles  
Office of the Assessor

Department of Toxic Substances Control  
Cypress, California

Environmental Records Search, Aerial Photography, Historic Phone Directory Listings  
Environmental Data Resources, Inc.  
Southport, Connecticut 06890

Sanborn Fire Insurance Maps  
Environmental Risk Information & Imaging Services  
505 Huntmar Park Drive, Suite 200  
Herndon, Virginia 20170

Sherman Library & Gardens  
Historic Phone Directory Collection  
Corona del Mar, California

United States Geological Survey  
Topographic Map - 7.5 minute series

United States Geological Survey  
Denver, Colorado

*Phase 1 Environmental Site Assessment*, April 2, 2002, Rincon Consultants Project No. 02-12470

## Appendices

Appendix A - Site Location Plan: A map is included to identify the location of the subject property.

Appendix B - Site Plan: A site plan/aerial photograph of the subject property is included in the appendices of this report. The site plan shows the general location of the subject site and other items of interest that were identified in the description of the site.

Appendix C - Site Photographs: Photographs of the subject property and surrounding neighborhood are attached to this report. These photographs were taken at the time of the site inspection.

Appendix D - Historical Research Documentation: Documentation supporting the research performed for this assessment is included in the appendices of this report.

Appendix E - Regulatory Records Documentation: Government records were obtained in a government database search performed by Environmental Data Resources, Inc., which is included in the appendices of this report. Records were verified by the appropriate agencies.

Appendix F - Interview Documentation

Appendix G - Special Contractual Conditions between User and Environmental Professional are detailed.

Appendix H - Qualification(s) of the Environmental Professional(s) are included.

## Appendices

Appendix A Figure 1 -Site Location Plan

Appendix B Figure 2-Aerial Photograph/Site Plan

Appendix C Site Photographs

Appendix D Historical Research Documentation

Appendix E Regulatory Records Documentation

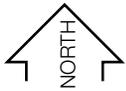
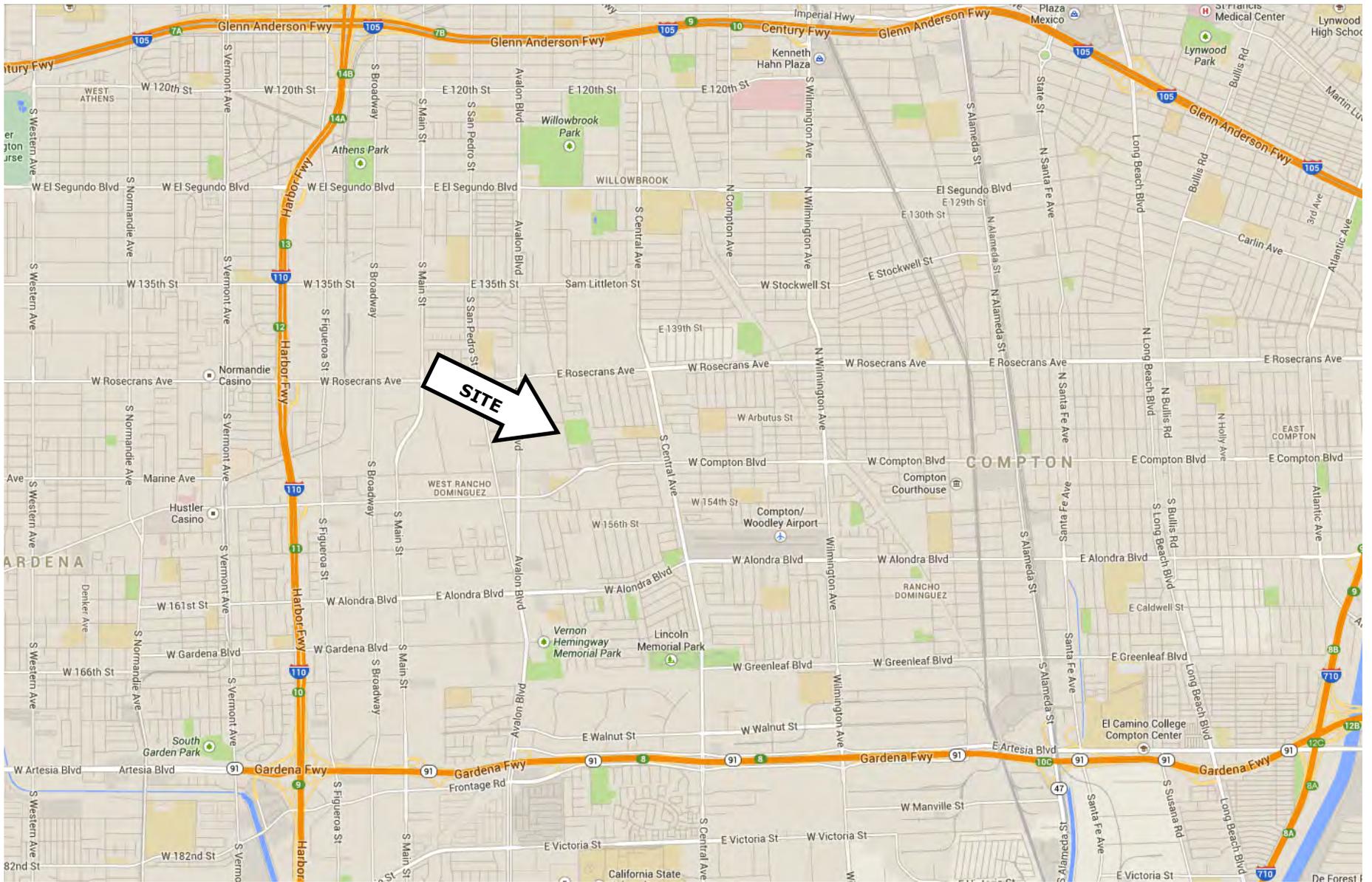
Appendix F Interview Documentation

Appendix G Special Contractual Conditions between User and Environmental Professional

Appendix H Qualification(s) of the Environmental Professional(s)

# Appendix A

Figure 1 -Site Location Plan



DATE PREPARED:  
February 17, 2015

REVISION:

PROJECT NO:  
15022

PREPARED BY:  
ML

SOURCE:  
googlemaps

PHOTO YEAR:

DRAWING TITLE:  
Site Location Plan  
14733, 14739 and 14803 S. Stanford Avenue  
Los Angeles County, California 90220

PROJECT NAME:  
Phase One Environmental Site Assessment

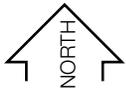
CLIENT:  
Hollywood Community Housing Corporation

FIGURE NO.

1

## **Appendix B**

Figure 2-Aerial Photograph/Site Plan



DATE PREPARED:  
February 17, 2015

REVISION:

PROJECT NO:  
15022

PREPARED BY:  
ML

SOURCE:  
googlemaps

PHOTO YEAR:

DRAWING TITLE:  
Site Plan  
14733, 14739 and 14803 S. Stanford Avenue  
Los Angeles County, California 90220

PROJECT NAME:  
Phase One Environmental Site Assessment

CLIENT:  
Hollywood Community Housing Corporation

FIGURE NO.

2

# Appendix C

Site Photographs



Northern view of Stanford Ave from the subject site.



Eastern view from the site towards the Roy Campanella Park which is adjacent to the east.



Southern view of Stanford Ave from the subject site.



Southeast view of the Roy Campanella Park which is adjacent to the east.



Southwest view of 14921 Stanford "Warwick Apartments" which is adjacent to the south.



Western view along the southern border of the subject site.



Northern view along the eastern border of the subject site.



Power transmission lines east of the subject, the lines run north and south.



Western view along the northern border of the subject site.



Northern view of the northeast corner of the subject property. There are dwellings located adjacent to the north of the subject property.



Southwest view of the dwelling adjacent to the north of the site at 14727 Stanford Avenue.



Northwest view of the subject property.



Looking north from the west portion of the property towards Visalia Avenue, all residential housing.



Northwest view from the site towards the adjacent First Student Bus Co. property.



Northern view of the western border of the subject property, from the northwest corner of the site.



Eastern view towards Stanford Avenue, from the center of the subject site.



Southern view along the western border of the subject property.



Southern view along the western border of the subject site.



Concrete debris located in the southwest area of the subject property.



Eastern view of Trimac Premium Tank Cleaning which is located at 14714 Avalon Blvd. located northwest of the subject site.



Eastern view along the southern border of the subject property.



Eastern view of the First Student Bus Co. located at 14800 Avalon Blvd which is adjacent to the west of the subject site.



The view is south from Visalia Avenue looking towards the northwest corner of the subject property.



Eastern view of the entrance to the First Student Bus Co. from Avalon Blvd.

# Appendix D

Historical Research Documentation



**WORKERS' COMPENSATION DECLARATION**

I hereby affirm that I have a certificate of consent to self insure, or a certificate of Workers' Compensation Insurance, or a certified copy thereof (Sec. 3800, Lab. C.)

Policy No. F471602 Company Tsunetschi Ins.  
 Certified copy is hereby furnished.  
 Certified copy is filed with the county building inspection department.

Date 1-26-90 Applicant [Signature]  
**CERTIFICATE OF EXEMPTION FROM WORKERS' COMPENSATION INSURANCE**  
 (This section need not be completed if the permit is for one hundred dollars (\$100) or less.)

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.

Date \_\_\_\_\_ Applicant \_\_\_\_\_  
**NOTICE TO APPLICANT:** If, after making this Certificate of Exemption, you should become subject to the Workers' Compensation provisions of the Labor Code, you must forthwith comply with such provisions or this permit shall be deemed revoked.

**LICENSED CONTRACTORS DECLARATION**  
 I hereby affirm that I am licensed under 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.

License Number 4127161 Lic. Class B-1  
 Contractor Edison Construction Date 1-26-90

I am exempt under Sec. \_\_\_\_\_  
 B.&P.C. for this reason \_\_\_\_\_  
 Date: \_\_\_\_\_  
 Signature \_\_\_\_\_

**OWNER-BUILDER DECLARATION**  
 I hereby affirm that I am exempt from the Contractor's License Law for the following reason (Section 7031.5, Business and Professions Code):

- I, as owner of the property, or my employees with wages as their sole compensation, will do the work and the structure is not intended or offered for sale (Section 7044, Business and Professions Code.)
- I, as owner of the property, am exclusively contracting with licensed contractors to construct the project (Section 7044, Business and Professions Code.)

**CONSTRUCTION LENDING AGENCY**  
 I hereby affirm that there is a construction lending agency for the performance of the work for which this permit is issued (Sec. 3097, Civ. C.).

Lender's Name \_\_\_\_\_  
 Lender's Address \_\_\_\_\_

I certify that I have read this application and state that the above information is correct. I agree to comply with all County ordinances and State laws relating to building construction, and hereby authorize representatives of this County to enter upon the above-mentioned property for inspection purposes.

[Signature] Date \_\_\_\_\_  
 Signature of Applicant or Agent

# APPLICATION FOR BUILDING PERMIT

COUNTY OF LOS ANGELES

BUILDING AND SAFETY

1

<b>FOR APPLICANT TO FILL IN</b>				BUILDING ADDRESS <u>14733 Stanford Ave.</u>	
BUILDING ADDRESS <u>14733 Stanford</u>		CITY <u>Compton</u>		LOCALITY <u>W. Compton</u>	
CITY <u>Compton</u>		ZIP <u>90221</u>		NEAREST CROSS ST. <u>Compton Blvd</u>	
SIZE OF LOT		NO. OF BLDGS. NOW ON LOT		ASSESSOR MAP BOOK	
TRACT		BLOCK		PAGE	
LOT NO.		USE ZONE <u>R-1</u>		MAP NO. <u>D75H205</u>	
OWNER <u>MADISON Properties</u>		TEL. NO. <u>213-638-1009</u>		SPECIAL CONDITIONS	
ADDRESS <u>500 E. Compton Blvd.</u>		CITY <u>Compton</u>		DISTRICT <u>7</u>	
ARCHITECT OR ENGINEER		TEL. NO.		GROUP <u>R3</u>	
ADDRESS		CONTRACTOR <u>Edison Rizing &amp; Co</u>		TYPE CONST. <u>J</u>	
TEL. NO. <u>604-4952</u>		UC. NO. <u>4127161</u>		FIRE ZONE <u>3</u>	
CITY <u>Compton</u>		LIC. CLASS <u>B-1</u>		PROCESSED BY <u>Grepp</u>	
SQ. FT. SIZE		NO. OF STORIES		STATISTICAL CLASSIFICATION	
NO. OF FAMILIES		CHECK ONE		CLASS NO. <u>31</u>	
DESCRIPTION OF WORK <u>Repair Rehab per</u>		NEW <input type="checkbox"/>		DWELL. UNITS _____	
ALTER <input type="checkbox"/>		ADD <input type="checkbox"/>		APPT. _____	
REPAIR <input checked="" type="checkbox"/>		ALTER <input type="checkbox"/>		CORDO. _____	
DEMOL <input type="checkbox"/>		USE OF EXISTING BLDG. <u>SFR</u>		SEWER MAP BK. <u>Q</u> PG. <u>88</u>	
APPLICANT (PRINT)		TEL. NO.		<b>VALIDATION</b>	
ADDRESS		PRESENT BUILDING ADDRESS			
LOCALITY		MOVING CONTRACTOR		VALUATION \$ _____	
TEL. NO.		ADDRESS		\$ _____	
REQUIRED SET BACK		YARD		FINAL DATE _____	
HWY		TOTAL SETBACK FROM PROP. LINE		FINAL By _____	
EXIST. WIDTH		FRONT P.L.		55040A	
SIDE P.L.		SIDE P.L.		#.....13	
P.C. Fee \$ _____		Permit Fee <u>17500</u>		1.18800	
Investigation Fee _____		Issuance Fee <u>1300</u>		••18200E	
Total Fee <u>188.00</u>		LDMA Ref. # _____		01.26-90	
		LDMA P/C # _____		<p><i>Cancelled per attached letter</i></p> <p><i>[Signature]</i></p> <p><i>4-10-90</i></p>	
		LDMA Perm. # _____			

INSPECTOR COPY

SEE REVERSE FOR EXPLANATORY LANGUAGE

76 AASBA 20-0010 DPW 7/86

# APPLICATION FOR BUILDING PERMIT

COUNTY OF LOS ANGELES

BUILDING AND SAFETY

BUILDING ADDRESS  
14733 Stanford Ave

BUILDING ADDRESS  
14733 Stanford Ave

LOCALITY  
W. Compton

CITY  
Los Angeles

NEAREST CROSS ST.  
Compton Blvd.

NO. OF BLDGS. NOW ON LOT  
9

USE ZONE  
R-1

TRACT  
6137

MAP NO.  
075#205

PAGE  
005

SPECIAL CONDITIONS

PARCEL  
035

WITHIN 1000 FT. OF SCHOOL?

TELEPHONE NO.  
213 200-1175

DISTRICT  
7

ADDRESS  
Community Dev. Ctr. 200

GROUP, TYPE CONST., FIRE ZONE  
Demo III

CITY  
Monterey Park

STATISTICAL CLASSIFICATION  
ASB

ARCHITECT OR ENGINEER  
91754

CLASS NO. DWELL. UNITS

NO. OF STORES  
21

REQUIRED SET BACK

NO. OF FAMILIES  
ASB

FRONT

DESCRIPTION OF WORK  
Demolish Structure

SIDE

USE OF EXISTING BLDG.  
(Clear Land)

PL

APPLICANT (PRINT)  
Willie A. Thomas

SEWER MAP

APPLICANT (PRINT)  
Willie A. Thomas

BK

ADDRESS  
2008 Canal Ave, Long Beach, 90810

VALUATION

TELEPHONE NO.  
(310) 436-6025

LDMA P/C #

NO. OF STORES  
21

LDMA Perm #

NO. OF FAMILIES  
ASB

FINAL DATE

DATE  
6/8/92

FINAL BY

SIGNATURE  
Willie A. Thomas

**WORKER'S COMPENSATION DECLARATION**  
I hereby affirm that I have a certificate of consent to self insure, or a certificate of Workers' Compensation Insurance, or a certified copy thereof (Sec. 3600, Lab. C.)  
Policy No. \_\_\_\_\_ Company \_\_\_\_\_  
 Certified copy is hereby furnished.  
 Certified copy is filed with the county building inspection department.  
Date \_\_\_\_\_ Applicant \_\_\_\_\_

**CERTIFICATE OF EXEMPTION FROM WORKERS' COMPENSATION INSURANCE**  
(This section need not be completed if the permit is for one hundred dollars (\$100) or less.)  
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.  
Date 6-4-92 Applicant Willie Thomas  
NOTICE TO APPLICANT: If, after making this Certificate of Exemption, you should become subject to the Workers' Compensation provisions of the Labor Code, you must forthwith comply with such provisions or this permit shall be deemed revoked.

**LICENSED CONTRACTORS DECLARATION**  
I hereby affirm that I am licensed under 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.  
License Number 550419 Lic. Class C21 ASB  
Contractor Willie A. Thomas Date 6-4-92  
 I am exempt under Sec. \_\_\_\_\_  
B.&P.C. for this reason \_\_\_\_\_ Date: \_\_\_\_\_

Signature \_\_\_\_\_  
 I, as owner of the property, or my employees with wages as their sole compensation, will do the work and the structure is not intended or offered for sale (Section 7044, Business and Professions Code.)  
 I, as owner of the property, am exclusively contracting with licensed contractors to construct the project. (Section 7044, Business and Professions Code.)

**CONSTRUCTION LENDING AGENCY**  
I hereby affirm that there is a construction lending agency for the performance of the work for which this permit is issued (Sec. 3087, Civ. C.).  
Lender's Name \_\_\_\_\_  
Lender's Address \_\_\_\_\_  
I certify that I have read this application and state that the above information is correct. I agree to comply with all county ordinances and State laws relating to building construction, and hereby authorize representatives of this County to enter upon the above mentioned property for inspection purposes.  
Willie A. Thomas 6-4-92  
Signature of Applicant or Agent

WILL THE APPLICANT OR FUTURE BUILDING OCCUPANT HANDLE A HAZARDOUS MATERIAL OR A MIXTURE CONTAINING A HAZARDOUS MATERIAL EQUAL TO OR GREATER THAN THE AMOUNTS SPECIFIED ON THE HAZARDOUS MATERIALS INFORMATION GUIDE?  
YES  NO   
WILL THE INTENDED USE OF THE BUILDING BY THE APPLICANT OR FUTURE BUILDING OCCUPANT REQUIRE A PERMIT FOR CONSTRUCTION OR MODIFICATION FROM THE SOUTH COUNTY QUALITY MANAGEMENT DISTRICT (SQMD)? SEE PERMITTING CHECKLIST FOR GUIDELINES.  
YES  NO   
I HAVE READ THE HAZARDOUS MATERIALS INFORMATION GUIDE AND THE SQMD PERMITTING CHECKLIST, AND I UNDERSTAND THE REQUIREMENTS UNDER THE LOS ANGELES COUNTY CODES AND REGULATIONS RELATING TO THE REPORTING AND HANDLING OF HAZARDOUS MATERIALS REPORTING AND FOR OBTAINING A PERMIT FROM THE SQMD.  
OWNER OR AGENT \_\_\_\_\_

P.C. FEE  
48.75 PERMIT FEE  
97.50

ISSUANCE FEE  
16.50

TOTAL FEE  
114.00

INSPECTOR COPY

#2: 01 \* 4875

#1: 01 \* 11400

VALIDATION

6/4/92

SEE REVERSE FOR EXPLANATORY LANGUAGE

FROM

EDISON ROOFING & CONSTRUCTION  
1826 E. Rosecrans Ave.  
COMPTON, CALIFORNIA 90221

Message  
Reply

DATE:

4/5/90

FILE NO.

PRIORITY

- URGENT
- SOON AS POSSIBLE
- NO REPLY NEEDED

ATTENTION:

Permit #  
5040

(213) 604-4956 604-4957

SUBJECT:

14733 Stamford Ave.  
Compton, CA.

TO

L.A. County Bldg. Dept.  
4353 LENNOR Blvd.  
LENNOR, CA.  
ATTN: MS Murray.

MESSAGE

MS. Murray, Attached is the letter sent to  
Madison Ave. Properties. As I indicated to  
you in the office, please pull this permit  
we will NO longer perform work on this  
project. Thank you.

SIGNED:

DATE OF REPLY:

REPLY TO:

REPLY

SIGNED:

*Edison Roofing & Construction*

1826 E. ROSECRANS AVE.  
COMPTON, CALIFORNIA 90221  
(213) 604-4956

April 5, 1990

Madison Avenue Properties  
500 E. Compton Blvd.  
Compton, California

Subject: 14733 Stanford Ave., Compton, California

Dear Sirs:

Please be advised that effective at the date of this writing Edison Construction Company will no longer perform work on the above property.

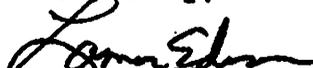
We have tried on numerous times to get direction on what work to be performed and payment for work already performed.

To date, advance funds paid to this project is \$1,280.00. Amount spent to date is \$1,930.00 leaving a balance owed in the amount of \$650.00.

Please pay this amount now.

Also, we have taken the necessary steps to pull the permit from the Los Angeles County building department.

Sincerely,

  
Lamar Edison

cc Los Angeles County Bldg. Dept.  
Ms. Murray, Bldg. permit # 5040

# Certified Sanborn® Map Report

6/06/14

**Site Name:**

HCHC Stanford Ave  
14803 S. Stanford Avenue  
Compton, CA 90220

**Client Name:**

Pacific Environmental Company  
28202 Cabot Road  
LAGUNA NIGUEL, CA 92677



EDR Inquiry # 3965050.3

Contact: Michael Lyssy

The Sanborn Library has been searched by EDR and maps covering the target property location as provided by Pacific Environmental Company were identified for the years listed below. The Sanborn Library is the largest, most complete collection of fire insurance maps. The collection includes maps from Sanborn, Bromley, Perris & Browne, Hopkins, Barlow, and others. Only Environmental Data Resources Inc. (EDR) is authorized to grant rights for commercial reproduction of maps by the Sanborn Library LLC, the copyright holder for the collection. Results can be authenticated by visiting [www.edrnet.com/sanborn](http://www.edrnet.com/sanborn).

The Sanborn Library is continually enhanced with newly identified map archives. This report accesses all maps in the collection as of the day this report was generated.

## Certified Sanborn Results:

**Site Name:** HCHC Stanford Ave  
**Address:** 14803 S. Stanford Avenue  
**City, State, Zip:** Compton, CA 90220  
**Cross Street:**  
**P.O. #** NA  
**Project:** HCHCCOMPTON  
**Certification #** 4986-480B-BACD



Sanborn® Library search results  
Certification # 4986-480B-BACD

## UNMAPPED PROPERTY

This report certifies that the complete holdings of the Sanborn Library, LLC collection have been searched based on client supplied target property information, and fire insurance maps covering the target property were not found.

The Sanborn Library includes more than 1.2 million fire insurance maps from Sanborn, Bromley, Perris & Browne, Hopkins, Barlow and others which track historical property usage in approximately 12,000 American cities and towns. Collections searched:

- Library of Congress
- University Publications of America
- EDR Private Collection

*The Sanborn Library LLC Since 1866™*

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**INQUIRY #:** 3965050.9

**YEAR:** 1928

 = 500'





**INQUIRY #:** 3965050.9

**YEAR:** 1938

| = 500'





INQUIRY #: 3965050.9

YEAR: 1947

| = 500'





INQUIRY #: 3965050.9

YEAR: 1952

| = 500'





**INQUIRY #:** 3965050.9

**YEAR:** 1963

|—————| = 500'





**INQUIRY #:** 3965050.9

**YEAR:** 1972

 = 500'





INQUIRY #: 3965050.9

YEAR: 1981

|—————| = 500'





**INQUIRY #:** 3965050.9

**YEAR:** 1989

| = 500'



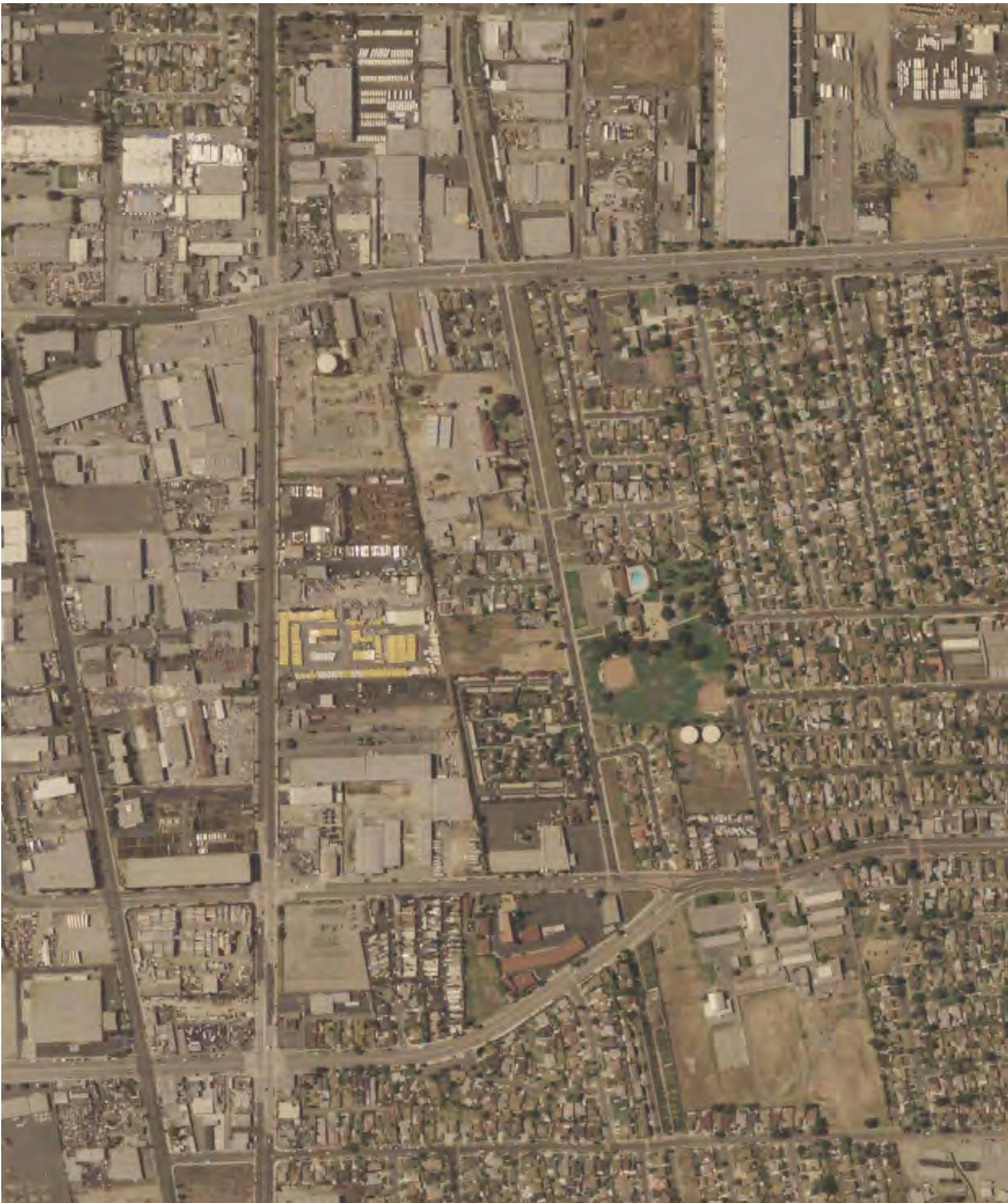


INQUIRY #: 3965050.9

YEAR: 1994

| = 500'





**INQUIRY #:** 3965050.9

**YEAR:** 2005

 = 500'





**INQUIRY #:** 3965050.9

**YEAR:** 2009

| = 500'



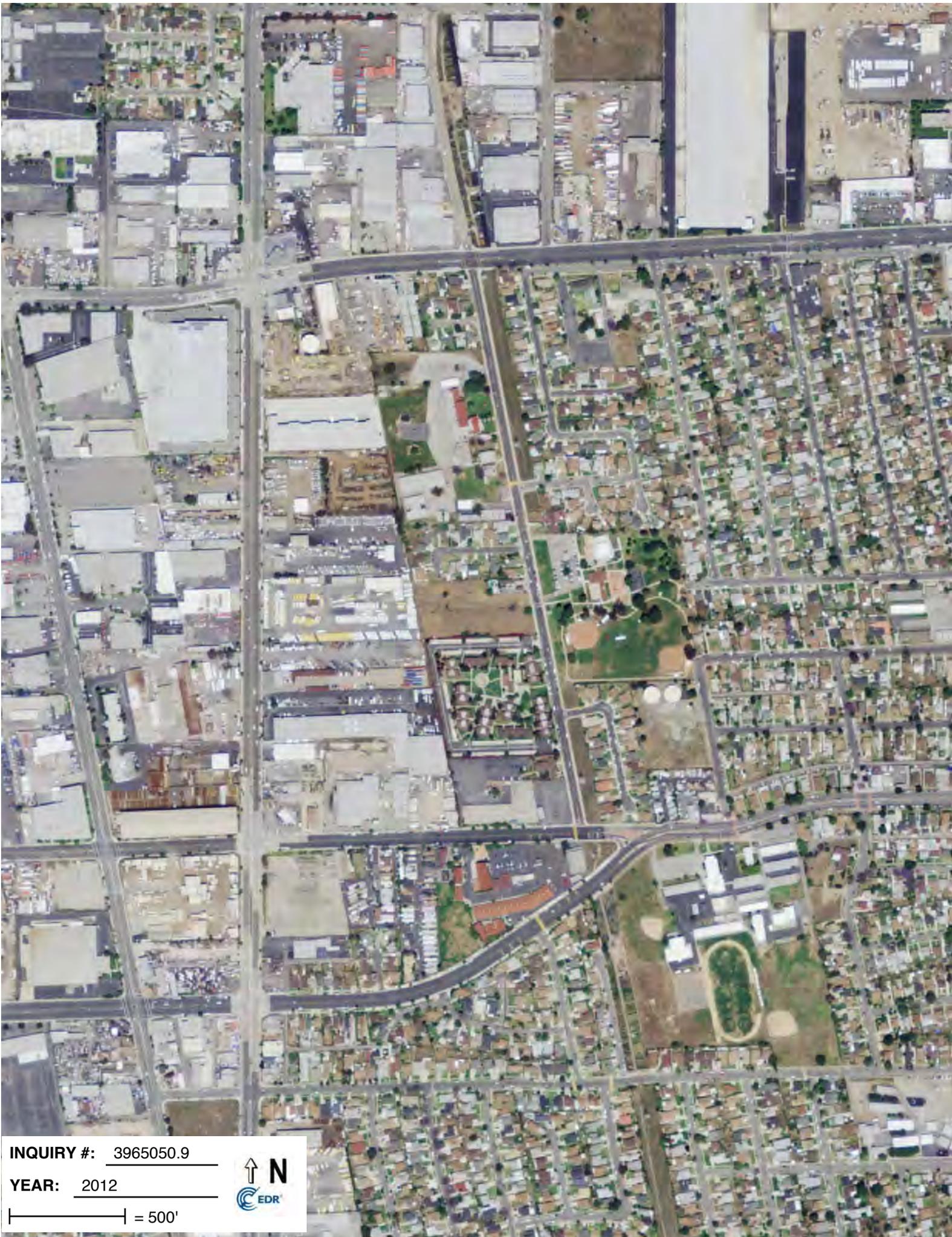


**INQUIRY #:** 3965050.9

**YEAR:** 2010

| = 500'





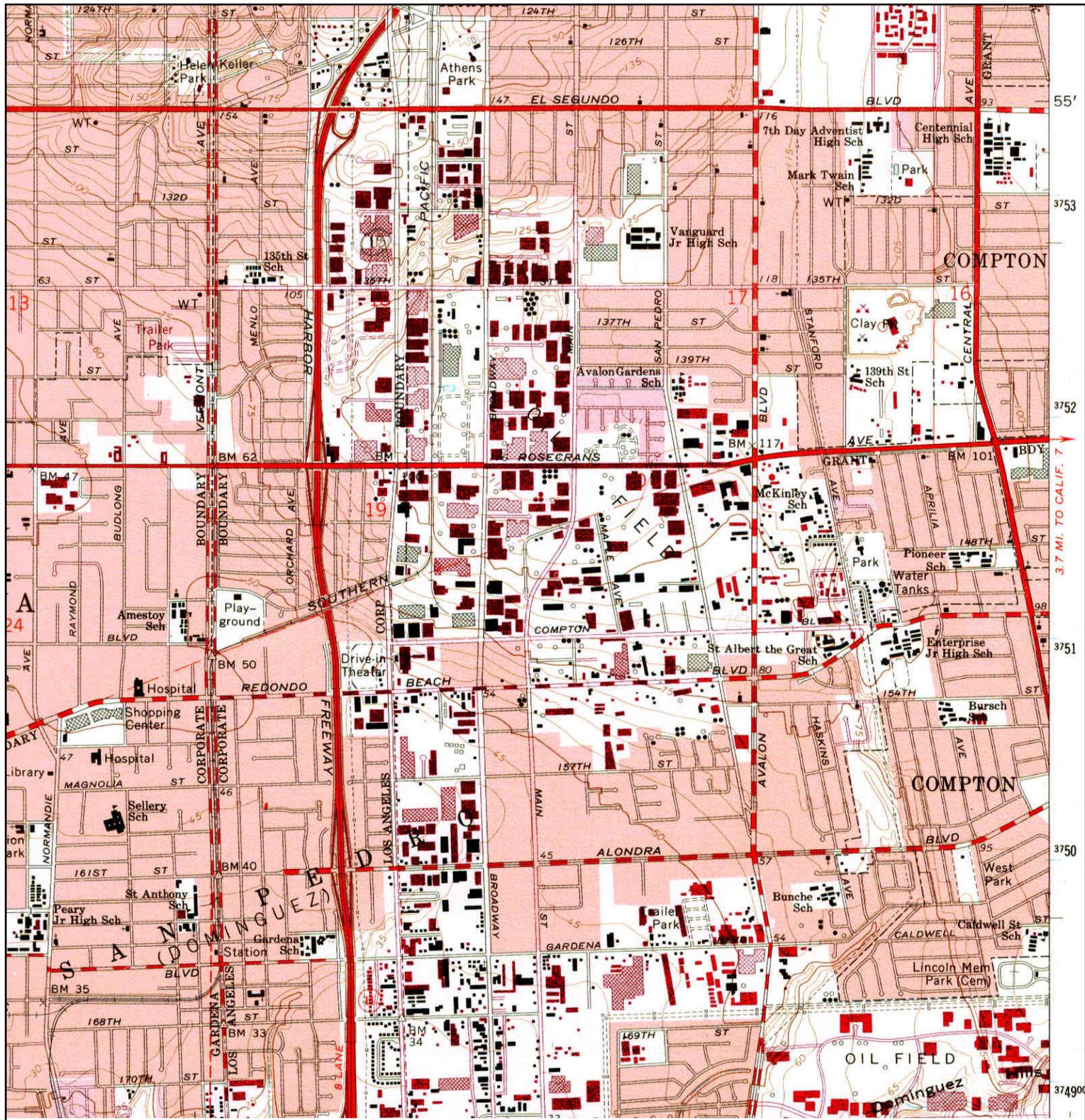
**INQUIRY #:** 3965050.9

**YEAR:** 2012

| = 500'

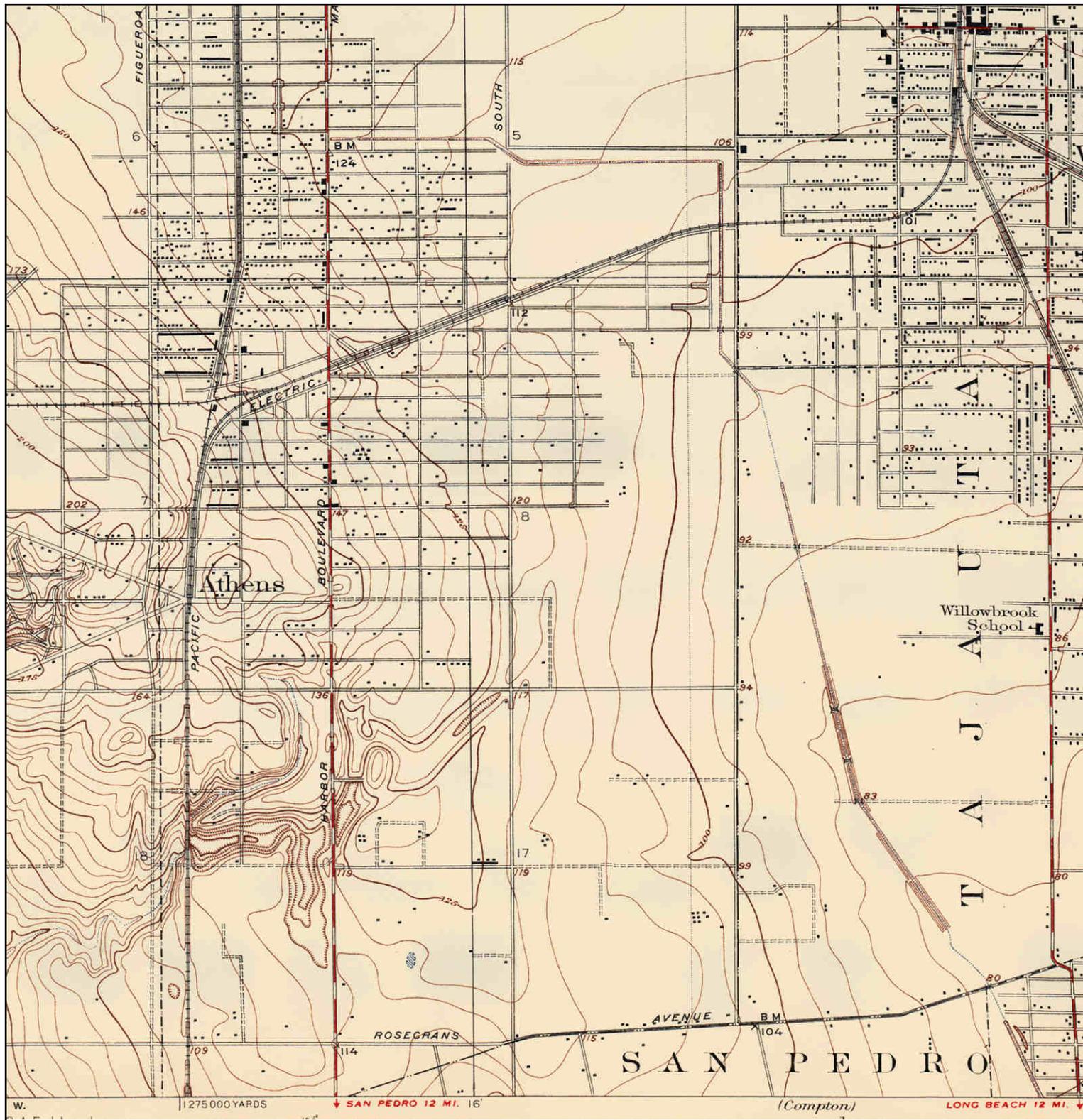


# Historical Topographic Map



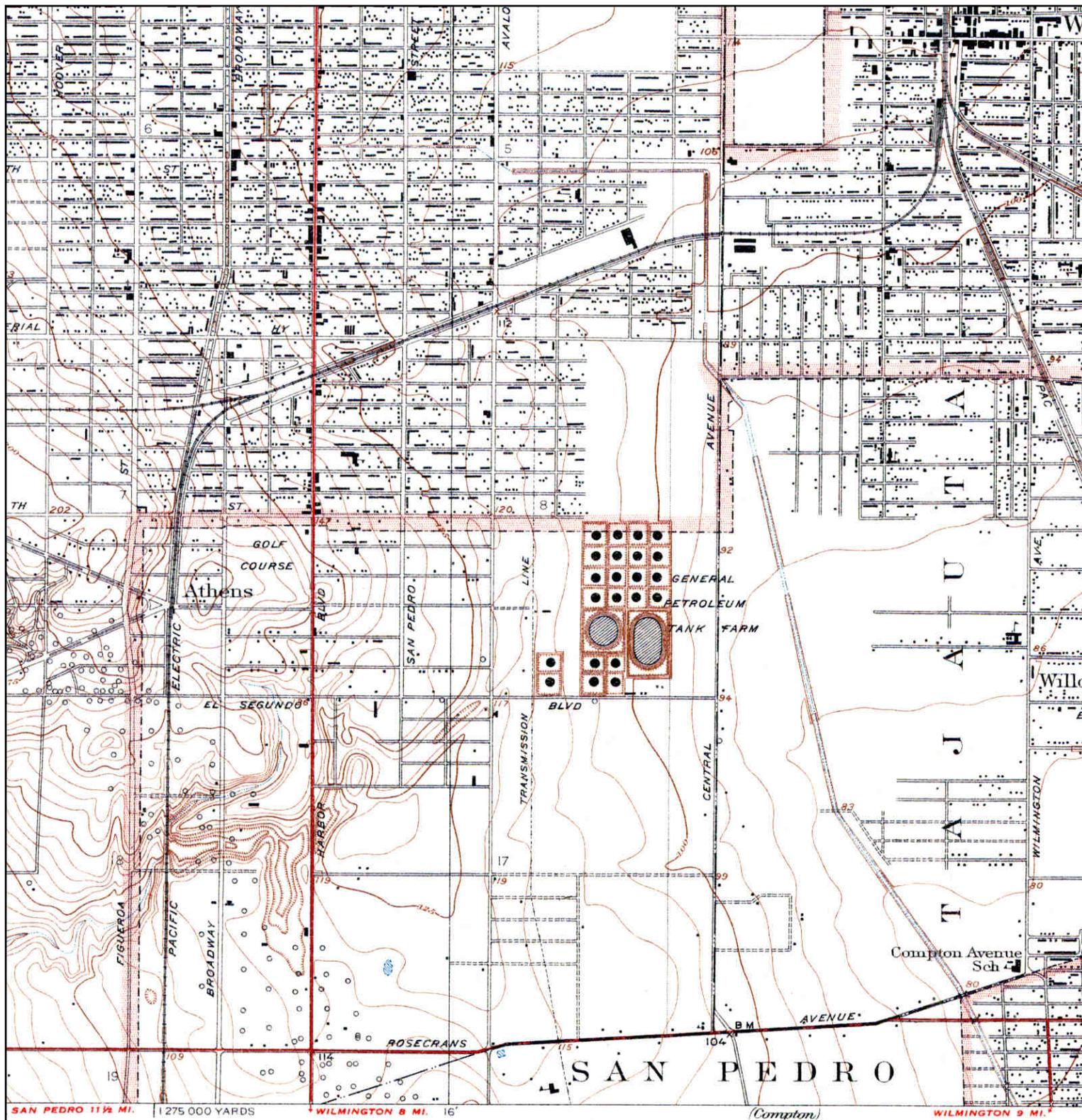
	<b>TARGET QUAD</b>	<b>SITE NAME:</b> HCHC Stanford Ave	<b>CLIENT:</b> Pacific Environmental Company
	NAME: INGLEWOOD	ADDRESS: 14803 S. Stanford Avenue	<b>CONTACT:</b> Michael Lyssy
	MAP YEAR: 1981	Compton, CA 90220	<b>INQUIRY#:</b> 3965050.4
	PHOTOREVISED FROM :1964	LAT/LONG: 33.8979 / -118.2619	<b>RESEARCH DATE:</b> 06/06/2014
	SERIES: 7.5		
	SCALE: 1:24000		

# Historical Topographic Map



	<b>ADJOINING QUAD</b> NAME: WATTS MAP YEAR: 1924	SITE NAME: HCHC Stanford Ave ADDRESS: 14803 S. Stanford Avenue Compton, CA 90220	CLIENT: Pacific Environmental Company CONTACT: Michael Lyssy INQUIRY#: 396505.4
	SERIES: 6 SCALE: 1:24000	LAT/LONG: 33.8979 / -118.2619	RESEARCH DATE: 06/06/2014

# Historical Topographic Map



	<b>ADJOINING QUAD</b>	<b>SITE NAME:</b> HCHC Stanford Ave	<b>CLIENT:</b> Pacific Environmental Company
	<b>NAME:</b> WATTS	<b>ADDRESS:</b> 14803 S. Stanford Avenue	<b>CONTACT:</b> Michael Lyssy
	<b>MAP YEAR:</b> 1937	<b>Compton, CA 90220</b>	<b>INQUIRY#:</b> 396505.4
	<b>SERIES:</b> 6	<b>LAT/LONG:</b> 33.8979 / -118.2619	<b>RESEARCH DATE:</b> 06/06/2014
	<b>SCALE:</b> 1:24000		

# Appendix E

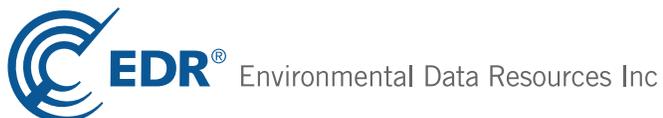
Regulatory Records Documentation

**Stanford Avenue**

14803 S. Stanford Avenue  
Compton, CA 90220

Inquiry Number: 4197072.6s  
February 02, 2015

# The EDR Radius Map™ Report



6 Armstrong Road, 4th floor  
Shelton, CT 06484  
Toll Free: 800.352.0050  
[www.edrnet.com](http://www.edrnet.com)

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## GEOCHECK ADDENDUM

GeoCheck - Not Requested

*Thank you for your business.*  
Please contact EDR at 1-800-352-0050  
with any questions or comments.

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## EXECUTIVE SUMMARY

A search of available environmental records was conducted by Environmental Data Resources, Inc (EDR). The report was designed to assist parties seeking to meet the search requirements of EPA's Standards and Practices for All Appropriate Inquiries (40 CFR Part 312), the ASTM Standard Practice for Environmental Site Assessments (E 1527-13) or custom requirements developed for the evaluation of environmental risk associated with a parcel of real estate.

### TARGET PROPERTY INFORMATION

#### ADDRESS

14803 S. STANFORD AVENUE  
LOS ANGELES County, CA 90220

#### COORDINATES

Latitude (North): 33.8981000 - 33° 53' 53.16"  
Longitude (West): 118.2620000 - 118° 15' 43.20"  
Universal Transverse Mercator: Zone 11  
UTM X (Meters): 383311.8  
UTM Y (Meters): 3751380.2  
Elevation: 108 ft. above sea level

### USGS TOPOGRAPHIC MAP ASSOCIATED WITH TARGET PROPERTY

Target Property Map: 33118-H3 INGLEWOOD, CA  
Most Recent Revision: 1981  
  
East Map: 33118-H2 SOUTH GATE, CA  
Most Recent Revision: 1981

### AERIAL PHOTOGRAPHY IN THIS REPORT

Portions of Photo from: 20120505  
Source: USDA

### TARGET PROPERTY SEARCH RESULTS

The target property was not listed in any of the databases searched by EDR.

### DATABASES WITH NO MAPPED SITES

No mapped sites were found in EDR's search of available ("reasonably ascertainable ") government records either on the target property or within the search radius around the target property for the following databases:

### STANDARD ENVIRONMENTAL RECORDS

#### *Federal NPL site list*

NPL..... National Priority List

## EXECUTIVE SUMMARY

Proposed NPL..... Proposed National Priority List Sites  
NPL LIENS..... Federal Superfund Liens

### ***Federal Delisted NPL site list***

Delisted NPL..... National Priority List Deletions

### ***Federal CERCLIS list***

FEDERAL FACILITY..... Federal Facility Site Information listing

### ***Federal RCRA generators list***

RCRA-CESQG..... RCRA - Conditionally Exempt Small Quantity Generator

### ***Federal institutional controls / engineering controls registries***

US ENG CONTROLS..... Engineering Controls Sites List  
US INST CONTROL..... Sites with Institutional Controls  
LUCIS..... Land Use Control Information System

### ***Federal ERNS list***

ERNS..... Emergency Response Notification System

### ***State and tribal leaking storage tank lists***

INDIAN LUST..... Leaking Underground Storage Tanks on Indian Land

### ***State and tribal registered storage tank lists***

CA AST..... Aboveground Petroleum Storage Tank Facilities  
INDIAN UST..... Underground Storage Tanks on Indian Land  
FEMA UST..... Underground Storage Tank Listing

### ***State and tribal voluntary cleanup sites***

INDIAN VCP..... Voluntary Cleanup Priority Listing

## **ADDITIONAL ENVIRONMENTAL RECORDS**

### ***Local Brownfield lists***

US BROWNFIELDS..... A Listing of Brownfields Sites

### ***Local Lists of Landfill / Solid Waste Disposal Sites***

ODI..... Open Dump Inventory  
DEBRIS REGION 9..... Torres Martinez Reservation Illegal Dump Site Locations  
CA SWRCY..... Recycler Database  
CA HAULERS..... Registered Waste Tire Haulers Listing  
INDIAN ODI..... Report on the Status of Open Dumps on Indian Lands  
CA WMUDS/SWAT..... Waste Management Unit Database

### ***Local Lists of Hazardous waste / Contaminated Sites***

US CDL..... Clandestine Drug Labs

## EXECUTIVE SUMMARY

CA SCH.....	School Property Evaluation Program
CA Toxic Pits.....	Toxic Pits Cleanup Act Sites
CA AOCNCERN.....	San Gabriel Valley Areas of Concern
CA CDL.....	Clandestine Drug Labs
US HIST CDL.....	National Clandestine Laboratory Register

### **Local Land Records**

LIENS 2.....	CERCLA Lien Information
CA LIENS.....	Environmental Liens Listing

### **Records of Emergency Release Reports**

HMIRS.....	Hazardous Materials Information Reporting System
CA CHMIRS.....	California Hazardous Material Incident Report System
CA LDS.....	Land Disposal Sites Listing
CA MCS.....	Military Cleanup Sites Listing
CA SPILLS 90.....	SPILLS 90 data from FirstSearch

### **Other Ascertainable Records**

DOT OPS.....	Incident and Accident Data
DOD.....	Department of Defense Sites
FUDS.....	Formerly Used Defense Sites
CONSENT.....	Superfund (CERCLA) Consent Decrees
ROD.....	Records Of Decision
UMTRA.....	Uranium Mill Tailings Sites
US MINES.....	Mines Master Index File
TRIS.....	Toxic Chemical Release Inventory System
TSCA.....	Toxic Substances Control Act
SSTS.....	Section 7 Tracking Systems
ICIS.....	Integrated Compliance Information System
MLTS.....	Material Licensing Tracking System
RADINFO.....	Radiation Information Database
RAATS.....	RCRA Administrative Action Tracking System
RMP.....	Risk Management Plans
CA BOND EXP. PLAN.....	Bond Expenditure Plan
CA UIC.....	UIC Listing
CA Cortese.....	"Cortese" Hazardous Waste & Substances Sites List
CA CUPA Listings.....	CUPA Resources List
CA WIP.....	Well Investigation Program Case List
CA ENF.....	Enforcement Action Listing
INDIAN RESERV.....	Indian Reservations
SCRD DRYCLEANERS.....	State Coalition for Remediation of Drycleaners Listing
CA PROC.....	Certified Processors Database
LEAD SMELTERS.....	Lead Smelter Sites
EPA WATCH LIST.....	EPA WATCH LIST
COAL ASH EPA.....	Coal Combustion Residues Surface Impoundments List
PCB TRANSFORMER.....	PCB Transformer Registration Database
2020 COR ACTION.....	2020 Corrective Action Program List
PRP.....	Potentially Responsible Parties
COAL ASH DOE.....	Steam-Electric Plant Operation Data

### **EDR HIGH RISK HISTORICAL RECORDS**

#### **EDR Exclusive Records**

EDR MGP.....	EDR Proprietary Manufactured Gas Plants
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# EXECUTIVE SUMMARY

## EDR RECOVERED GOVERNMENT ARCHIVES

### ***Exclusive Recovered Govt. Archives***

CA RGA LF..... Recovered Government Archive Solid Waste Facilities List  
CA RGA LUST..... Recovered Government Archive Leaking Underground Storage Tank

## SURROUNDING SITES: SEARCH RESULTS

Surrounding sites were identified in the following databases.

Elevations have been determined from the USGS Digital Elevation Model and should be evaluated on a relative (not an absolute) basis. Relative elevation information between sites of close proximity should be field verified. Sites with an elevation equal to or higher than the target property have been differentiated below from sites with an elevation lower than the target property. Page numbers and map identification numbers refer to the EDR Radius Map report where detailed data on individual sites can be reviewed.

Sites listed in ***bold italics*** are in multiple databases.

Unmappable (orphan) sites are not considered in the foregoing analysis.

## STANDARD ENVIRONMENTAL RECORDS

### ***Federal CERCLIS list***

CERCLIS: The Comprehensive Environmental Response, Compensation and Liability Information System contains data on potentially hazardous waste sites that have been reported to the USEPA by states, municipalities, private companies and private persons, pursuant to Section 103 of the Comprehensive Environmental Response, Compensation and Liability Act (CERCLA). CERCLIS contains sites which are either proposed to or on the National Priorities List (NPL) and sites which are in the screening and assessment phase for possible inclusion on the NPL.

A review of the CERCLIS list, as provided by EDR, and dated 10/25/2013 has revealed that there is 1 CERCLIS site within approximately 0.5 miles of the target property.

<u>Lower Elevation</u>	<u>Address</u>	<u>Direction / Distance</u>	<u>Map ID</u>	<u>Page</u>
MOUREN-LAURENS OIL	641 EAST COMPTON BLVD	SW 1/8 - 1/4 (0.205 mi.)	G39	56

### ***Federal CERCLIS NFRAP site List***

CERC-NFRAP: Archived sites are sites that have been removed and archived from the inventory of CERCLIS sites. Archived status indicates that, to the best of EPA's knowledge, assessment at a site has been completed and that EPA has determined no further steps will be taken to list this site on the National Priorities List (NPL), unless information indicates this decision was not appropriate or other considerations require a recommendation for listing at a later time. This decision does not necessarily mean that there is no hazard associated with a given site; it only means that, based upon available information, the location is not judged to be a potential NPL site.

A review of the CERC-NFRAP list, as provided by EDR, and dated 10/25/2013 has revealed that there is

## EXECUTIVE SUMMARY

1 CERC-NFRAP site within approximately 0.5 miles of the target property.

<u>Equal/Higher Elevation</u>	<u>Address</u>	<u>Direction / Distance</u>	<u>Map ID</u>	<u>Page</u>
V&M PLATING COMPANY	14024 S AVALON BLVD	NNW 1/4 - 1/2 (0.436 mi.)	O77	148

### ***Federal RCRA CORRACTS facilities list***

CORRACTS: CORRACTS is a list of handlers with RCRA Corrective Action Activity. This report shows which nationally-defined corrective action core events have occurred for every handler that has had corrective action activity.

A review of the CORRACTS list, as provided by EDR, and dated 12/09/2014 has revealed that there are 3 CORRACTS sites within approximately 1 mile of the target property.

<u>Lower Elevation</u>	<u>Address</u>	<u>Direction / Distance</u>	<u>Map ID</u>	<u>Page</u>
LEACH OIL CO, INC	625 E COMPTON BLVD	SW 1/8 - 1/4 (0.211 mi.)	G44	59
TP INDUSTRIAL INC	525 E. ALONDRA BLVD	SSW 1/2 - 1 (0.837 mi.)	P86	175
SAFETY KLEEN CORP 7 088 04	139 E 175TH ST	SW 1/2 - 1 (0.920 mi.)	90	218

### ***Federal RCRA generators list***

RCRA-LQG: RCRAInfo is EPA's comprehensive information system, providing access to data supporting the Resource Conservation and Recovery Act (RCRA) of 1976 and the Hazardous and Solid Waste Amendments (HSWA) of 1984. The database includes selective information on sites which generate, transport, store, treat and/or dispose of hazardous waste as defined by the Resource Conservation and Recovery Act (RCRA). Large quantity generators (LQGs) generate over 1,000 kilograms (kg) of hazardous waste, or over 1 kg of acutely hazardous waste per month.

A review of the RCRA-LQG list, as provided by EDR, and dated 12/09/2014 has revealed that there are 3 RCRA-LQG sites within approximately 0.25 miles of the target property.

<u>Lower Elevation</u>	<u>Address</u>	<u>Direction / Distance</u>	<u>Map ID</u>	<u>Page</u>
INDEPENDENT INK, INC.	14705 S. AVALON BLVD	WNW 1/8 - 1/4 (0.140 mi.)	A11	23
ODYSSEY TRANSPORTATION INC OF	14612 S AVALON BLVD	WNW 1/8 - 1/4 (0.154 mi.)	C16	32
FORMER MOUREN-LAURENS OIL COMP	641,705,715, & 719 E. C	SSW 1/8 - 1/4 (0.174 mi.)	F28	43

RCRA-SQG: RCRAInfo is EPA's comprehensive information system, providing access to data supporting the Resource Conservation and Recovery Act (RCRA) of 1976 and the Hazardous and Solid Waste Amendments (HSWA) of 1984. The database includes selective information on sites which generate, transport, store, treat and/or dispose of hazardous waste as defined by the Resource Conservation and Recovery Act (RCRA). Small quantity generators (SQGs) generate between 100 kg and 1,000 kg of hazardous waste per month.

A review of the RCRA-SQG list, as provided by EDR, and dated 12/09/2014 has revealed that there are 6 RCRA-SQG sites within approximately 0.25 miles of the target property.

<u>Equal/Higher Elevation</u>	<u>Address</u>	<u>Direction / Distance</u>	<u>Map ID</u>	<u>Page</u>
GE ROTOFLOW	14435 SOUTH AVALON BOUL	NW 1/8 - 1/4 (0.220 mi.)	H49	84

<u>Lower Elevation</u>	<u>Address</u>	<u>Direction / Distance</u>	<u>Map ID</u>	<u>Page</u>
TYRAD SERVICE CORP	14714 S AVALON BLVD	WNW 1/8 - 1/4 (0.136 mi.)	A1	8

## EXECUTIVE SUMMARY

<u>Lower Elevation</u>	<u>Address</u>	<u>Direction / Distance</u>	<u>Map ID</u>	<u>Page</u>
<b>CHEMICAL TRANSPORTATION</b>	<b>14700 S AVALON BLVD</b>	<b>WNW 1/8 - 1/4 (0.138 mi.)</b>	<b>A5</b>	<b>14</b>
<b>MARK IV CHARTER BUS LINES/LAID</b>	<b>14800 AVALON BLVD</b>	<b>W 1/8 - 1/4 (0.138 mi.)</b>	<b>A7</b>	<b>18</b>
<b>CALINEX TRANSPORTATION INC</b>	<b>14900 S AVALON</b>	<b>WSW 1/8 - 1/4 (0.148 mi.)</b>	<b>B14</b>	<b>29</b>
<b>LEACH OIL CO, INC</b>	<b>625 E COMPTON BLVD</b>	<b>SW 1/8 - 1/4 (0.211 mi.)</b>	<b>G44</b>	<b>59</b>

### **State- and tribal - equivalent NPL**

CA RESPONSE: Identifies confirmed release sites where DTSC is involved in remediation, either in a lead or oversight capacity. These confirmed release sites are generally high-priority and high potential risk.

A review of the CA RESPONSE list, as provided by EDR, and dated 11/03/2014 has revealed that there is 1 CA RESPONSE site within approximately 1 mile of the target property.

<u>Lower Elevation</u>	<u>Address</u>	<u>Direction / Distance</u>	<u>Map ID</u>	<u>Page</u>
<b>J. L. MANTA</b>	<b>133 WEST 155TH STREET</b>	<b>WSW 1/2 - 1 (0.942 mi.)</b>	<b>93</b>	<b>235</b>

### **State- and tribal - equivalent CERCLIS**

CA ENVIROSTOR: The Department of Toxic Substances Control's (DTSC's) Site Mitigation and Brownfields Reuse Program's (SMBRP's) EnviroStor database identifies sites that have known contamination or sites for which there may be reasons to investigate further. The database includes the following site types: Federal Superfund sites (National Priorities List (NPL)); State Response, including Military Facilities and State Superfund; Voluntary Cleanup; and School sites. EnviroStor provides similar information to the information that was available in CalSites, and provides additional site information, including, but not limited to, identification of formerly-contaminated properties that have been released for reuse, properties where environmental deed restrictions have been recorded to prevent inappropriate land uses, and risk characterization information that is used to assess potential impacts to public health and the environment at contaminated sites.

A review of the CA ENVIROSTOR list, as provided by EDR, and dated 11/03/2014 has revealed that there are 25 CA ENVIROSTOR sites within approximately 1 mile of the target property.

<u>Equal/Higher Elevation</u>	<u>Address</u>	<u>Direction / Distance</u>	<u>Map ID</u>	<u>Page</u>
<b>ACE MEDICAL COMPANY</b> Status: No Further Action	<b>14131 AVALON BLVD</b>	<b>NNW 1/4 - 1/2 (0.381 mi.)</b>	<b>M71</b>	<b>136</b>
<b>MICRO-ETCH CO.</b> Status: Refer: Other Agency	<b>440 E. ROSECRANS</b>	<b>NW 1/4 - 1/2 (0.395 mi.)</b>	<b>73</b>	<b>141</b>
<b>V &amp; M PLATING</b> Status: Inactive - Action Required	<b>14024 S AVALON</b>	<b>NNW 1/4 - 1/2 (0.436 mi.)</b>	<b>O78</b>	<b>154</b>
<b>COASTCAST CORPORATION</b> Status: Refer: Other Agency Status: Refer: 1248 Local Agency	<b>14831 MAPLE AV</b>	<b>W 1/2 - 1 (0.558 mi.)</b>	<b>80</b>	<b>162</b>
<b>DERON LLC</b> Status: Refer: 1248 Local Agency	<b>14701 S MAPLE AVE</b>	<b>W 1/2 - 1 (0.586 mi.)</b>	<b>81</b>	<b>167</b>
<b>CALIFORNIA RANCHWEAR</b> Status: Refer: 1248 Local Agency	<b>14600 S MAIN ST</b>	<b>W 1/2 - 1 (0.642 mi.)</b>	<b>83</b>	<b>171</b>
<u>Lower Elevation</u>	<u>Address</u>	<u>Direction / Distance</u>	<u>Map ID</u>	<u>Page</u>
<b>CHEMTRANS</b> Status: Refer: Other Agency	<b>14700 S AVALON BLVD</b>	<b>WNW 1/8 - 1/4 (0.138 mi.)</b>	<b>A4</b>	<b>11</b>

## EXECUTIVE SUMMARY

<u>Lower Elevation</u>	<u>Address</u>	<u>Direction / Distance</u>	<u>Map ID</u>	<u>Page</u>
<b>LEACH OIL COMPANY INC.</b> Status: Active	<b>625 E COMPTON BLVD</b>	<b>SW 1/8 - 1/4 (0.211 mi.)</b>	<b>G45</b>	<b>80</b>
<b>FREEMAN PRODUCTS INC</b> Status: Refer: Other Agency	<b>14700 S SAN PEDRO ST</b>	<b>W 1/4 - 1/2 (0.306 mi.)</b>	<b>K60</b>	<b>105</b>
BETHANY COMMUNITY CHURCH Status: Refer: 1248 Local Agency	14434 S. SAN PEDRO ST.	WNW 1/4 - 1/2 (0.347 mi.)	L67	127
<b>SPECTRUM CHEMICAL MFG CORP</b> Status: Inactive - Action Required	<b>14422 S SAN PEDRO ST</b>	<b>WNW 1/4 - 1/2 (0.350 mi.)</b>	<b>L68</b>	<b>128</b>
<b>LARRY SMITH CLEANERS</b> Status: Refer: 1248 Local Agency	<b>1904 W ROSECRANS AV</b>	<b>ENE 1/2 - 1 (0.603 mi.)</b>	<b>82</b>	<b>169</b>
ALONDRA REGIONAL PARK Status: Inactive - Action Required	2901 WEST ALONDRA BOULE	S 1/2 - 1 (0.795 mi.)	84	172
COMPTON DUMP Status: Refer: RWQCB	2701-2801 WEST ALONDRA	SSE 1/2 - 1 (0.822 mi.)	85	173
<b>TP INDUSTRIAL, INC</b> Status: Active	<b>525 E ALONDRA BL</b>	<b>SSW 1/2 - 1 (0.837 mi.)</b>	<b>P87</b>	<b>198</b>
ACCU-CHROME PLATING CO. Status: Inactive - Action Required	119 W. 154TH STREET	WSW 1/2 - 1 (0.904 mi.)	Q88	206
<b>CORONET MANUFACTURING</b> Status: Refer: Other Agency	<b>16210 S AVALON BLVD</b>	<b>S 1/2 - 1 (0.907 mi.)</b>	<b>89</b>	<b>207</b>
<b>SAFETY KLEEN CORP 7 088 04</b> Status: Active	<b>139 E 175TH ST</b>	<b>SW 1/2 - 1 (0.920 mi.)</b>	<b>90</b>	<b>218</b>
<b>COAST PLATING CO</b> Status: Refer: Other Agency	<b>128 W 154TH ST # 150</b>	<b>WSW 1/2 - 1 (0.922 mi.)</b>	<b>Q91</b>	<b>231</b>
CHEMTRUST INDUSTRIES CORP CALI Status: No Further Action	333 WEST CROWN VISTA DR	W 1/2 - 1 (0.928 mi.)	92	234
<b>J. L. MANTA</b> Status: Certified	<b>133 WEST 155TH STREET</b>	<b>WSW 1/2 - 1 (0.942 mi.)</b>	<b>93</b>	<b>235</b>
CENTRAL AIRPORT Status: Inactive - Needs Evaluation		NE 1/2 - 1 (0.945 mi.)	94	239
<b>LEE JAMES G RECORD PROCESSING#</b> Status: Certified O&M - Land Use Restrictions Only	<b>145 W 154TH ST</b>	<b>WSW 1/2 - 1 (0.955 mi.)</b>	<b>Q95</b>	<b>240</b>
<b>ADVANCED PACKAGING &amp; PRODUCTS</b> Status: Refer: EPA	<b>16131 MAPLE</b>	<b>SSW 1/2 - 1 (0.960 mi.)</b>	<b>96</b>	<b>244</b>
AUTOMATED ETCHING INC. Status: Refer: Other Agency	15311 SOUTH BROADWAY	WSW 1/2 - 1 (0.982 mi.)	97	246

### **State and tribal landfill and/or solid waste disposal site lists**

CA SWF/LF: The Solid Waste Facilities/Landfill Sites records typically contain an inventory of solid waste disposal facilities or landfills in a particular state. The data come from the Integrated Waste Management Board's Solid Waste Information System (SWIS) database.

A review of the CA SWF/LF list, as provided by EDR, and dated 11/17/2014 has revealed that there are

## EXECUTIVE SUMMARY

2 CA SWF/LF sites within approximately 0.5 miles of the target property.

<u>Equal/Higher Elevation</u>	<u>Address</u>	<u>Direction / Distance</u>	<u>Map ID</u>	<u>Page</u>
<b>BROWN-FERRIS IND (BFI)</b>	<b>2509 WEST ROSECRANS</b>	<b>NNE 1/4 - 1/2 (0.329 mi.)</b>	<b>64</b>	<b>119</b>
<u>Lower Elevation</u>	<u>Address</u>	<u>Direction / Distance</u>	<u>Map ID</u>	<u>Page</u>
<b>BROWNING-FERRIS INDUSTRIES</b>	<b>14905 S SAN PEDRO ST</b>	<b>WSW 1/4 - 1/2 (0.299 mi.)</b>	<b>J57</b>	<b>101</b>

### **State and tribal leaking storage tank lists**

CA LUST: The Leaking Underground Storage Tank Incident Reports contain an inventory of reported leaking underground storage tank incidents. The data come from the State Water Resources Control Board Leaking Underground Storage Tank Information System.

A review of the CA LUST list, as provided by EDR, and dated 12/12/2014 has revealed that there are 17 CA LUST sites within approximately 0.5 miles of the target property.

<u>Equal/Higher Elevation</u>	<u>Address</u>	<u>Direction / Distance</u>	<u>Map ID</u>	<u>Page</u>
TRENCH SHORING Status: Completed - Case Closed	636 ROSECRANS AVE. E	NNW 1/8 - 1/4 (0.235 mi.)	53	91
CIRCLE K #7889/THRIFTY OIL#130 Status: Open - Remediation	600 ROSECRANS AVE E	NW 1/4 - 1/2 (0.285 mi.)	I54	93
<b>BROWN-FERRIS IND (BFI)</b> Status: Completed - Case Closed	<b>2509 WEST ROSECRANS</b>	<b>NNE 1/4 - 1/2 (0.329 mi.)</b>	<b>64</b>	<b>119</b>
<b>TOSCO S.S. #3327</b> Status: Completed - Case Closed	<b>14216 AVALON BLVD S</b>	<b>NNW 1/4 - 1/2 (0.334 mi.)</b>	<b>M65</b>	<b>122</b>
<b>CALIFORNIA FRAMES, INC.</b> Status: Completed - Case Closed	<b>13945 MCKINLEY AVE</b>	<b>N 1/4 - 1/2 (0.390 mi.)</b>	<b>72</b>	<b>139</b>
V & M PERCISION GRINDING CO. Status: Completed - Case Closed	14032 AVALON BLVD S	NNW 1/4 - 1/2 (0.431 mi.)	O74	142
<b>V &amp; M PRECISION GRINDING COMPA</b>	<b>14032 S AVALON BLVD</b>	<b>NNW 1/4 - 1/2 (0.431 mi.)</b>	<b>O76</b>	<b>144</b>
<u>Lower Elevation</u>	<u>Address</u>	<u>Direction / Distance</u>	<u>Map ID</u>	<u>Page</u>
<b>LIDLAW EDUCATION SERVICES INC</b> Status: Open - Site Assessment	<b>14800 S AVALON BLVD</b>	<b>W 1/8 - 1/4 (0.138 mi.)</b>	<b>A8</b>	<b>19</b>
IVAN HALPERIN Status: Completed - Case Closed	14900 SOUTH AVALON BOUL	WSW 1/8 - 1/4 (0.148 mi.)	B15	30
COMPLETE CHARTER LINES (FORMER) Status: Completed - Case Closed	14531 AVALON BLVD S	WNW 1/8 - 1/4 (0.164 mi.)	C19	38
<b>BROWNING FERRIS INDUSTRIES</b> Status: Completed - Case Closed	<b>14905 SAN PEDRO ST S</b>	<b>WSW 1/4 - 1/2 (0.296 mi.)</b>	<b>J56</b>	<b>98</b>
PROPOSED 7 ELEVEN Status: Open - Eligible for Closure	15230 AVALON BLVD S	SSW 1/4 - 1/2 (0.300 mi.)	58	103
NATIONAL STEEL & TUBE Status: Completed - Case Closed	301 COMPTON BLVD E	WSW 1/4 - 1/2 (0.312 mi.)	61	112
VIKING FREIGHT SYSTEMS Status: Completed - Case Closed	14719 SAN PEDRO ST S	WNW 1/4 - 1/2 (0.329 mi.)	L63	115
<b>ALAMEDA PIPE &amp; SUPPLY CO</b> Status: Completed - Case Closed	<b>15100 SAN PEDRO</b>	<b>SW 1/4 - 1/2 (0.344 mi.)</b>	<b>66</b>	<b>124</b>

## EXECUTIVE SUMMARY

<u>Lower Elevation</u>	<u>Address</u>	<u>Direction / Distance</u>	<u>Map ID</u>	<u>Page</u>
COLUMBIA MANUFACTURING CORP. Status: Completed - Case Closed	14400 SAN PEDRO ST S	WNW 1/4 - 1/2 (0.358 mi.)	N69	134
<b>SELF STORAGE/Ryder TRUCK</b> Status: Completed - Case Closed Status: Open - Site Assessment	<b>15500 AVALON BLVD S</b>	<b>SSW 1/4 - 1/2 (0.467 mi.)</b>	<b>79</b>	<b>158</b>

CA SLIC: SLIC Region comes from the California Regional Water Quality Control Board.

A review of the CA SLIC list, as provided by EDR, and dated 12/12/2014 has revealed that there are 6 CA SLIC sites within approximately 0.5 miles of the target property.

<u>Equal/Higher Elevation</u>	<u>Address</u>	<u>Direction / Distance</u>	<u>Map ID</u>	<u>Page</u>
<b>ROTOFLOW CORP</b> Facility Status: Open - Assessment & Interim Remedial Action	<b>540 E ROSECRANS AVE</b>	<b>NW 1/4 - 1/2 (0.317 mi.)</b>	<b>62</b>	<b>114</b>

<u>Lower Elevation</u>	<u>Address</u>	<u>Direction / Distance</u>	<u>Map ID</u>	<u>Page</u>
<b>LAILAW EDUCATION SERVICES INC</b> Facility Status: Completed - Case Closed	<b>14800 S AVALON BLVD</b>	<b>W 1/8 - 1/4 (0.138 mi.)</b>	<b>A8</b>	<b>19</b>
<b>OXY LONG BEACH, INC.</b> MOUREN LAURENS OIL CO Facility Status: Open - Site Assessment	<b>14800 AVALON</b> 641 - 719 EAST COMPTON	<b>W 1/8 - 1/4 (0.140 mi.)</b> SW 1/8 - 1/4 (0.205 mi.)	<b>B12</b> G38	<b>27</b> 55
MOUREN-LAURENS OIL CO.	641 COMPTON	SW 1/8 - 1/4 (0.205 mi.)	G40	57
<b>LEACH OIL CO INC</b> Facility Status: Open - Site Assessment	<b>625 EAST COMPTON BLVD.</b>	<b>SW 1/8 - 1/4 (0.211 mi.)</b>	<b>G43</b>	<b>58</b>

### State and tribal registered storage tank lists

CA UST: The Underground Storage Tank database contains registered USTs. USTs are regulated under Subtitle I of the Resource Conservation and Recovery Act (RCRA). The data come from the State Water Resources Control Board's Hazardous Substance Storage Container Database.

A review of the CA UST list, as provided by EDR, and dated 01/20/2015 has revealed that there are 2 CA UST sites within approximately 0.25 miles of the target property.

<u>Lower Elevation</u>	<u>Address</u>	<u>Direction / Distance</u>	<u>Map ID</u>	<u>Page</u>
<b>MARK IV CHARTER BUS LINES/LAID</b>	<b>14800 AVALON BLVD</b>	<b>W 1/8 - 1/4 (0.138 mi.)</b>	<b>A7</b>	<b>18</b>
PENHALL CO	14801 S AVALON BLVD	W 1/8 - 1/4 (0.139 mi.)	A10	23

### State and tribal voluntary cleanup sites

CA VCP: Contains low threat level properties with either confirmed or unconfirmed releases and the project proponents have request that DTSC oversee investigation and/or cleanup activities and have agreed to provide coverage for DTSC's costs.

A review of the CA VCP list, as provided by EDR, and dated 11/03/2014 has revealed that there is 1 CA

## EXECUTIVE SUMMARY

VCP site within approximately 0.5 miles of the target property.

<u>Equal/Higher Elevation</u>	<u>Address</u>	<u>Direction / Distance</u>	<u>Map ID</u>	<u>Page</u>
ACE MEDICAL COMPANY	14131 AVALON BLVD	NNW 1/4 - 1/2 (0.381 mi.)	M71	136

### ADDITIONAL ENVIRONMENTAL RECORDS

#### **Local Lists of Hazardous waste / Contaminated Sites**

CA HIST Cal-Sites: Formerly known as ASPIS, this database contains both known and potential hazardous substance sites. The source is the California Department of Toxic Substance Control. No longer updated by the state agency. It has been replaced by ENVIROSTOR.

A review of the CA HIST Cal-Sites list, as provided by EDR, and dated 08/08/2005 has revealed that there is 1 CA HIST Cal-Sites site within approximately 1 mile of the target property.

<u>Lower Elevation</u>	<u>Address</u>	<u>Direction / Distance</u>	<u>Map ID</u>	<u>Page</u>
J. L. MANTA	133 WEST 155TH STREET	WSW 1/2 - 1 (0.942 mi.)	93	235

#### **Local Lists of Registered Storage Tanks**

CA FID UST: The Facility Inventory Database contains active and inactive underground storage tank locations. The source is the State Water Resource Control Board.

A review of the CA FID UST list, as provided by EDR, and dated 10/31/1994 has revealed that there is 1 CA FID UST site within approximately 0.25 miles of the target property.

<u>Lower Elevation</u>	<u>Address</u>	<u>Direction / Distance</u>	<u>Map ID</u>	<u>Page</u>
CALZONA TANKWAYS INC	14700 S AVALON BLVD	WNW 1/8 - 1/4 (0.137 mi.)	A2	10

CA HIST UST: Historical UST Registered Database.

A review of the CA HIST UST list, as provided by EDR, and dated 10/15/1990 has revealed that there are 4 CA HIST UST sites within approximately 0.25 miles of the target property.

<u>Equal/Higher Elevation</u>	<u>Address</u>	<u>Direction / Distance</u>	<u>Map ID</u>	<u>Page</u>
TRENCH SHORING CO.	14520 S AVALON BLVD	NW 1/8 - 1/4 (0.184 mi.)	C32	51
NACCO CORP.	14439 S AVALON BLVD	NW 1/8 - 1/4 (0.218 mi.)	H46	82
<u>Lower Elevation</u>	<u>Address</u>	<u>Direction / Distance</u>	<u>Map ID</u>	<u>Page</u>
LEACH OIL CO, INC	625 E COMPTON BLVD	SW 1/8 - 1/4 (0.211 mi.)	G44	59
PACIFIC BELL (A1-101)	608 E. COMPTON BLVD.	SW 1/8 - 1/4 (0.221 mi.)	G50	87

## EXECUTIVE SUMMARY

CA SWEEPS UST: Statewide Environmental Evaluation and Planning System. This underground storage tank listing was updated and maintained by a company contacted by the SWRCB in the early 1990's. The listing is no longer updated or maintained. The local agency is the contact for more information on a site on the SWEEPS list.

A review of the CA SWEEPS UST list, as provided by EDR, and dated 06/01/1994 has revealed that there are 4 CA SWEEPS UST sites within approximately 0.25 miles of the target property.

<u>Equal/Higher Elevation</u>	<u>Address</u>	<u>Direction / Distance</u>	<u>Map ID</u>	<u>Page</u>
NATIONAL RESEARCH & CHEM	14439 S AVALON BLVD	NW 1/8 - 1/4 (0.220 mi.)	H48	83

<u>Lower Elevation</u>	<u>Address</u>	<u>Direction / Distance</u>	<u>Map ID</u>	<u>Page</u>
<b>CALZONA TANKWAYS INC</b>	<b>14700 S AVALON BLVD</b>	<b>WNW 1/8 - 1/4 (0.137 mi.)</b>	<b>A2</b>	<b>10</b>
PENHALL COMPANY	14801 S AVALON BLVD	W 1/8 - 1/4 (0.139 mi.)	A9	22
MARK IV CHARTER LINES	14800 S AVALON BLVD	W 1/8 - 1/4 (0.140 mi.)	B13	28

### **Other Ascertainable Records**

RCRA NonGen / NLR: RCRAInfo is EPA's comprehensive information system, providing access to data supporting the Resource Conservation and Recovery Act (RCRA) of 1976 and the Hazardous and Solid Waste Amendments (HSWA) of 1984. The database includes selective information on sites which generate, transport, store, treat and/or dispose of hazardous waste as defined by the Resource Conservation and Recovery Act (RCRA). Non-Generators do not presently generate hazardous waste.

A review of the RCRA NonGen / NLR list, as provided by EDR, and dated 12/09/2014 has revealed that there are 4 RCRA NonGen / NLR sites within approximately 0.25 miles of the target property.

<u>Equal/Higher Elevation</u>	<u>Address</u>	<u>Direction / Distance</u>	<u>Map ID</u>	<u>Page</u>
<b>ENVIRONMENTAL DYNAMICS INC</b>	<b>22222 S WILMINGTON AVE</b>	<b>NW 1/8 - 1/4 (0.183 mi.)</b>	<b>C31</b>	<b>48</b>
<b>BHL IND INC</b>	<b>14519 S AVALON BLVD</b>	<b>NW 1/8 - 1/4 (0.187 mi.)</b>	<b>C35</b>	<b>52</b>
NATIONAL LAND CLEARING & RENTA	14519 S AVALON BLVD	NW 1/8 - 1/4 (0.187 mi.)	C36	54

<u>Lower Elevation</u>	<u>Address</u>	<u>Direction / Distance</u>	<u>Map ID</u>	<u>Page</u>
<b>ACE ORTHOPEDIC MFG</b>	<b>15105 S AVALON BLVD</b>	<b>SW 1/8 - 1/4 (0.232 mi.)</b>	<b>G52</b>	<b>88</b>

CA HIST CORTESE: The sites for the list are designated by the State Water Resource Control Board [LUST], the Integrated Waste Board [SWF/LS], and the Department of Toxic Substances Control [CALSTATES]. This listing is no longer updated by the state agency.

A review of the CA HIST CORTESE list, as provided by EDR, and dated 04/01/2001 has revealed that there are 10 CA HIST CORTESE sites within approximately 0.5 miles of the target property.

<u>Equal/Higher Elevation</u>	<u>Address</u>	<u>Direction / Distance</u>	<u>Map ID</u>	<u>Page</u>
COMPLETE CHARTER LINES (F	14531 AVALON	NW 1/8 - 1/4 (0.181 mi.)	C29	47
CIRCLE K #7889/THRIFTY OI	600 ROSECRANS	NW 1/4 - 1/2 (0.287 mi.)	I55	98
<b>TOSCO S.S. #3327</b>	<b>14216 AVALON BLVD S</b>	<b>NNW 1/4 - 1/2 (0.334 mi.)</b>	<b>M65</b>	<b>122</b>
<b>CALIFORNIA FRAMES, INC.</b>	<b>13945 MCKINLEY AVE</b>	<b>N 1/4 - 1/2 (0.390 mi.)</b>	<b>72</b>	<b>139</b>
V & M PERCISION GRINDING	14032 AVALON	NNW 1/4 - 1/2 (0.431 mi.)	O75	144

<u>Lower Elevation</u>	<u>Address</u>	<u>Direction / Distance</u>	<u>Map ID</u>	<u>Page</u>
<b>BROWNING FERRIS INDUSTRIES</b>	<b>14905 SAN PEDRO ST S</b>	<b>WSW 1/4 - 1/2 (0.296 mi.)</b>	<b>J56</b>	<b>98</b>

## EXECUTIVE SUMMARY

<u>Lower Elevation</u>	<u>Address</u>	<u>Direction / Distance</u>	<u>Map ID</u>	<u>Page</u>
VIKING FREIGHT SYSTEMS	14719 SAN PEDRO	W 1/4 - 1/2 (0.303 mi.)	K59	105
<b>ALAMEDA PIPE &amp; SUPPLY CO</b>	<b>15100 SAN PEDRO</b>	<b>SW 1/4 - 1/2 (0.344 mi.)</b>	<b>66</b>	<b>124</b>
COLUMBIA MANUFACTURING CO	14400 SAN PEDRO	WNW 1/4 - 1/2 (0.358 mi.)	N70	136
<b>SELF STORAGE/Ryder TRUCK</b>	<b>15500 AVALON BLVD S</b>	<b>SSW 1/4 - 1/2 (0.467 mi.)</b>	<b>79</b>	<b>158</b>

CA Notify 65: Listings of all Proposition 65 incidents reported to counties by the State Water Resources Control Board and the Regional Water Quality Control Board. This database is no longer updated by the reporting agency.

A review of the CA Notify 65 list, as provided by EDR, and dated 10/21/1993 has revealed that there is 1 CA Notify 65 site within approximately 1 mile of the target property.

<u>Lower Elevation</u>	<u>Address</u>	<u>Direction / Distance</u>	<u>Map ID</u>	<u>Page</u>
MOUREN-LAURENE OIL CO.	641 E. COMPTON BLVD.	SW 1/8 - 1/4 (0.205 mi.)	G41	58

TX Ind. Haz Waste: The Industrial and Hazardous Waste Database contains summary reports by waste handlers, generators and shippers in Texas.

A review of the TX Ind. Haz Waste list, as provided by EDR, has revealed that there is 1 TX Ind. Haz Waste site within approximately 0.25 miles of the target property.

<u>Lower Elevation</u>	<u>Address</u>	<u>Direction / Distance</u>	<u>Map ID</u>	<u>Page</u>
CHEMICAL TRANSPORTATION	14700 S AVALON BLVD	WNW 1/8 - 1/4 (0.138 mi.)	A6	15

CA MWMP: The Medical Waste Management Program (MWMP) ensures the proper handling and disposal of medical waste by permitting and inspecting medical waste Offsite Treatment Facilities (PDF) and Transfer Stations (PDF) throughout the state. MWMP also oversees all Medical Waste Transporters.

A review of the CA MWMP list, as provided by EDR, and dated 11/13/2014 has revealed that there is 1 CA MWMP site within approximately 0.25 miles of the target property.

<u>Equal/Higher Elevation</u>	<u>Address</u>	<u>Direction / Distance</u>	<u>Map ID</u>	<u>Page</u>
<b>ENVIRONMENTAL DYNAMICS, INC.</b>	<b>14531 S. AVALON BLVD.</b>	<b>NW 1/8 - 1/4 (0.183 mi.)</b>	<b>C30</b>	<b>47</b>

CA HWT: A listing of hazardous waste transporters. In California, unless specifically exempted, it is unlawful for any person to transport hazardous wastes unless the person holds a valid registration issued by DTSC. A hazardous waste transporter registration is valid for one year and is assigned a unique registration number.

A review of the CA HWT list, as provided by EDR, and dated 10/14/2014 has revealed that there are 3 CA HWT sites within approximately 0.25 miles of the target property.

<u>Equal/Higher Elevation</u>	<u>Address</u>	<u>Direction / Distance</u>	<u>Map ID</u>	<u>Page</u>
<b>ENVIRONMENTAL DYNAMICS, INC.</b>	<b>14531 S. AVALON BLVD.</b>	<b>NW 1/8 - 1/4 (0.183 mi.)</b>	<b>C30</b>	<b>47</b>

<u>Lower Elevation</u>	<u>Address</u>	<u>Direction / Distance</u>	<u>Map ID</u>	<u>Page</u>
CHEMTRANS	14700 SOUTH AVALON BOUL	WNW 1/8 - 1/4 (0.138 mi.)	A3	11
MOVEEL FUEL LLC	15000 AVALON BLVD. #K	WSW 1/8 - 1/4 (0.160 mi.)	D17	37

## EXECUTIVE SUMMARY

CA HWP: Detailed information on permitted hazardous waste facilities and corrective action ("cleanups") tracked in EnviroStor.

A review of the CA HWP list, as provided by EDR, and dated 11/24/2014 has revealed that there are 3 CA HWP sites within approximately 1 mile of the target property.

<u>Lower Elevation</u>	<u>Address</u>	<u>Direction / Distance</u>	<u>Map ID</u>	<u>Page</u>
<i>LEACH OIL COMPANY INC.</i>	<i>625 E COMPTON BLVD</i>	<i>SW 1/8 - 1/4 (0.211 mi.)</i>	<i>G45</i>	<i>80</i>
<i>TP INDUSTRIAL INC</i>	<i>525 E. ALONDRA BLVD</i>	<i>SSW 1/2 - 1 (0.837 mi.)</i>	<i>P86</i>	<i>175</i>
<i>SAFETY KLEEN CORP 7 088 04</i>	<i>139 E 175TH ST</i>	<i>SW 1/2 - 1 (0.920 mi.)</i>	<i>90</i>	<i>218</i>

### EDR HIGH RISK HISTORICAL RECORDS

#### ***EDR Exclusive Records***

EDR US Hist Auto Stat: EDR has searched selected national collections of business directories and has collected listings of potential gas station/filling station/service station sites that were available to EDR researchers. EDR's review was limited to those categories of sources that might, in EDR's opinion, include gas station/filling station/service station establishments. The categories reviewed included, but were not limited to gas, gas station, gasoline station, filling station, auto, automobile repair, auto service station, service station, etc. This database falls within a category of information EDR classifies as "High Risk Historical Records", or HRHR. EDR's HRHR effort presents unique and sometimes proprietary data about past sites and operations that typically create environmental concerns, but may not show up in current government records searches.

A review of the EDR US Hist Auto Stat list, as provided by EDR, has revealed that there are 12 EDR US Hist Auto Stat sites within approximately 0.25 miles of the target property.

<u>Lower Elevation</u>	<u>Address</u>	<u>Direction / Distance</u>	<u>Map ID</u>	<u>Page</u>
Not reported	15000 S AVALON BLVD	WSW 1/8 - 1/4 (0.160 mi.)	D18	37
Not reported	15016 S AVALON BLVD	WSW 1/8 - 1/4 (0.167 mi.)	D20	40
TED'S COMPTON SHELL	851 E COMPTON BLVD	SSE 1/8 - 1/4 (0.169 mi.)	E21	40
WATSON H M	845 E COMPTON BLVD	SSE 1/8 - 1/4 (0.170 mi.)	E22	41
WATSON H M	845 E COMPTON	SSE 1/8 - 1/4 (0.170 mi.)	E23	41
MURRAY & DOHENY	845 E CAMPTON BLVD	SSE 1/8 - 1/4 (0.170 mi.)	E24	42
Not reported	840 E COMPTON BLVD	S 1/8 - 1/4 (0.170 mi.)	E25	42
LEONHARDT'S SERVICE	842 E COMPTON BLVD	SSE 1/8 - 1/4 (0.170 mi.)	E26	42
CALDWELL PYLE INC	736 E COMPTON BLVD	SSW 1/8 - 1/4 (0.174 mi.)	F27	43
DUNHAM R F	937 E COMPTON	SE 1/8 - 1/4 (0.186 mi.)	33	51
SIGNAL SERVICE STATION	645 E COMPTON BLVD	SW 1/8 - 1/4 (0.200 mi.)	G37	55
MOORE'S SERVICE	636 E COMPTON BLVD	SW 1/8 - 1/4 (0.206 mi.)	G42	58

EDR US Hist Cleaners: EDR has searched selected national collections of business directories and has collected listings of potential dry cleaner sites that were available to EDR researchers. EDR's review was limited to those categories of sources that might, in EDR's opinion, include dry cleaning establishments. The categories reviewed included, but were not limited to dry cleaners, cleaners, laundry, laundromat, cleaning/laundry, wash & dry etc. This database falls within a category of information EDR classifies as "High Risk Historical Records", or HRHR. EDR's HRHR effort presents unique and sometimes proprietary data about past sites and operations that typically create environmental concerns, but may not show up in current government records searches.

A review of the EDR US Hist Cleaners list, as provided by EDR, has revealed that there are 3 EDR US

## EXECUTIVE SUMMARY

Hist Cleaners sites within approximately 0.25 miles of the target property.

<u>Equal/Higher Elevation</u>	<u>Address</u>	<u>Direction / Distance</u>	<u>Map ID</u>	<u>Page</u>
Not reported	14521 S AVALON BLVD	NW 1/8 - 1/4 (0.186 mi.)	C34	52

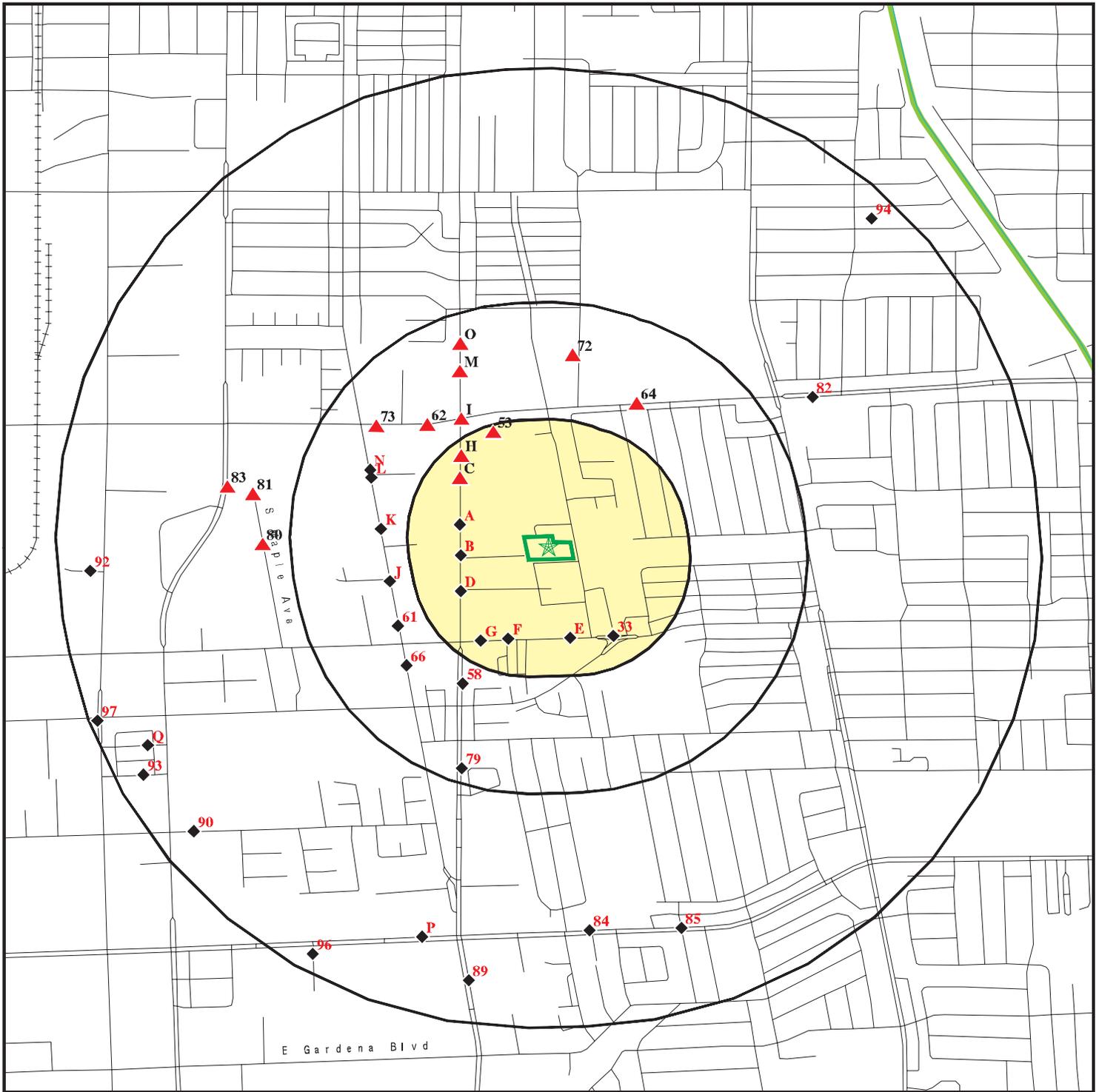
<u>Lower Elevation</u>	<u>Address</u>	<u>Direction / Distance</u>	<u>Map ID</u>	<u>Page</u>
M & M CLEANERS	609 E COMPTON BLVD	SW 1/8 - 1/4 (0.220 mi.)	G47	83
M & M CLEANERS	609 E COMPTON	SW 1/8 - 1/4 (0.224 mi.)	G51	88

## EXECUTIVE SUMMARY

Due to poor or inadequate address information, the following sites were not mapped. Count: 8 records.

<u>Site Name</u>	<u>Database(s)</u>
FAIRCHILD SPACE & DEFENSE KING/DREW MEDICAL MAGNET	CA HIST CORTESE, CA LUST CA HIST CORTESE, CA LUST CA CDL
ALCO PACIFIC INC. S.F. & BRAZIL	CERC-NFRAP, CORRACTS CA SWF/LF
DOMINGUEZ ENERGY REYES LEASE - ARE	CA SLIC
SANTA FE PACIFIC PIPELINES	CA SLIC
COMPTON AREA WIDE INVESTIGATION	CA ENVIROSTOR

# OVERVIEW MAP - 4197072.6S



Target Property

Sites at elevations higher than or equal to the target property

Sites at elevations lower than the target property

Manufactured Gas Plants

National Priority List Sites

Dept. Defense Sites

Indian Reservations BIA

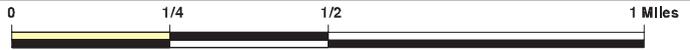
Oil & Gas pipelines from USGS

100-year flood zone

500-year flood zone

National Wetland Inventory

Areas of Concern

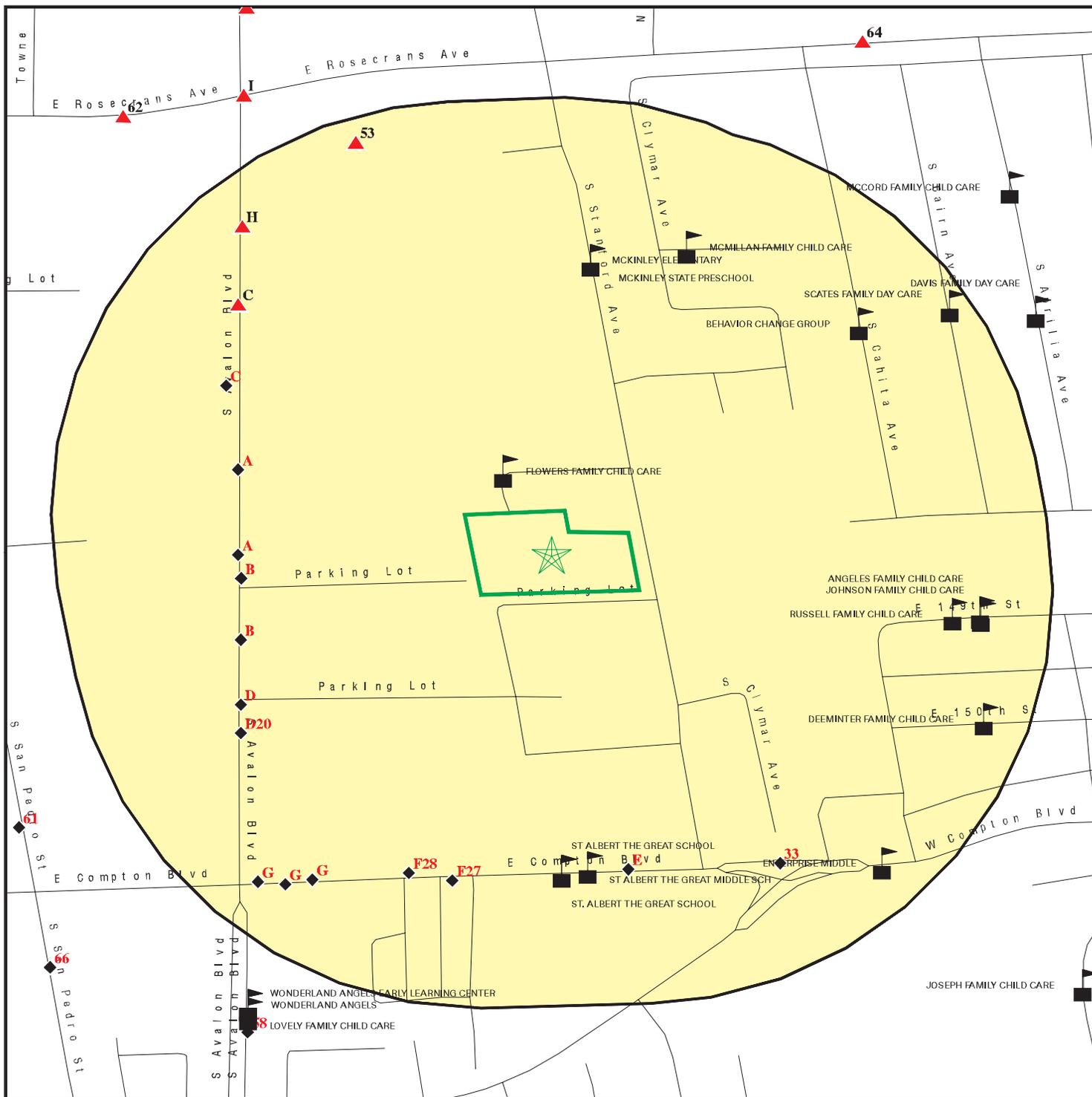


This report includes Interactive Map Layers to display and/or hide map information. The legend includes only those icons for the default map view.

SITE NAME: Stanford Avenue  
 ADDRESS: 14803 S. Stanford Avenue  
 Compton CA 90220  
 LAT/LONG: 33.8981 / 118.262

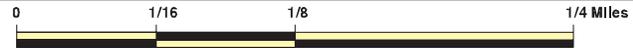
CLIENT: Pacific Environmental Company  
 CONTACT: Michael Lyssy  
 INQUIRY #: 4197072.6s  
 DATE: February 02, 2015 6:42 pm

# DETAIL MAP - 4197072.6S



- Target Property
- Sites at elevations higher than or equal to the target property
- Sites at elevations lower than the target property
- Manufactured Gas Plants
- Sensitive Receptors
- National Priority List Sites
- Dept. Defense Sites

- Indian Reservations BIA
- Oil & Gas pipelines from USGS
- 100-year flood zone
- 500-year flood zone
- Areas of Concern



This report includes Interactive Map Layers to display and/or hide map information. The legend includes only those icons for the default map view.

<p>SITE NAME: Stanford Avenue          ADDRESS: 14803 S. Stanford Avenue          Compton CA 90220          LAT/LONG: 33.8981 / 118.262</p>	<p>CLIENT: Pacific Environmental Company          CONTACT: Michael Lyssy          INQUIRY #: 4197072.6s          DATE: February 02, 2015 6:43 pm</p>
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## MAP FINDINGS SUMMARY

Database	Search Distance (Miles)	Target Property	< 1/8	1/8 - 1/4	1/4 - 1/2	1/2 - 1	> 1	Total Plotted
<b>STANDARD ENVIRONMENTAL RECORDS</b>								
<b><i>Federal NPL site list</i></b>								
NPL	1.000		0	0	0	0	NR	0
Proposed NPL	1.000		0	0	0	0	NR	0
NPL LIENS	TP		NR	NR	NR	NR	NR	0
<b><i>Federal Delisted NPL site list</i></b>								
Delisted NPL	1.000		0	0	0	0	NR	0
<b><i>Federal CERCLIS list</i></b>								
CERCLIS	0.500		0	1	0	NR	NR	1
FEDERAL FACILITY	0.500		0	0	0	NR	NR	0
<b><i>Federal CERCLIS NFRAP site List</i></b>								
CERC-NFRAP	0.500		0	0	1	NR	NR	1
<b><i>Federal RCRA CORRACTS facilities list</i></b>								
CORRACTS	1.000		0	1	0	2	NR	3
<b><i>Federal RCRA non-CORRACTS TSD facilities list</i></b>								
RCRA-TSDF	0.500		0	0	0	NR	NR	0
<b><i>Federal RCRA generators list</i></b>								
RCRA-LQG	0.250		0	3	NR	NR	NR	3
RCRA-SQG	0.250		0	6	NR	NR	NR	6
RCRA-CESQG	0.250		0	0	NR	NR	NR	0
<b><i>Federal institutional controls / engineering controls registries</i></b>								
US ENG CONTROLS	0.500		0	0	0	NR	NR	0
US INST CONTROL	0.500		0	0	0	NR	NR	0
LUCIS	0.500		0	0	0	NR	NR	0
<b><i>Federal ERNS list</i></b>								
ERNS	TP		NR	NR	NR	NR	NR	0
<b><i>State- and tribal - equivalent NPL</i></b>								
CA RESPONSE	1.000		0	0	0	1	NR	1
<b><i>State- and tribal - equivalent CERCLIS</i></b>								
CA ENVIROSTOR	1.000		0	2	6	17	NR	25
<b><i>State and tribal landfill and/or solid waste disposal site lists</i></b>								
CA SWF/LF	0.500		0	0	2	NR	NR	2
<b><i>State and tribal leaking storage tank lists</i></b>								
CA LUST	0.500		0	4	13	NR	NR	17

## MAP FINDINGS SUMMARY

Database	Search Distance (Miles)	Target Property	< 1/8	1/8 - 1/4	1/4 - 1/2	1/2 - 1	> 1	Total Plotted
CA SLIC	0.500		0	5	1	NR	NR	6
INDIAN LUST	0.500		0	0	0	NR	NR	0
<b>State and tribal registered storage tank lists</b>								
CA UST	0.250		0	2	NR	NR	NR	2
CA AST	0.250		0	0	NR	NR	NR	0
INDIAN UST	0.250		0	0	NR	NR	NR	0
FEMA UST	0.250		0	0	NR	NR	NR	0
<b>State and tribal voluntary cleanup sites</b>								
CA VCP	0.500		0	0	1	NR	NR	1
INDIAN VCP	0.500		0	0	0	NR	NR	0
<b>ADDITIONAL ENVIRONMENTAL RECORDS</b>								
<b>Local Brownfield lists</b>								
US BROWNFIELDS	0.500		0	0	0	NR	NR	0
<b>Local Lists of Landfill / Solid Waste Disposal Sites</b>								
ODI	0.500		0	0	0	NR	NR	0
DEBRIS REGION 9	0.500		0	0	0	NR	NR	0
CA SWRCY	0.500		0	0	0	NR	NR	0
CA HAULERS	TP		NR	NR	NR	NR	NR	0
INDIAN ODI	0.500		0	0	0	NR	NR	0
CA WMUDS/SWAT	0.500		0	0	0	NR	NR	0
<b>Local Lists of Hazardous waste / Contaminated Sites</b>								
US CDL	TP		NR	NR	NR	NR	NR	0
CA HIST Cal-Sites	1.000		0	0	0	1	NR	1
CA SCH	0.250		0	0	NR	NR	NR	0
CA Toxic Pits	1.000		0	0	0	0	NR	0
CA AOCONCERN	1.000		0	0	0	0	NR	0
CA CDL	TP		NR	NR	NR	NR	NR	0
US HIST CDL	TP		NR	NR	NR	NR	NR	0
<b>Local Lists of Registered Storage Tanks</b>								
CA FID UST	0.250		0	1	NR	NR	NR	1
CA HIST UST	0.250		0	4	NR	NR	NR	4
CA SWEEPS UST	0.250		0	4	NR	NR	NR	4
<b>Local Land Records</b>								
LIENS 2	TP		NR	NR	NR	NR	NR	0
CA LIENS	TP		NR	NR	NR	NR	NR	0
CA DEED	0.500		0	0	0	NR	NR	0
<b>Records of Emergency Release Reports</b>								
HMIRS	TP		NR	NR	NR	NR	NR	0
CA CHMIRS	TP		NR	NR	NR	NR	NR	0

## MAP FINDINGS SUMMARY

Database	Search Distance (Miles)	Target Property	< 1/8	1/8 - 1/4	1/4 - 1/2	1/2 - 1	> 1	Total Plotted
CA LDS	TP		NR	NR	NR	NR	NR	0
CA MCS	TP		NR	NR	NR	NR	NR	0
CA SPILLS 90	TP		NR	NR	NR	NR	NR	0
<b>Other Ascertainable Records</b>								
RCRA NonGen / NLR	0.250		0	4	NR	NR	NR	4
DOT OPS	TP		NR	NR	NR	NR	NR	0
DOD	1.000		0	0	0	0	NR	0
FUDS	1.000		0	0	0	0	NR	0
CONSENT	1.000		0	0	0	0	NR	0
ROD	1.000		0	0	0	0	NR	0
UMTRA	0.500		0	0	0	NR	NR	0
US MINES	0.250		0	0	NR	NR	NR	0
TRIS	TP		NR	NR	NR	NR	NR	0
TSCA	TP		NR	NR	NR	NR	NR	0
FTTS	TP		NR	NR	NR	NR	NR	0
HIST FTTS	TP		NR	NR	NR	NR	NR	0
SSTS	TP		NR	NR	NR	NR	NR	0
ICIS	TP		NR	NR	NR	NR	NR	0
PADS	TP		NR	NR	NR	NR	NR	0
MLTS	TP		NR	NR	NR	NR	NR	0
RADINFO	TP		NR	NR	NR	NR	NR	0
FINDS	TP		NR	NR	NR	NR	NR	0
RAATS	TP		NR	NR	NR	NR	NR	0
RMP	TP		NR	NR	NR	NR	NR	0
CA BOND EXP. PLAN	1.000		0	0	0	0	NR	0
CA UIC	TP		NR	NR	NR	NR	NR	0
CA NPDES	TP		NR	NR	NR	NR	NR	0
CA Cortese	0.500		0	0	0	NR	NR	0
CA HIST CORTESE	0.500		0	1	9	NR	NR	10
CA CUPA Listings	0.250		0	0	NR	NR	NR	0
CA Notify 65	1.000		0	1	0	0	NR	1
LA Co. Site Mitigation	TP		NR	NR	NR	NR	NR	0
CA DRYCLEANERS	0.250		0	0	NR	NR	NR	0
CA LOS ANGELES CO. HMS	TP		NR	NR	NR	NR	NR	0
CA WIP	0.250		0	0	NR	NR	NR	0
CA ENF	TP		NR	NR	NR	NR	NR	0
CA HAZNET	TP		NR	NR	NR	NR	NR	0
TX Ind. Haz Waste	0.250		0	1	NR	NR	NR	1
CA EMI	TP		NR	NR	NR	NR	NR	0
INDIAN RESERV	1.000		0	0	0	0	NR	0
SCRD DRYCLEANERS	0.500		0	0	0	NR	NR	0
CA MWMP	0.250		0	1	NR	NR	NR	1
CA WDS	TP		NR	NR	NR	NR	NR	0
CA Financial Assurance	TP		NR	NR	NR	NR	NR	0
CA PROC	0.500		0	0	0	NR	NR	0
CA HWT	0.250		0	3	NR	NR	NR	3
CA HWP	1.000		0	1	0	2	NR	3
US AIRS	TP		NR	NR	NR	NR	NR	0
LEAD SMELTERS	TP		NR	NR	NR	NR	NR	0
US FIN ASSUR	TP		NR	NR	NR	NR	NR	0

## MAP FINDINGS SUMMARY

<u>Database</u>	<u>Search Distance (Miles)</u>	<u>Target Property</u>	<u>&lt; 1/8</u>	<u>1/8 - 1/4</u>	<u>1/4 - 1/2</u>	<u>1/2 - 1</u>	<u>&gt; 1</u>	<u>Total Plotted</u>
EPA WATCH LIST	TP		NR	NR	NR	NR	NR	0
COAL ASH EPA	0.500		0	0	0	NR	NR	0
PCB TRANSFORMER	TP		NR	NR	NR	NR	NR	0
2020 COR ACTION	0.250		0	0	NR	NR	NR	0
PRP	TP		NR	NR	NR	NR	NR	0
COAL ASH DOE	TP		NR	NR	NR	NR	NR	0

### EDR HIGH RISK HISTORICAL RECORDS

#### ***EDR Exclusive Records***

EDR MGP	1.000		0	0	0	0	NR	0
EDR US Hist Auto Stat	0.250		0	12	NR	NR	NR	12
EDR US Hist Cleaners	0.250		0	3	NR	NR	NR	3

### EDR RECOVERED GOVERNMENT ARCHIVES

#### ***Exclusive Recovered Govt. Archives***

CA RGA LF	TP		NR	NR	NR	NR	NR	0
CA RGA LUST	TP		NR	NR	NR	NR	NR	0

#### NOTES:

TP = Target Property

NR = Not Requested at this Search Distance

Sites may be listed in more than one database

Map ID  
Direction  
Distance  
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number  
EPA ID Number

A1  
WNW  
1/8-1/4  
0.136 mi.  
720 ft.

**TYRAD SERVICE CORP**  
**14714 S AVALON BLVD**  
**GARDENA, CA 90248**  
**Site 1 of 11 in cluster A**

**RCRA-SQG 1000145183**  
**FINDS CAD981970403**  
**CA HAZNET**

**Relative:**  
**Lower**

RCRA-SQG:

Date form received by agency: 05/18/1987

Facility name: TYRAD SERVICE CORP

Facility address: 14714 S AVALON BLVD

GARDENA, CA 90248

EPA ID: CAD981970403

Mailing address: PO BOX 7156

LONG BEACH, CA 90807

Contact: ENVIRONMENTAL MANAGER

Contact address: 14714 S AVALON BLVD

GARDENA, CA 90248

Contact country: US

Contact telephone: (213) 329-3695

Contact email: Not reported

EPA Region: 09

Classification: Small Small Quantity Generator

Description: Handler: generates more than 100 and less than 1000 kg of hazardous waste during any calendar month and accumulates less than 6000 kg of hazardous waste at any time; or generates 100 kg or less of hazardous waste during any calendar month, and accumulates more than 1000 kg of hazardous waste at any time

Owner/Operator Summary:

Owner/operator name: TYRAD SERVICE CORP

Owner/operator address: NOT REQUIRED

NOT REQUIRED, ME 99999

Owner/operator country: Not reported

Owner/operator telephone: (415) 555-1212

Legal status: Private

Owner/Operator Type: Owner

Owner/Op start date: Not reported

Owner/Op end date: Not reported

Owner/operator name: NOT REQUIRED

Owner/operator address: NOT REQUIRED

NOT REQUIRED, ME 99999

Owner/operator country: Not reported

Owner/operator telephone: (415) 555-1212

Legal status: Private

Owner/Operator Type: Operator

Owner/Op start date: Not reported

Owner/Op end date: Not reported

Handler Activities Summary:

U.S. importer of hazardous waste: No

Mixed waste (haz. and radioactive): No

Recycler of hazardous waste: No

Transporter of hazardous waste: No

Treater, storer or disposer of HW: No

Underground injection activity: No

On-site burner exemption: No

Furnace exemption: No

Map ID  
Direction  
Distance  
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number  
EPA ID Number

**TYRAD SERVICE CORP (Continued)**

**1000145183**

Used oil fuel burner: No  
Used oil processor: No  
User oil refiner: No  
Used oil fuel marketer to burner: No  
Used oil Specification marketer: No  
Used oil transfer facility: No  
Used oil transporter: No

Violation Status: No violations found

**FINDS:**

Registry ID: 110002759925

**Environmental Interest/Information System**

RCRAInfo is a national information system that supports the Resource Conservation and Recovery Act (RCRA) program through the tracking of events and activities related to facilities that generate, transport, and treat, store, or dispose of hazardous waste. RCRAInfo allows RCRA program staff to track the notification, permit, compliance, and corrective action activities required under RCRA.

**HAZNET:**

envid: 1000145183  
Year: 1994  
GEPaid: CAD981970403  
Contact: TRYAD SERVICE CORPORATION  
Telephone: 8053992356  
Mailing Name: Not reported  
Mailing Address: 5900 E LERDO HWY  
Mailing City,St,Zip: SHAFTER, CA 932630000  
Gen County: Not reported  
TSD EPA ID: CAT080013352  
TSD County: Not reported  
Waste Category: Waste oil and mixed oil  
Disposal Method: Not reported  
Tons: 2.2935  
Facility County: Los Angeles

envid: 1000145183  
Year: 1993  
GEPaid: CAD981970403  
Contact: TRYAD SERVICE CORPORATION  
Telephone: 8053992356  
Mailing Name: Not reported  
Mailing Address: 5900 E LERDO HWY  
Mailing City,St,Zip: SHAFTER, CA 932630000  
Gen County: Not reported  
TSD EPA ID: CAT080022148  
TSD County: Not reported  
Waste Category: Unspecified sludge waste  
Disposal Method: Transfer Station  
Tons: 0.299999999999  
Facility County: Los Angeles

envid: 1000145183

Map ID  
Direction  
Distance  
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number  
EPA ID Number

**TYRAD SERVICE CORP (Continued)**

1000145183

Year: 1993  
GEPaid: CAD981970403  
Contact: TRYAD SERVICE CORPORATION  
Telephone: 8053992356  
Mailing Name: Not reported  
Mailing Address: 5900 E LERDO HWY  
Mailing City,St,Zip: SHAFTER, CA 932630000  
Gen County: Not reported  
TSD EPA ID: CAT080013352  
TSD County: Not reported  
Waste Category: Oil/water separation sludge  
Disposal Method: Recycler  
Tons: 8.33999999999  
Facility County: Los Angeles

A2  
WNW  
1/8-1/4  
0.137 mi.  
721 ft.

**CALZONA TANKWAYS INC**  
**14700 S AVALON BLVD**  
**INGLEWOOD, CA 90301**  
**Site 2 of 11 in cluster A**

CA FID UST  
CA SWEEPS UST  
CA LOS ANGELES CO. HMS

S101584878  
N/A

Relative:  
Lower

CA FID UST:  
Facility ID: 19016539  
Regulated By: UTNKA  
Regulated ID: 00003171  
Cortese Code: Not reported  
SIC Code: Not reported  
Facility Phone: 8180000000  
Mail To: Not reported  
Mailing Address: 14700 S AVALON BLVD  
Mailing Address 2: Not reported  
Mailing City,St,Zip: INGLEWOOD 90301  
Contact: Not reported  
Contact Phone: Not reported  
DUNS Number: Not reported  
NPDES Number: Not reported  
EPA ID: Not reported  
Comments: Not reported  
Status: Active

Actual:  
101 ft.

SWEEPS UST:  
Status: Active  
Comp Number: 4241  
Number: 9  
Board Of Equalization: 44-007802  
Referral Date: 03-15-91  
Action Date: 03-15-91  
Created Date: 06-30-89  
Owner Tank Id: Not reported  
SWRCB Tank Id: 19-000-004241-000001  
Tank Status: A  
Capacity: Not reported  
Active Date: 06-30-89  
Tank Use: UNKNOWN  
STG: W  
Content: Not reported  
Number Of Tanks: 1

Map ID  
Direction  
Distance  
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number  
EPA ID Number

**CALZONA TANKWAYS INC (Continued)**

**S101584878**

LOS ANGELES CO. HMS:  
Region: LA  
Facility Id: 004095-004241  
Facility Type: T0  
Facility Status: Closed  
Area: 29  
Permit Number: 00001589T  
Permit Status: Closed

**A3**  
**WNW**  
**1/8-1/4**  
**0.138 mi.**  
**726 ft.**

**CHEMTRANS**  
**14700 SOUTH AVALON BOULEVARD**  
**GARDENA, CA 90248**

**CA HWT** **S109466568**  
**N/A**

**Site 3 of 11 in cluster A**

**Relative:**  
**Lower**

HWT:  
Reg Num: 17  
Expiration Date: 03/31/2015

**Actual:**  
**101 ft.**

**A4**  
**WNW**  
**1/8-1/4**  
**0.138 mi.**  
**726 ft.**

**CHEMTRANS**  
**14700 S AVALON BLVD**  
**GARDENA, CA 90248**

**CA NPDES** **S100932271**  
**CA LOS ANGELES CO. HMS** **N/A**  
**CA ENVIROSTOR**  
**CA WDS**

**Site 4 of 11 in cluster A**

**Relative:**  
**Lower**

NPDES:  
Npdes Number: CAS000001  
Facility Status: Active  
Agency Id: 0  
Region: 4  
Regulatory Measure Id: 190823  
Order No: 97-03-DWQ  
Regulatory Measure Type: Enrollee  
Place Id: Not reported  
WDID: 4 19I014999  
Program Type: Industrial  
Adoption Date Of Regulatory Measure: Not reported  
Effective Date Of Regulatory Measure: 03/12/1999  
Expiration Date Of Regulatory Measure: Not reported  
Termination Date Of Regulatory Measure: Not reported  
Discharge Name: Chemtrans  
Discharge Address: 14700 S Avalon Blvd  
Discharge City: Gardena  
Discharge State: California  
Discharge Zip: 90248

**Actual:**  
**101 ft.**

LOS ANGELES CO. HMS:  
Region: LA  
Facility Id: 004095-I04241  
Facility Type: I01  
Facility Status: Permit  
Area: 29  
Permit Number: 000012874  
Permit Status: Permit

Map ID  
Direction  
Distance  
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number  
EPA ID Number

**CHEMTRANS (Continued)**

**S100932271**

Region: LA  
Facility Id: 004095-021443  
Facility Type: T0  
Facility Status: Removed  
Area: 29  
Permit Number: 000081588  
Permit Status: Removed

Region: LA  
Facility Id: 004095-044933  
Facility Type: SS6  
Facility Status: Permit  
Area: 29  
Permit Number: CGI014999  
Permit Status: Permit

**ENVIROSTOR:**

Facility ID: 71003151  
Status: Refer: Other Agency  
Status Date: Not reported  
Site Code: Not reported  
Site Type: Tiered Permit  
Site Type Detailed: Tiered Permit  
Acres: Not reported  
NPL: NO  
Regulatory Agencies: NONE SPECIFIED  
Lead Agency: NONE SPECIFIED  
Program Manager: Not reported  
Supervisor: Not reported  
Division Branch: Cleanup Chatsworth  
Assembly: 64  
Senate: 35  
Special Program: Not reported  
Restricted Use: NO  
Site Mgmt Req: NONE SPECIFIED  
Funding: Not reported  
Latitude: 33.89907  
Longitude: -118.2640  
APN: NONE SPECIFIED  
Past Use: NONE SPECIFIED  
Potential COC: NONE SPECIFIED  
Confirmed COC: NONE SPECIFIED  
Potential Description: NONE SPECIFIED  
Alias Name: CAD983623794  
Alias Type: EPA Identification Number  
Alias Name: 110002871303  
Alias Type: EPA (FRS #)  
Alias Name: 71003151  
Alias Type: Envirostor ID Number

**Completed Info:**

Completed Area Name: Not reported  
Completed Sub Area Name: Not reported  
Completed Document Type: Not reported  
Completed Date: Not reported  
Comments: Not reported

Map ID  
Direction  
Distance  
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number  
EPA ID Number

**CHEMTRANS (Continued)**

**S100932271**

Future Area Name: Not reported  
Future Sub Area Name: Not reported  
Future Document Type: Not reported  
Future Due Date: Not reported  
Schedule Area Name: Not reported  
Schedule Sub Area Name: Not reported  
Schedule Document Type: Not reported  
Schedule Due Date: Not reported  
Schedule Revised Date: Not reported

**CA WDS:**

Facility ID: 4 19I014999  
Facility Type: Other - Does not fall into the category of Municipal/Domestic, Industrial, Agricultural or Solid Waste (Class I, II or III)  
Facility Status: Active - Any facility with a continuous or seasonal discharge that is under Waste Discharge Requirements.  
NPDES Number: CAS000001 The 1st 2 characters designate the state. The remaining 7 are assigned by the Regional Board  
Subregion: 4  
Facility Telephone: 3105232555  
Facility Contact: John Bukowski/Paul Park  
Agency Name: CHEMTRANS  
Agency Address: 14700 S. Avalon Blvd.  
Agency City,St,Zip: Gardena 90248  
Agency Contact: John Bukowski/Reginald Lathan  
Agency Telephone: 3105232555  
Agency Type: Private  
SIC Code: 4213  
SIC Code 2: Not reported  
Primary Waste Type: Inert/Influent or Solid Wastes that do not contain soluble pollutants or organic wastes and have little adverse impact on water quality. Such wastes could cause turbidity and siltation. Uncontaminated soils, rubble and concrete are examples of this category.  
Primary Waste: STORMS  
Waste Type2: Not reported  
Waste2: Stormwater Runoff  
Primary Waste Type: Inert/Influent or Solid Wastes that do not contain soluble pollutants or organic wastes and have little adverse impact on water quality. Such wastes could cause turbidity and siltation. Uncontaminated soils, rubble and concrete are examples of this category.  
Secondary Waste: Not reported  
Secondary Waste Type: Not reported  
Design Flow: 0  
Baseline Flow: 0  
Reclamation: No reclamation requirements associated with this facility.  
POTW: The facility is not a POTW.  
Treat To Water: Minor Threat to Water Quality. A violation of a regional board order should cause a relatively minor impairment of beneficial uses compared to a major or minor threat. Not: All nurds without a TTWQ will be considered a minor threat to water quality unless coded at a higher Level. A Zero (0) may be used to code those NURDS that are found to represent no threat to water quality.  
Complexity: Category C - Facilities having no waste treatment systems, such as cooling water dischargers or those who must comply through best management practices, facilities with passive waste treatment and disposal systems, such as septic systems with subsurface disposal, or dischargers having waste storage systems with land disposal such as

Map ID  
Direction  
Distance  
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number  
EPA ID Number

**CHEMTRANS (Continued)**

**S100932271**

dairy waste ponds.

**A5**  
**WNW**  
**1/8-1/4**  
**0.138 mi.**  
**726 ft.**

**CHEMICAL TRANSPORTATION**  
**14700 S AVALON BLVD**  
**GARDENA, CA 90248**

**RCRA-SQG 1000685749**  
**FINDS CAD983623794**

**Site 5 of 11 in cluster A**

**Relative:**  
**Lower**

**RCRA-SQG:**

Date form received by agency: 09/01/1996

Facility name: CHEMICAL TRANSPORTATION

Facility address: 14700 S AVALON BLVD  
GARDENA, CA 902482010

EPA ID: CAD983623794

Contact: Not reported

Contact address: Not reported

Contact country: US

Contact telephone: Not reported

Contact email: Not reported

EPA Region: 09

Land type: Private

Classification: Small Small Quantity Generator

Description: Handler: generates more than 100 and less than 1000 kg of hazardous waste during any calendar month and accumulates less than 6000 kg of hazardous waste at any time; or generates 100 kg or less of hazardous waste during any calendar month, and accumulates more than 1000 kg of hazardous waste at any time

**Owner/Operator Summary:**

Owner/operator name: REGINALD NANCY LATHAN

Owner/operator address: 14700 S AVALON BLVD  
GARDENA, CA 90248

Owner/operator country: Not reported

Owner/operator telephone: (310) 523-2555

Legal status: Private

Owner/Operator Type: Owner

Owner/Op start date: Not reported

Owner/Op end date: Not reported

**Handler Activities Summary:**

U.S. importer of hazardous waste: No

Mixed waste (haz. and radioactive): No

Recycler of hazardous waste: No

Transporter of hazardous waste: No

Treater, storer or disposer of HW: No

Underground injection activity: No

On-site burner exemption: No

Furnace exemption: No

Used oil fuel burner: No

Used oil processor: No

User oil refiner: No

Used oil fuel marketer to burner: No

Used oil Specification marketer: No

Used oil transfer facility: No

Used oil transporter: No

Map ID  
 Direction  
 Distance  
 Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number  
 EPA ID Number

**CHEMICAL TRANSPORTATION (Continued)**

**1000685749**

Historical Generators:

Date form received by agency: 03/27/1992  
 Site name: CHEMICAL TRANSPORTATION  
 Classification: Large Quantity Generator

Violation Status: No violations found

Evaluation Action Summary:

Evaluation date: 01/12/1998  
 Evaluation: COMPLIANCE EVALUATION INSPECTION ON-SITE  
 Area of violation: Not reported  
 Date achieved compliance: Not reported  
 Evaluation lead agency: EPA

Evaluation date: 11/09/1992  
 Evaluation: COMPLIANCE EVALUATION INSPECTION ON-SITE  
 Area of violation: Not reported  
 Date achieved compliance: Not reported  
 Evaluation lead agency: State Contractor/Grantee

FINDS:

Registry ID: 110002871303

Environmental Interest/Information System

California Hazardous Waste Tracking System - Datamart (HWTS-DATAMART) provides California with information on hazardous waste shipments for generators, transporters, and treatment, storage, and disposal facilities.

RCRAInfo is a national information system that supports the Resource Conservation and Recovery Act (RCRA) program through the tracking of events and activities related to facilities that generate, transport, and treat, store, or dispose of hazardous waste. RCRAInfo allows RCRA program staff to track the notification, permit, compliance, and corrective action activities required under RCRA.

Registry ID: 110057653034

Environmental Interest/Information System

OSHA ESTABLISHMENT

**A6**  
**WNW**  
**1/8-1/4**  
**0.138 mi.**  
**726 ft.**

**CHEMICAL TRANSPORTATION**  
**14700 S AVALON BLVD**  
**GARDENA, CA 90248**  
**Site 6 of 11 in cluster A**

**TX Ind. Haz Waste S108167161**  
**N/A**

**Relative:**  
**Lower**

Ind. Haz Waste:  
 Registration Number: 42425  
 Registration Initial Notification Date: 01/26/2006  
 Registration Last Amendment Date: 04/03/2006  
 EPA Identification: CAD983623794  
 Primary NAICS Code: Not reported  
 Status Change Date: 20060126  
 Land Type: Not reported

**Actual:**  
**101 ft.**

Map ID  
Direction  
Distance  
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number  
EPA ID Number

**CHEMICAL TRANSPORTATION (Continued)**

**S108167161**

Description of Facility Site Location: Not reported  
Site Primary Standard Industrial Code: Not reported  
Site Primary SIC Description: Not reported  
Registration is Generator of Waste: No  
Registration is Receivers of Waste: No  
Registration is Transporter of Waste: Yes  
Registration is Transfer Facility: No  
Facility is STEERS Reporter: No  
Required to Submit Annual Waste Summary: No  
Facility Involved In Recycling: No  
Revcr Has Monthly Reporting Requirement: 0  
Mexican Facility: Not reported  
Type of Generator: Not reported  
TNRCC Region: Not reported  
Company Name: CHEMICAL TRANSPORTATION INC  
Contact Name: SUNEEL GARG  
Contact Telephone Number: 310-5232555  
Mailing Address: 14700 S AVALON BLVD  
Mailing Address2: Not reported  
Mailing City,St,Zip: GARDENA, CA 902482010  
Mailing County: UNITED STATES  
Facility Country: UNITED STATES  
TNRCC Facility ID: 103410  
Site Owner Tax ID: 73276491  
Site Location Latitude: -00.000  
Site Location Longitude: -000.000  
Last Update to NOR Data: 20070522  
Ind. waste permit Number: Not reported  
Mun waste permit Number: Not reported  
Non Notifier: No  
Business Desc: For hire interstate hazardous material transporter

Owner:

Owner Mailing Address: Not reported  
Owner Mailing Address2: Not reported  
Owner Mailing Address3: Not reported  
Owner City,St,Zip: Not reported  
Owner Country: Not reported  
Owner Phone Number: Not reported  
Owner Fax Number: Not reported  
Owner Email Address: Not reported  
Owner Business Type: Unknown  
Owner Tax Id: Not reported  
Owner Bankruptcy Code: Not reported

Owner:

Owner Mailing Address: 14700 SAVALON BLVD  
Owner Mailing Address2: Not reported  
Owner Mailing Address3: Not reported  
Owner City,St,Zip: GARDENA, CA 90248 2010  
Owner Country: UNITED STA  
Owner Phone Number: 1-310-5232555  
Owner Fax Number: 1-310-5232552  
Owner Email Address: suneel@chemtrans.com  
Owner Business Type: Corporation  
Owner Tax Id: 18603911076  
Owner Bankruptcy Code: Not reported

Map ID  
Direction  
Distance  
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number  
EPA ID Number

**CHEMICAL TRANSPORTATION (Continued)**

**S108167161**

Operator:

Operator Last Name: ODYSSEY TRANSPORTATION INCORPORATED  
Operator First Name: Not reported  
Operator Name: ODYSSEY TRANSPORTATION INCORPORATED  
Operator Mailing Address: Not reported  
Operator Mailing Address 2: Not reported  
Operator Mailing City,St,Zip: Not reported  
Operator Country: Not reported  
Operator Phone: Not reported  
Operator Fax: Not reported  
Operator Email: Not reported  
Operator Business Type: Unknown  
Operator Tax Id: Not reported  
Operator Bankruptcy Code: Not reported

Operator:

Operator Last Name: CHEMICAL TRANSPORTATION INC  
Operator First Name: Not reported  
Operator Name: CHEMICAL TRANSPORTATION INC  
Operator Mailing Address: 14700 SAVALON BLVD  
Operator Mailing Address 2: Not reported  
Operator Mailing City,St,Zip: GARDENA, CA 90248 2010  
Operator Country: UNITED STA  
Operator Phone: 1-310-5232555  
Operator Fax: 1-310-5232552  
Operator Email: suneel@chemtrans.com  
Operator Business Type: Corporation  
Operator Tax Id: 18603911076  
Operator Bankruptcy Code: Not reported

Contact:

Contact Name: Not reported  
Contact Title: Not reported  
Contact Role: OWNCON  
Contact Address: 14700 SAVALON BLVD  
Contact Address2: Not reported  
Contact City,St,Zip: GARDENA, CA 90248 2010  
Contact Phone: 1-310-5232555  
Contact Fax: 1-310-5232552  
Contact Email: suneel@chemtrans.com

Contact:

Contact Name: Not reported  
Contact Title: Not reported  
Contact Role: OPRCON  
Contact Address: 14700 SAVALON BLVD  
Contact Address2: Not reported  
Contact City,St,Zip: GARDENA, CA 90248 2010  
Contact Phone: 1-310-5232555  
Contact Fax: 1-310-5232552  
Contact Email: suneel@chemtrans.com

Contact:

Contact Name: SUNEEL GARG  
Contact Title: VICE PRESIDENT  
Contact Role: PRICONT  
Contact Address: 14700 SAVALON BLVD  
Contact Address2: Not reported  
Contact City,St,Zip: GARDENA, CA 90248 2010

Map ID  
Direction  
Distance  
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number  
EPA ID Number

**CHEMICAL TRANSPORTATION (Continued)**

**S108167161**

Contact Phone: 1-310-5232555  
Contact Fax: 1-310-5232552  
Contact Email: suneel@chemtrans.com

Unit Records Not Found for this RegNo/Year:

One Time Shipper Records Not Found for this RegNo/Year:

Receiver Type: Not reported  
Transporter for hire: 1  
Transport own waste: 1  
Eq 01, if transport waste type = 1: Not reported  
Eq 02, if transport waste type = 2: Not reported  
Eq 03, if transport waste type = 3: Not reported  
Eq 04, if transport waste type = H: 04  
Target TCEQ unique facid for discarded(merged) facility: Not reported

Waste Records Not Found for this RegNo/Year:

**A7**  
**West**  
**1/8-1/4**  
**0.138 mi.**  
**730 ft.**

**MARK IV CHARTER BUS LINES/LAIDLAW**  
**14800 AVALON BLVD**  
**GARDENA, CA 90248**

**RCRA-SQG 1000266674**  
**CA UST CAD981658511**

**Site 7 of 11 in cluster A**

**Relative:**  
**Lower**

RCRA-SQG:

Date form received by agency: 12/28/1993  
Facility name: MARK IV CHARTER BUS LINES/LAIDLAW  
Facility address: 14800 AVALON BLVD  
GARDENA, CA 90248

**Actual:**  
**98 ft.**

EPA ID: CAD981658511  
Contact: ERNIE DELA TORRE  
Contact address: 14800 AVALON BLVD  
GARDENA, CA 90248

Contact country: US  
Contact telephone: (310) 527-6415  
Contact email: Not reported  
EPA Region: 09

Classification: Small Small Quantity Generator  
Description: Handler: generates more than 100 and less than 1000 kg of hazardous waste during any calendar month and accumulates less than 6000 kg of hazardous waste at any time; or generates 100 kg or less of hazardous waste during any calendar month, and accumulates more than 1000 kg of hazardous waste at any time

Owner/Operator Summary:

Owner/operator name: LAIDLAW  
Owner/operator address: 14800 AVALON BLVD  
GARDENA, CA 90248

Owner/operator country: Not reported  
Owner/operator telephone: (310) 527-6415  
Legal status: Private

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

Owner/operator name: NOT REQUIRED  
Owner/operator address: NOT REQUIRED  
NOT REQUIRED, ME 99999  
Owner/operator country: Not reported

Map ID  
Direction  
Distance  
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number  
EPA ID Number

**MARK IV CHARTER BUS LINES/LAIDLAW (Continued)**

**1000266674**

Owner/operator telephone: (415) 555-1212  
Legal status: Private  
Owner/Operator Type: Operator  
Owner/Op start date: Not reported  
Owner/Op end date: Not reported

Handler Activities Summary:

U.S. importer of hazardous waste: No  
Mixed waste (haz. and radioactive): No  
Recycler of hazardous waste: No  
Transporter of hazardous waste: No  
Treater, storer or disposer of HW: No  
Underground injection activity: No  
On-site burner exemption: No  
Furnace exemption: No  
Used oil fuel burner: No  
Used oil processor: No  
User oil refiner: No  
Used oil fuel marketer to burner: No  
Used oil Specification marketer: No  
Used oil transfer facility: No  
Used oil transporter: No

Violation Status: No violations found

UST:

Facility ID: 6791  
Permitting Agency: LOS ANGELES, CITY OF  
Latitude: 33.899452  
Longitude: -118.262628

**A8**  
**West**  
**1/8-1/4**  
**0.138 mi.**  
**730 ft.**

**LAIDLAW EDUCATION SERVICES INC**  
**14800 S AVALON BLVD**  
**GARDENA, CA 90248**  
**Site 8 of 11 in cluster A**

**FINDS 1007738986**  
**CA NPDES N/A**  
**CA LUST**  
**CA SLIC**

**Relative:**  
**Lower**

**FINDS:**

Registry ID: 110018996149

**Actual:**  
**98 ft.**

Environmental Interest/Information System

California Hazardous Waste Tracking System - Datamart (HWTS-DATAMART) provides California with information on hazardous waste shipments for generators, transporters, and treatment, storage, and disposal facilities.

RCRAInfo is a national information system that supports the Resource Conservation and Recovery Act (RCRA) program through the tracking of events and activities related to facilities that generate, transport, and treat, store, or dispose of hazardous waste. RCRAInfo allows RCRA program staff to track the notification, permit, compliance, and corrective action activities required under RCRA.

Registry ID: 110055884226

Environmental Interest/Information System  
STATE MASTER

Map ID  
Direction  
Distance  
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number  
EPA ID Number

**LAILAW EDUCATION SERVICES INC (Continued)**

**1007738986**

**NPDES:**

Npdes Number: CAS000001  
Facility Status: Active  
Agency Id: 0  
Region: 4  
Regulatory Measure Id: 190121  
Order No: 97-03-DWQ  
Regulatory Measure Type: Enrollee  
Place Id: Not reported  
WDID: 4 19I011377  
Program Type: Industrial  
Adoption Date Of Regulatory Measure: Not reported  
Effective Date Of Regulatory Measure: 01/26/1995  
Expiration Date Of Regulatory Measure: Not reported  
Termination Date Of Regulatory Measure: Not reported  
Discharge Name: First Student Inc co Strata Env  
Discharge Address: 110 Perimeter Park Rd Ste E  
Discharge City: Knoxville  
Discharge State: Tennessee  
Discharge Zip: 37922

**LUST:**

Region: STATE  
Global Id: T10000000522  
Latitude: 33.898108  
Longitude: -118.263931  
Case Type: LUST Cleanup Site  
Status: Open - Site Assessment  
Status Date: 03/16/2010  
Lead Agency: LOS ANGELES RWQCB (REGION 4)  
Case Worker: JW  
Local Agency: LOS ANGELES COUNTY  
RB Case Number: R-38784  
LOC Case Number: 005070-038784  
File Location: Regional Board  
Potential Media Affect: Not reported  
Potential Contaminants of Concern: Not reported  
Site History: Not reported

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

**Contact:**

Global Id: T10000000522  
Contact Type: Local Agency Caseworker  
Contact Name: IHEANACHO OFO  
Organization Name: LOS ANGELES COUNTY  
Address: 900 S FREMONT AVE  
City: ALHAMBRA  
Email: iof@dpw.lacounty.gov  
Phone Number: 6264583512

Global Id: T10000000522  
Contact Type: Regional Board Caseworker  
Contact Name: JIMMIE WOO  
Organization Name: LOS ANGELES RWQCB (REGION 4)  
Address: 320 WEST 4TH STREET, SUITE 200  
City: LOS ANGELES

Map ID  
Direction  
Distance  
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number  
EPA ID Number

LAILAW EDUCATION SERVICES INC (Continued)

1007738986

Email: jwoo@waterboards.ca.gov  
Phone Number: 2135766600

Status History:

Global Id: T10000000522  
Status: Open - Case Begin Date  
Status Date: 03/09/2007

Global Id: T10000000522  
Status: Open - Site Assessment  
Status Date: 03/09/2007

Global Id: T10000000522  
Status: Open - Referred  
Status Date: 06/25/2009

Global Id: T10000000522  
Status: Open - Site Assessment  
Status Date: 03/16/2010

Regulatory Activities:

Global Id: T10000000522  
Action Type: ENFORCEMENT  
Date: 09/30/2009  
Action: Staff Letter

Global Id: T10000000522  
Action Type: ENFORCEMENT  
Date: 03/16/2010  
Action: Staff Letter

Global Id: T10000000522  
Action Type: RESPONSE  
Date: 04/09/2010  
Action: Other Report / Document

Global Id: T10000000522  
Action Type: ENFORCEMENT  
Date: 06/25/2009  
Action: Referral to Regional Board

Global Id: T10000000522  
Action Type: RESPONSE  
Date: 04/09/2010  
Action: Other Report / Document

SLIC:

Region: STATE  
**Facility Status: Completed - Case Closed**  
Status Date: 02/01/1996  
Global Id: SLT4306361  
Lead Agency: LOS ANGELES RWQCB (REGION 4)  
Lead Agency Case Number: Not reported  
Latitude: 33.8981  
Longitude: -118.26398

Map ID  
Direction  
Distance  
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number  
EPA ID Number

**LIDLAW EDUCATION SERVICES INC (Continued)**

**1007738986**

Case Type: Cleanup Program Site  
Case Worker: Not reported  
Local Agency: Not reported  
RB Case Number: 0105  
File Location: Not reported  
Potential Media Affected: Not reported  
Potential Contaminants of Concern: Not reported  
Site History: Not reported

[Click here to access the California GeoTracker records for this facility:](#)

**A9**  
**West**  
**1/8-1/4**  
**0.139 mi.**  
**734 ft.**

**PENHALL COMPANY**  
**14801 S AVALON BLVD**  
**INGLEWOOD, CA 90301**

**CA SWEEPS UST** **S106930589**  
**N/A**

**Site 9 of 11 in cluster A**

**Relative:**  
**Lower**

**SWEEPS UST:**

Status: Active  
Comp Number: 10377  
Number: 9  
Board Of Equalization: 44-001140  
Referral Date: 03-15-91  
Action Date: 03-15-91  
Created Date: 06-30-89  
Owner Tank Id: Not reported  
SWRCB Tank Id: 19-000-010377-000001  
Tank Status: A  
Capacity: Not reported  
Active Date: 06-30-89  
Tank Use: UNKNOWN  
STG: W  
Content: Not reported  
Number Of Tanks: 3

**Actual:**  
**98 ft.**

Status: Active  
Comp Number: 10377  
Number: 9  
Board Of Equalization: 44-001140  
Referral Date: 03-15-91  
Action Date: 03-15-91  
Created Date: 06-30-89  
Owner Tank Id: Not reported  
SWRCB Tank Id: 19-000-010377-000002  
Tank Status: A  
Capacity: Not reported  
Active Date: 06-30-89  
Tank Use: UNKNOWN  
STG: W  
Content: Not reported  
Number Of Tanks: Not reported

Status: Active  
Comp Number: 10377  
Number: 9  
Board Of Equalization: 44-001140  
Referral Date: 03-15-91  
Action Date: 03-15-91

Map ID  
 Direction  
 Distance  
 Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number  
 EPA ID Number

**PENHALL COMPANY (Continued)**

**S106930589**

Created Date: 06-30-89  
 Owner Tank Id: Not reported  
 SWRCB Tank Id: 19-000-010377-000003  
 Tank Status: A  
 Capacity: Not reported  
 Active Date: 06-30-89  
 Tank Use: UNKNOWN  
 STG: W  
 Content: Not reported  
 Number Of Tanks: Not reported

**A10**  
**West**  
**1/8-1/4**  
**0.139 mi.**  
**735 ft.**

**PENHALL CO**  
**14801 S AVALON BLVD**  
**GARDENA, CA 90248**  
**Site 10 of 11 in cluster A**

**CA UST** **U003895597**  
**N/A**

**Relative:**  
**Lower**

UST:  
 Facility ID: 10377  
 Permitting Agency: LOS ANGELES, CITY OF  
 Latitude: 33.89835  
 Longitude: -118.26528

**Actual:**  
**99 ft.**

**A11**  
**WNW**  
**1/8-1/4**  
**0.140 mi.**  
**738 ft.**

**INDEPENDENT INK, INC.**  
**14705 S. AVALON BLVD**  
**GARDENA, CA 90248**  
**Site 11 of 11 in cluster A**

**RCRA-LQG** **1000209517**  
**FINDS** **CAD982526014**

**Relative:**  
**Lower**

RCRA-LQG:  
 Date form received by agency: 03/04/2010  
 Facility name: INDEPENDENT INK, INC.  
 Facility address: 14705 S. AVALON BLVD  
 GARDENA, CA 90248  
 EPA ID: CAD982526014  
 Mailing address: S. AVALON BLVD  
 GARDENA, CA 90248  
 Contact: RAMESH B SUBBARAMAN  
 Contact address: S. AVALON BLVD  
 GARDENA, CA 90248  
 Contact country: US  
 Contact telephone: (310) 523-4657  
 Contact email: RAMESH@INDEPENDENTINK.COM  
 EPA Region: 09  
 Land type: Private  
 Classification: Large Quantity Generator  
 Description: Handler: generates 1,000 kg or more of hazardous waste during any calendar month; or generates more than 1 kg of acutely hazardous waste during any calendar month; or generates more than 100 kg of any residue or contaminated soil, waste or other debris resulting from the cleanup of a spill, into or on any land or water, of acutely hazardous waste during any calendar month; or generates 1 kg or less of acutely hazardous waste during any calendar month, and accumulates more than 1 kg of acutely hazardous waste at any time; or generates 100 kg or less of any residue or contaminated soil, waste or other debris resulting from the cleanup of a spill, into or on any land or water, of acutely

**Actual:**  
**101 ft.**

Map ID  
Direction  
Distance  
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number  
EPA ID Number

**INDEPENDENT INK, INC. (Continued)**

**1000209517**

hazardous waste during any calendar month, and accumulates more than 100 kg of that material at any time

Owner/Operator Summary:

Owner/operator name: BARRY R. BRUCKER

Owner/operator address: Not reported

Not reported

Owner/operator country: Not reported

Owner/operator telephone: Not reported

Legal status: Private

Owner/Operator Type: Operator

Owner/Op start date: 08/01/1982

Owner/Op end date: Not reported

Owner/operator name: NOT REQUIRED

Owner/operator address: NOT REQUIRED

NOT REQUIRED, ME 99999

Owner/operator country: Not reported

Owner/operator telephone: (415) 555-1212

Legal status: Private

Owner/Operator Type: Operator

Owner/Op start date: Not reported

Owner/Op end date: Not reported

Owner/operator name: BARRY R. BRUCKER

Owner/operator address: S. AVALON BLVD

GARDENA, CA 90248

Owner/operator country: Not reported

Owner/operator telephone: (310) 523-4657

Legal status: Private

Owner/Operator Type: Owner

Owner/Op start date: 08/01/1982

Owner/Op end date: Not reported

Owner/operator name: BRUCKER FAMILY TRUST

Owner/operator address: NOT REQUIRED

NOT REQUIRED, ME 99999

Owner/operator country: Not reported

Owner/operator telephone: (415) 555-1212

Legal status: Private

Owner/Operator Type: Owner

Owner/Op start date: Not reported

Owner/Op end date: Not reported

Handler Activities Summary:

U.S. importer of hazardous waste: No

Mixed waste (haz. and radioactive): No

Recycler of hazardous waste: No

Transporter of hazardous waste: No

Treater, storer or disposer of HW: No

Underground injection activity: No

On-site burner exemption: No

Furnace exemption: No

Used oil fuel burner: No

Used oil processor: No

User oil refiner: No

Map ID  
Direction  
Distance  
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number  
EPA ID Number

**INDEPENDENT INK, INC. (Continued)**

**1000209517**

Used oil fuel marketer to burner: No  
Used oil Specification marketer: No  
Used oil transfer facility: No  
Used oil transporter: No

Historical Generators:

Date form received by agency: 02/27/2008  
Site name: INDEPENDENT INK, INC.  
Classification: Large Quantity Generator

Date form received by agency: 02/24/2006  
Site name: INDEPENDENT INK, INC  
Classification: Large Quantity Generator

Date form received by agency: 02/03/2004  
Site name: INDEPENDENT INK INC  
Classification: Large Quantity Generator

Date form received by agency: 02/06/2002  
Site name: INDEPENDENT INK INC  
Classification: Large Quantity Generator

Date form received by agency: 10/12/2000  
Site name: INDEPENDENT INK, INC.,  
Classification: Large Quantity Generator

Date form received by agency: 03/04/1999  
Site name: INDEPENDENT INK, INC.  
Classification: Large Quantity Generator

Date form received by agency: 06/02/1989  
Site name: INDEPENDENT INK INC  
Classification: Small Quantity Generator

Hazardous Waste Summary:

Waste code: D001  
Waste name: IGNITABLE HAZARDOUS WASTES ARE THOSE WASTES WHICH HAVE A FLASHPOINT OF LESS THAN 140 DEGREES FAHRENHEIT AS DETERMINED BY A PENSKEY-MARTENS CLOSED CUP FLASH POINT TESTER. ANOTHER METHOD OF DETERMINING THE FLASH POINT OF A WASTE IS TO REVIEW THE MATERIAL SAFETY DATA SHEET, WHICH CAN BE OBTAINED FROM THE MANUFACTURER OR DISTRIBUTOR OF THE MATERIAL. LACQUER THINNER IS AN EXAMPLE OF A COMMONLY USED SOLVENT WHICH WOULD BE CONSIDERED AS IGNITABLE HAZARDOUS WASTE.

Waste code: F003  
Waste name: THE FOLLOWING SPENT NON-HALOGENATED SOLVENTS: XYLENE, ACETONE, ETHYL ACETATE, ETHYL BENZENE, ETHYL ETHER, METHYL ISOBUTYL KETONE, N-BUTYL ALCOHOL, CYCLOHEXANONE, AND METHANOL; ALL SPENT SOLVENT MIXTURES/BLENDS CONTAINING, BEFORE USE, ONLY THE ABOVE SPENT NON-HALOGENATED SOLVENTS; AND ALL SPENT SOLVENT MIXTURES/BLENDS CONTAINING, BEFORE USE, ONE OR MORE OF THE ABOVE NON-HALOGENATED SOLVENTS, AND, A TOTAL OF TEN PERCENT OR MORE (BY VOLUME) OF ONE OR MORE OF THOSE SOLVENTS LISTED IN F001, F002, F004, AND F005, AND STILL BOTTOMS FROM THE RECOVERY OF THESE SPENT SOLVENTS AND SPENT SOLVENT MIXTURES.

Map ID  
Direction  
Distance  
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number  
EPA ID Number

**INDEPENDENT INK, INC. (Continued)**

**1000209517**

Waste code: F005  
Waste name: THE FOLLOWING SPENT NON-HALOGENATED SOLVENTS: TOLUENE, METHYL ETHYL KETONE, CARBON DISULFIDE, ISOBUTANOL, PYRIDINE, BENZENE, 2-ETHOXYETHANOL, AND 2-NITROPROPANE; ALL SPENT SOLVENT MIXTURES/BLENDS CONTAINING, BEFORE USE, A TOTAL OF TEN PERCENT OR MORE (BY VOLUME) OF ONE OR MORE OF THE ABOVE NON-HALOGENATED SOLVENTS OR THOSE SOLVENTS LISTED IN F001, F002, OR F004; AND STILL BOTTOMS FROM THE RECOVERY OF THESE SPENT SOLVENTS AND SPENT SOLVENT MIXTURES.

Waste code: D001  
Waste name: IGNITABLE HAZARDOUS WASTES ARE THOSE WASTES WHICH HAVE A FLASHPOINT OF LESS THAN 140 DEGREES FAHRENHEIT AS DETERMINED BY A PENSKEY-MARTENS CLOSED CUP FLASH POINT TESTER. ANOTHER METHOD OF DETERMINING THE FLASH POINT OF A WASTE IS TO REVIEW THE MATERIAL SAFETY DATA SHEET, WHICH CAN BE OBTAINED FROM THE MANUFACTURER OR DISTRIBUTOR OF THE MATERIAL. LACQUER THINNER IS AN EXAMPLE OF A COMMONLY USED SOLVENT WHICH WOULD BE CONSIDERED AS IGNITABLE HAZARDOUS WASTE.

Waste code: D001  
Waste name: IGNITABLE HAZARDOUS WASTES ARE THOSE WASTES WHICH HAVE A FLASHPOINT OF LESS THAN 140 DEGREES FAHRENHEIT AS DETERMINED BY A PENSKEY-MARTENS CLOSED CUP FLASH POINT TESTER. ANOTHER METHOD OF DETERMINING THE FLASH POINT OF A WASTE IS TO REVIEW THE MATERIAL SAFETY DATA SHEET, WHICH CAN BE OBTAINED FROM THE MANUFACTURER OR DISTRIBUTOR OF THE MATERIAL. LACQUER THINNER IS AN EXAMPLE OF A COMMONLY USED SOLVENT WHICH WOULD BE CONSIDERED AS IGNITABLE HAZARDOUS WASTE.

Waste code: D035  
Waste name: METHYL ETHYL KETONE

Waste code: D001  
Waste name: IGNITABLE HAZARDOUS WASTES ARE THOSE WASTES WHICH HAVE A FLASHPOINT OF LESS THAN 140 DEGREES FAHRENHEIT AS DETERMINED BY A PENSKEY-MARTENS CLOSED CUP FLASH POINT TESTER. ANOTHER METHOD OF DETERMINING THE FLASH POINT OF A WASTE IS TO REVIEW THE MATERIAL SAFETY DATA SHEET, WHICH CAN BE OBTAINED FROM THE MANUFACTURER OR DISTRIBUTOR OF THE MATERIAL. LACQUER THINNER IS AN EXAMPLE OF A COMMONLY USED SOLVENT WHICH WOULD BE CONSIDERED AS IGNITABLE HAZARDOUS WASTE.

Waste code: D035  
Waste name: METHYL ETHYL KETONE

Waste code: D001  
Waste name: IGNITABLE HAZARDOUS WASTES ARE THOSE WASTES WHICH HAVE A FLASHPOINT OF LESS THAN 140 DEGREES FAHRENHEIT AS DETERMINED BY A PENSKEY-MARTENS CLOSED CUP FLASH POINT TESTER. ANOTHER METHOD OF DETERMINING THE FLASH POINT OF A WASTE IS TO REVIEW THE MATERIAL SAFETY DATA SHEET, WHICH CAN BE OBTAINED FROM THE MANUFACTURER OR DISTRIBUTOR OF THE MATERIAL. LACQUER THINNER IS AN EXAMPLE OF A COMMONLY USED SOLVENT WHICH WOULD BE CONSIDERED AS IGNITABLE HAZARDOUS WASTE.

Violation Status: No violations found

Evaluation Action Summary:  
Evaluation date: 08/25/2009  
Evaluation: COMPLIANCE EVALUATION INSPECTION ON-SITE  
Area of violation: Not reported

Map ID  
Direction  
Distance  
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number  
EPA ID Number

**INDEPENDENT INK, INC. (Continued)**

**1000209517**

Date achieved compliance: Not reported  
Evaluation lead agency: State  
  
Evaluation date: 05/24/2005  
Evaluation: COMPLIANCE EVALUATION INSPECTION ON-SITE  
Area of violation: Not reported  
Date achieved compliance: Not reported  
Evaluation lead agency: State Contractor/Grantee

**FINDS:**

Registry ID: 110000474629

**Environmental Interest/Information System**

US EPA TRIS (Toxics Release Inventory System) contains information from facilities on the amounts of over 300 listed toxic chemicals that these facilities release directly to air, water, land, or that are transported off-site.

California Hazardous Waste Tracking System - Datamart (HWTS-DATAMART) provides California with information on hazardous waste shipments for generators, transporters, and treatment, storage, and disposal facilities.

RCRAInfo is a national information system that supports the Resource Conservation and Recovery Act (RCRA) program through the tracking of events and activities related to facilities that generate, transport, and treat, store, or dispose of hazardous waste. RCRAInfo allows RCRA program staff to track the notification, permit, compliance, and corrective action activities required under RCRA.

HAZARDOUS WASTE BIENNIAL REPORTER

STATE MASTER

CRITERIA AND HAZARDOUS AIR POLLUTANT INVENTORY

**B12**  
**West**  
**1/8-1/4**  
**0.140 mi.**  
**739 ft.**

**OXY LONG BEACH, INC.**  
**14800 AVALON**  
**GARDENA, CA 90247**  
**Site 1 of 4 in cluster B**

**CA SLIC S104404751**  
**CA EMI N/A**

**Relative:**  
**Lower**

SLIC REG 4:  
Region: 4  
Facility Status: No further action required  
SLIC: 0105  
Substance: Not reported  
Staff: JTL

**Actual:**  
**98 ft.**

**EMI:**

Year: 2008  
County Code: 19  
Air Basin: SC  
Facility ID: 156606  
Air District Name: SC  
SIC Code: 1311

Map ID  
 Direction  
 Distance  
 Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number  
 EPA ID Number

**OXY LONG BEACH, INC. (Continued)**

**S104404751**

Air District Name:	SOUTH COAST AQMD
Community Health Air Pollution Info System:	Not reported
Consolidated Emission Reporting Rule:	Not reported
Total Organic Hydrocarbon Gases Tons/Yr:	1.851273218451878463
Reactive Organic Gases Tons/Yr:	1.4529718
Carbon Monoxide Emissions Tons/Yr:	1.76
NOX - Oxides of Nitrogen Tons/Yr:	1.05
SOX - Oxides of Sulphur Tons/Yr:	.0002799
Particulate Matter Tons/Yr:	.004665
Part. Matter 10 Micrometers & Smlr Tons/Yr:	.00463701
Year:	2009
County Code:	19
Air Basin:	SC
Facility ID:	156606
Air District Name:	SC
SIC Code:	1311
Air District Name:	SOUTH COAST AQMD
Community Health Air Pollution Info System:	Not reported
Consolidated Emission Reporting Rule:	Not reported
Total Organic Hydrocarbon Gases Tons/Yr:	1.4568081375791699
Reactive Organic Gases Tons/Yr:	1.186655
Carbon Monoxide Emissions Tons/Yr:	5.0000000000000003E-2
NOX - Oxides of Nitrogen Tons/Yr:	2.9999999999999999E-2
SOX - Oxides of Sulphur Tons/Yr:	9.3000000000000007E-6
Particulate Matter Tons/Yr:	0.000155
Part. Matter 10 Micrometers & Smlr Tons/Yr:	1.5406999999999999E-4

**B13**  
**West**  
**1/8-1/4**  
**0.140 mi.**  
**739 ft.**

**MARK IV CHARTER LINES**  
**14800 S AVALON BLVD**  
**INGLEWOOD, CA 90301**  
**Site 2 of 4 in cluster B**

**CA SWEEPS UST**    **S106929143**  
**N/A**

**Relative:**  
**Lower**

SWEEPS UST:  
 Status: Active  
 Comp Number: 6791  
 Number: 9  
 Board Of Equalization: 44-008143  
 Referral Date: 03-15-91  
 Action Date: 03-15-91  
 Created Date: 06-30-89  
 Owner Tank Id: Not reported  
 SWRCB Tank Id: 19-000-006791-000001  
 Tank Status: A  
 Capacity: Not reported  
 Active Date: 06-30-89  
 Tank Use: UNKNOWN  
 STG: W  
 Content: Not reported  
 Number Of Tanks: 3

**Actual:**  
**98 ft.**

Status: Active  
 Comp Number: 6791  
 Number: 9  
 Board Of Equalization: 44-008143  
 Referral Date: 03-15-91  
 Action Date: 03-15-91

Map ID  
Direction  
Distance  
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number  
EPA ID Number

**MARK IV CHARTER LINES (Continued)**

**S106929143**

Created Date: 06-30-89  
Owner Tank Id: Not reported  
SWRCB Tank Id: 19-000-006791-000002  
Tank Status: A  
Capacity: Not reported  
Active Date: 06-30-89  
Tank Use: UNKNOWN  
STG: W  
Content: Not reported  
Number Of Tanks: Not reported

Status: Active  
Comp Number: 6791  
Number: 9  
Board Of Equalization: 44-008143  
Referral Date: 03-15-91  
Action Date: 03-15-91  
Created Date: 06-30-89  
Owner Tank Id: Not reported  
SWRCB Tank Id: 19-000-006791-000003  
Tank Status: A  
Capacity: Not reported  
Active Date: 06-30-89  
Tank Use: UNKNOWN  
STG: W  
Content: Not reported  
Number Of Tanks: Not reported

**B14**  
**WSW**  
**1/8-1/4**  
**0.148 mi.**  
**779 ft.**

**CALINEX TRANSPORTATION INC**  
**14900 S AVALON**  
**GARDENA, CA 90248**  
**Site 3 of 4 in cluster B**

**RCRA-SQG 1000905596**  
**FINDS CA0000878157**

**Relative:**  
**Lower**

RCRA-SQG:  
Date form received by agency: 10/10/1994  
Facility name: CALINEX TRANSPORTATION INC  
Facility address: 14900 S AVALON  
GARDENA, CA 90248  
EPA ID: CA0000878157  
Mailing address: S AVALON  
GARDENA, CA 90248  
Contact: DAVID ORVIS  
Contact address: 14900 S AVALON  
GARDENA, CA 90248  
Contact country: US  
Contact telephone: (310) 217-8883  
Contact email: Not reported  
EPA Region: 09  
Classification: Small Small Quantity Generator  
Description: Handler: generates more than 100 and less than 1000 kg of hazardous waste during any calendar month and accumulates less than 6000 kg of hazardous waste at any time; or generates 100 kg or less of hazardous waste during any calendar month, and accumulates more than 1000 kg of hazardous waste at any time

**Actual:**  
**96 ft.**

Owner/Operator Summary:

Map ID  
Direction  
Distance  
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number  
EPA ID Number

**CALINEX TRANSPORTATION INC (Continued)**

**1000905596**

Owner/operator name: MIKE MARROQUIN TRUCKING  
Owner/operator address: 14900 S AVALON  
GARDENA, CA 90248  
Owner/operator country: Not reported  
Owner/operator telephone: (310) 217-8883  
Legal status: Private  
Owner/Operator Type: Owner  
Owner/Op start date: Not reported  
Owner/Op end date: Not reported

Handler Activities Summary:

U.S. importer of hazardous waste: No  
Mixed waste (haz. and radioactive): No  
Recycler of hazardous waste: No  
Transporter of hazardous waste: No  
Treater, storer or disposer of HW: No  
Underground injection activity: No  
On-site burner exemption: No  
Furnace exemption: No  
Used oil fuel burner: No  
Used oil processor: No  
User oil refiner: No  
Used oil fuel marketer to burner: No  
Used oil Specification marketer: No  
Used oil transfer facility: No  
Used oil transporter: No

Violation Status: No violations found

FINDS:

Registry ID: 110002620691

Environmental Interest/Information System

RCRAInfo is a national information system that supports the Resource Conservation and Recovery Act (RCRA) program through the tracking of events and activities related to facilities that generate, transport, and treat, store, or dispose of hazardous waste. RCRAInfo allows RCRA program staff to track the notification, permit, compliance, and corrective action activities required under RCRA.

**B15**  
**WSW**  
**1/8-1/4**  
**0.148 mi.**  
**779 ft.**

**IVAN HALPERIN**  
**14900 SOUTH AVALON BOULEVARD**  
**GARDENA, CA 90248**

**CA LUST S107143944**  
**N/A**

**Site 4 of 4 in cluster B**

**Relative:**  
**Lower**

LUST:

Region: STATE  
Global Id: T0603744656  
Latitude: 33.897226  
Longitude: -118.26386  
Case Type: LUST Cleanup Site  
Status: Completed - Case Closed  
Status Date: 12/06/2007  
Lead Agency: LOS ANGELES COUNTY  
Case Worker: TS

**Actual:**  
**96 ft.**

Map ID  
Direction  
Distance  
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number  
EPA ID Number

**IVAN HALPERIN (Continued)**

**S107143944**

Local Agency: LOS ANGELES COUNTY  
RB Case Number: Not reported  
LOC Case Number: CLUP# 490219  
File Location: Not reported  
Potential Media Affect: Soil  
Potential Contaminants of Concern: Diesel  
Site History: Not reported

[Click here to access the California GeoTracker records for this facility:](#)

**Contact:**

Global Id: T0603744656  
Contact Type: Regional Board Caseworker  
Contact Name: YUE RONG  
Organization Name: LOS ANGELES RWQCB (REGION 4)  
Address: 320 W. 4TH ST., SUITE 200  
City: Los Angeles  
Email: yrong@waterboards.ca.gov  
Phone Number: Not reported

Global Id: T0603744656  
Contact Type: Local Agency Caseworker  
Contact Name: TIM SMITH  
Organization Name: LOS ANGELES COUNTY  
Address: 900 S. FREMONT AVE.  
City: ALHAMBRA  
Email: tsmith@dpw.lacounty.gov  
Phone Number: Not reported

**Status History:**

Global Id: T0603744656  
Status: Open - Site Assessment  
Status Date: 07/20/2006

Global Id: T0603744656  
Status: Completed - Case Closed  
Status Date: 12/06/2007

Global Id: T0603744656  
Status: Open - Case Begin Date  
Status Date: 06/16/2004

**Regulatory Activities:**

Global Id: T0603744656  
Action Type: Other  
Date: 06/16/2004  
Action: Leak Discovery

Global Id: T0603744656  
Action Type: Other  
Date: 07/20/2006  
Action: Leak Reported

Global Id: T0603744656  
Action Type: REMEDIATION  
Date: 07/20/2006  
Action: Not reported

Map ID  
Direction  
Distance  
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number  
EPA ID Number

**IVAN HALPERIN (Continued)**

**S107143944**

Global Id: T0603744656  
Action Type: ENFORCEMENT  
Date: 12/06/2007  
Action: Closure/No Further Action Letter

**C16  
WNW  
1/8-1/4  
0.154 mi.  
813 ft.**

**ODYSSEY TRANSPORTATION INC OF NEVADA  
14612 S AVALON BLVD  
GARDENA, CA 90248**

**RCRA-LQG 1007989045  
CA HAZNET CAR000159590**

**Site 1 of 9 in cluster C**

**Relative:  
Lower**

RCRA-LQG:

Date form received by agency: 01/17/2005  
Facility name: ODYSSEY TRANSPORTATION INC OF NEVADA  
Facility address: 14612 S AVALON BLVD  
GARDENA, CA 90248

**Actual:  
105 ft.**

EPA ID: CAR000159590  
Mailing address: PO BOX 11503  
CARSON, CA 90749  
Contact: BYRON L WALKER  
Contact address: PO BOX 11503  
CARSON, CA 90749

Contact country: US  
Contact telephone: 310-851-6800  
Contact email: Not reported  
EPA Region: 09  
Land type: Private  
Classification: Large Quantity Generator  
Description: Handler: generates 1,000 kg or more of hazardous waste during any calendar month; or generates more than 1 kg of acutely hazardous waste during any calendar month; or generates more than 100 kg of any residue or contaminated soil, waste or other debris resulting from the cleanup of a spill, into or on any land or water, of acutely hazardous waste during any calendar month; or generates 1 kg or less of acutely hazardous waste during any calendar month, and accumulates more than 1 kg of acutely hazardous waste at any time; or generates 100 kg or less of any residue or contaminated soil, waste or other debris resulting from the cleanup of a spill, into or on any land or water, of acutely hazardous waste during any calendar month, and accumulates more than 100 kg of that material at any time

Owner/Operator Summary:

Owner/operator name: SHEILA HALVORSEN  
Owner/operator address: 18625 SUPERIOR ST  
NORTHRIDGE, CA 91324  
Owner/operator country: US  
Owner/operator telephone: Not reported  
Legal status: Private  
Owner/Operator Type: Owner  
Owner/Op start date: 01/01/1972  
Owner/Op end date: Not reported

Owner/operator name: ODYSSEY TRANSPORTATION INC OF NV  
Owner/operator address: Not reported  
Not reported  
Owner/operator country: US

Map ID  
Direction  
Distance  
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number  
EPA ID Number

**ODYSSEY TRANSPORTATION INC OF NEVADA (Continued)**

**1007989045**

Owner/operator telephone: Not reported  
Legal status: Private  
Owner/Operator Type: Operator  
Owner/Op start date: 01/14/2005  
Owner/Op end date: Not reported

Handler Activities Summary:

U.S. importer of hazardous waste: No  
Mixed waste (haz. and radioactive): No  
Recycler of hazardous waste: No  
Transporter of hazardous waste: Yes  
Treater, storer or disposer of HW: No  
Underground injection activity: No  
On-site burner exemption: No  
Furnace exemption: No  
Used oil fuel burner: No  
Used oil processor: No  
User oil refiner: No  
Used oil fuel marketer to burner: No  
Used oil Specification marketer: No  
Used oil transfer facility: No  
Used oil transporter: Yes

Hazardous Waste Summary:

Waste code: D001  
Waste name: IGNITABLE HAZARDOUS WASTES ARE THOSE WASTES WHICH HAVE A FLASHPOINT OF LESS THAN 140 DEGREES FAHRENHEIT AS DETERMINED BY A PENSKEY-MARTENS CLOSED CUP FLASH POINT TESTER. ANOTHER METHOD OF DETERMINING THE FLASH POINT OF A WASTE IS TO REVIEW THE MATERIAL SAFETY DATA SHEET, WHICH CAN BE OBTAINED FROM THE MANUFACTURER OR DISTRIBUTOR OF THE MATERIAL. LACQUER THINNER IS AN EXAMPLE OF A COMMONLY USED SOLVENT WHICH WOULD BE CONSIDERED AS IGNITABLE HAZARDOUS WASTE.

Waste code: D002  
Waste name: A WASTE WHICH HAS A PH OF LESS THAN 2 OR GREATER THAN 12.5 IS CONSIDERED TO BE A CORROSIVE HAZARDOUS WASTE. SODIUM HYDROXIDE, A CAUSTIC SOLUTION WITH A HIGH PH, IS OFTEN USED BY INDUSTRIES TO CLEAN OR DEGREASE PARTS. HYDROCHLORIC ACID, A SOLUTION WITH A LOW PH, IS USED BY MANY INDUSTRIES TO CLEAN METAL PARTS PRIOR TO PAINTING. WHEN THESE CAUSTIC OR ACID SOLUTIONS BECOME CONTAMINATED AND MUST BE DISPOSED, THE WASTE WOULD BE A CORROSIVE HAZARDOUS WASTE.

Waste code: D003  
Waste name: A MATERIAL IS CONSIDERED TO BE A REACTIVE HAZARDOUS WASTE IF IT IS NORMALLY UNSTABLE, REACTS VIOLENTLY WITH WATER, GENERATES TOXIC GASES WHEN EXPOSED TO WATER OR CORROSIVE MATERIALS, OR IF IT IS CAPABLE OF DETONATION OR EXPLOSION WHEN EXPOSED TO HEAT OR A FLAME. ONE EXAMPLE OF SUCH WASTE WOULD BY WASTE GUNPOWDER.

Waste code: D004  
Waste name: ARSENIC

Waste code: F001  
Waste name: THE FOLLOWING SPENT HALOGENATED SOLVENTS USED IN DEGREASING: TETRACHLOROETHYLENE, TRICHLOROETHYLENE, METHYLENE CHLORIDE, 1,1,1-TRICHLOROETHANE, CARBON TETRACHLORIDE, AND CHLORINATED

Map ID  
Direction  
Distance  
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number  
EPA ID Number

**ODYSSEY TRANSPORTATION INC OF NEVADA (Continued)**

**1007989045**

FLUOROCARBONS; ALL SPENT SOLVENT MIXTURES/BLENDS USED IN DEGREASING CONTAINING, BEFORE USE, A TOTAL OF TEN PERCENT OR MORE (BY VOLUME) OF ONE OR MORE OF THE ABOVE HALOGENATED SOLVENTS OR THOSE SOLVENTS LISTED IN F002, F004, AND F005, AND STILL BOTTOMS FROM THE RECOVERY OF THESE SPENT SOLVENTS AND SPENT SOLVENT MIXTURES.

Waste code:  
Waste name:

F002  
THE FOLLOWING SPENT HALOGENATED SOLVENTS: TETRACHLOROETHYLENE, METHYLENE CHLORIDE, TRICHLOROETHYLENE, 1,1,1-TRICHLOROETHANE, CHLOROBENZENE, 1,1,2-TRICHLORO-1,2,2-TRIFLUOROETHANE, ORTHO-DICHLOROBENZENE, TRICHLOROFLUOROMETHANE, AND 1,1,2-TRICHLOROETHANE; ALL SPENT SOLVENT MIXTURES/BLENDS CONTAINING, BEFORE USE, A TOTAL OF TEN PERCENT OR MORE (BY VOLUME) OF ONE OR MORE OF THE ABOVE HALOGENATED SOLVENTS OR THOSE LISTED IN F001, F004, OR F005, AND STILL BOTTOMS FROM THE RECOVERY OF THESE SPENT SOLVENTS AND SPENT SOLVENT MIXTURES.

Waste code:  
Waste name:

F003  
THE FOLLOWING SPENT NON-HALOGENATED SOLVENTS: XYLENE, ACETONE, ETHYL ACETATE, ETHYL BENZENE, ETHYL ETHER, METHYL ISOBUTYL KETONE, N-BUTYL ALCOHOL, CYCLOHEXANONE, AND METHANOL; ALL SPENT SOLVENT MIXTURES/BLENDS CONTAINING, BEFORE USE, ONLY THE ABOVE SPENT NON-HALOGENATED SOLVENTS; AND ALL SPENT SOLVENT MIXTURES/BLENDS CONTAINING, BEFORE USE, ONE OR MORE OF THE ABOVE NON-HALOGENATED SOLVENTS, AND, A TOTAL OF TEN PERCENT OR MORE (BY VOLUME) OF ONE OR MORE OF THOSE SOLVENTS LISTED IN F001, F002, F004, AND F005, AND STILL BOTTOMS FROM THE RECOVERY OF THESE SPENT SOLVENTS AND SPENT SOLVENT MIXTURES.

Waste code:  
Waste name:

F004  
THE FOLLOWING SPENT NON-HALOGENATED SOLVENTS: CRESOLS AND CRESYLIC ACID, AND NITROBENZENE; ALL SPENT SOLVENT MIXTURES/BLENDS CONTAINING, BEFORE USE, A TOTAL OF TEN PERCENT OR MORE (BY VOLUME) OF ONE OR MORE OF THE ABOVE NON-HALOGENATED SOLVENTS OR THOSE SOLVENTS LISTED IN F001, F002, AND F005; AND STILL BOTTOMS FROM THE RECOVERY OF THESE SPENT SOLVENTS AND SPENT SOLVENT MIXTURES.

Waste code:  
Waste name:

F005  
THE FOLLOWING SPENT NON-HALOGENATED SOLVENTS: TOLUENE, METHYL ETHYL KETONE, CARBON DISULFIDE, ISOBUTANOL, PYRIDINE, BENZENE, 2-ETHOXYETHANOL, AND 2-NITROPROPANE; ALL SPENT SOLVENT MIXTURES/BLENDS CONTAINING, BEFORE USE, A TOTAL OF TEN PERCENT OR MORE (BY VOLUME) OF ONE OR MORE OF THE ABOVE NON-HALOGENATED SOLVENTS OR THOSE SOLVENTS LISTED IN F001, F002, OR F004; AND STILL BOTTOMS FROM THE RECOVERY OF THESE SPENT SOLVENTS AND SPENT SOLVENT MIXTURES.

Waste code:  
Waste name:

F006  
WASTEWATER TREATMENT SLUDGES FROM ELECTROPLATING OPERATIONS EXCEPT FROM THE FOLLOWING PROCESSES: (1) SULFURIC ACID ANODIZING OF ALUMINUM; (2) TIN PLATING ON CARBON STEEL; (3) ZINC PLATING (SEGREGATED BASIS) ON CARBON STEEL; (4) ALUMINUM OR ZINC-ALUMINUM PLATING ON CARBON STEEL; (5) CLEANING/STRIPPING ASSOCIATED WITH TIN, ZINC AND ALUMINUM PLATING ON CARBON STEEL; AND (6) CHEMICAL ETCHING AND MILLING OF ALUMINUM.

Waste code:  
Waste name:

F009  
SPENT STRIPPING AND CLEANING BATH SOLUTIONS FROM ELECTROPLATING

Map ID  
Direction  
Distance  
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number  
EPA ID Number

**ODYSSEY TRANSPORTATION INC OF NEVADA (Continued)**

**1007989045**

OPERATIONS WHERE CYANIDES ARE USED IN THE PROCESS.

Waste code: F011  
Waste name: SPENT CYANIDE SOLUTIONS FROM SALT BATH POT CLEANING FROM METAL HEAT TREATING OPERATIONS.

Waste code: K062  
Waste name: SPENT PICKLE LIQUOR GENERATED BY STEEL FINISHING OPERATIONS OF FACILITIES WITHIN THE IRON AND STEEL INDUSTRY (SIC CODES 331 AND 332).

Waste code: U002  
Waste name: ACETONE (I)

Waste code: U031  
Waste name: 1-BUTANOL (I)

Waste code: U055  
Waste name: BENZENE, (1-METHYLETHYL)- (I)

Waste code: U056  
Waste name: BENZENE, HEXAHYDRO- (I)

Waste code: U113  
Waste name: ETHYL ACRYLATE (I)

Waste code: U122  
Waste name: FORMALDEHYDE

Waste code: U140  
Waste name: ISOBUTYL ALCOHOL (I,T)

Waste code: U154  
Waste name: METHANOL (I)

Waste code: U159  
Waste name: 2-BUTANONE (I,T)

Waste code: U188  
Waste name: PHENOL

Waste code: U208  
Waste name: ETHANE, 1,1,1,2-TETRACHLORO-

Waste code: U209  
Waste name: ETHANE, 1,1,2,2-TETRACHLORO-

Waste code: U220  
Waste name: BENZENE, METHYL-

Waste code: U228  
Waste name: ETHENE, TRICHLORO-

Waste code: U239  
Waste name: BENZENE, DIMETHYL- (I,T)

Violation Status: No violations found

Map ID  
Direction  
Distance  
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number  
EPA ID Number

**ODYSSEY TRANSPORTATION INC OF NEVADA (Continued)**

**1007989045**

Evaluation Action Summary:

Evaluation date: 11/09/2006  
Evaluation: COMPLIANCE EVALUATION INSPECTION ON-SITE  
Area of violation: Not reported  
Date achieved compliance: Not reported  
Evaluation lead agency: State

HAZNET:

envid: 1007989045  
Year: 2006  
GEPaid: CAR000159590  
Contact: BYRON L WALKER  
Telephone: 3107683336  
Mailing Name: Not reported  
Mailing Address: PO BOX 11503  
Mailing City,St,Zip: CARSON, CA 907490000  
Gen County: Not reported  
TSD EPA ID: NVT330010000  
TSD County: Not reported  
Waste Category: Other organic solids  
Disposal Method: Disposal, Land Fill  
Tons: 0.22  
Facility County: Los Angeles

envid: 1007989045  
Year: 2005  
GEPaid: CAR000159590  
Contact: BYRON L WALKER  
Telephone: 3107683336  
Mailing Name: Not reported  
Mailing Address: PO BOX 11503  
Mailing City,St,Zip: CARSON, CA 907490000  
Gen County: Not reported  
TSD EPA ID: CAD980884183  
TSD County: Not reported  
Waste Category: Other organic solids  
Disposal Method: Not reported  
Tons: 0.6  
Facility County: Los Angeles

envid: 1007989045  
Year: 2005  
GEPaid: CAR000159590  
Contact: BYRON L WALKER  
Telephone: 3107683336  
Mailing Name: Not reported  
Mailing Address: PO BOX 11503  
Mailing City,St,Zip: CARSON, CA 907490000  
Gen County: Not reported  
TSD EPA ID: TND000772186  
TSD County: Not reported  
Waste Category: Unspecified organic liquid mixture  
Disposal Method: Not reported  
Tons: 1.45  
Facility County: Los Angeles

envid: 1007989045

Map ID  
 Direction  
 Distance  
 Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number  
 EPA ID Number

**ODYSSEY TRANSPORTATION INC OF NEVADA (Continued)**

**1007989045**

Year: 2005  
 GEPAID: CAR000159590  
 Contact: BYRON L WALKER  
 Telephone: 3107683336  
 Mailing Name: Not reported  
 Mailing Address: PO BOX 11503  
 Mailing City,St,Zip: CARSON, CA 907490000  
 Gen County: Not reported  
 TSD EPA ID: CAD980884183  
 TSD County: Not reported  
 Waste Category: Unspecified organic liquid mixture  
 Disposal Method: Transfer Station  
 Tons: 2.48  
 Facility County: Los Angeles

envid: 1007989045  
 Year: 2005  
 GEPAID: CAR000159590  
 Contact: BYRON L WALKER  
 Telephone: 3107683336  
 Mailing Name: Not reported  
 Mailing Address: PO BOX 11503  
 Mailing City,St,Zip: CARSON, CA 907490000  
 Gen County: Not reported  
 TSD EPA ID: CAD980884183  
 TSD County: Not reported  
 Waste Category: Other organic solids  
 Disposal Method: Transfer Station  
 Tons: 1.49  
 Facility County: Los Angeles

[Click this hyperlink](#) while viewing on your computer to access additional CA\_HAZNET: detail in the EDR Site Report.

**D17**  
**WSW**  
**1/8-1/4**  
**0.160 mi.**  
**843 ft.**

**MOVEEL FUEL LLC**  
**15000 AVALON BLVD. #K**  
**GARDENA, CA 90248**  
**Site 1 of 3 in cluster D**

**CA HWT S111075531**  
**N/A**

**Relative:**  
**Lower**

HWT:  
 Reg Num: 6003  
 Expiration Date: 05/31/2015

**Actual:**  
**95 ft.**

**D18**  
**WSW**  
**1/8-1/4**  
**0.160 mi.**  
**843 ft.**

**15000 S AVALON BLVD**  
**GARDENA, CA 90248**  
**Site 2 of 3 in cluster D**

**EDR US Hist Auto Stat 1015237710**  
**N/A**

**Relative:**  
**Lower**

EDR Historical Auto Stations:  
 Name: DETROIT TRANSMISSION PRODUCTS  
 Year: 1999  
 Address: 15000 S AVALON BLVD

**Actual:**  
**95 ft.**

Map ID  
Direction  
Distance  
Elevation

MAP FINDINGS

Site

Database(s) EDR ID Number  
EPA ID Number

C19  
WNW  
1/8-1/4  
0.164 mi.  
865 ft.

**COMPLETE CHARTER LINES (FORMER  
14531 AVALON BLVD S  
ROSEWOOD, CA 90248**  
**Site 2 of 9 in cluster C**

**CA LUST S102428248  
N/A**

**Relative:  
Lower**

LUST:

**Actual:  
104 ft.**

Region: STATE  
Global Id: T0603704221  
Latitude: 33.8995779  
Longitude: -118.265421  
Case Type: LUST Cleanup Site  
Status: Completed - Case Closed  
Status Date: 09/07/1995  
Lead Agency: LOS ANGELES RWQCB (REGION 4)  
Case Worker: YR  
Local Agency: LOS ANGELES COUNTY  
RB Case Number: I-14916  
LOC Case Number: Not reported  
File Location: Not reported  
Potential Media Affect: Soil  
Potential Contaminants of Concern: Diesel  
Site History: Not reported

[Click here to access the California GeoTracker records for this facility:](#)

Contact:

Global Id: T0603704221  
Contact Type: Regional Board Caseworker  
Contact Name: YUE RONG  
Organization Name: LOS ANGELES RWQCB (REGION 4)  
Address: 320 W. 4TH ST., SUITE 200  
City: Los Angeles  
Email: yrong@waterboards.ca.gov  
Phone Number: Not reported

Global Id: T0603704221  
Contact Type: Local Agency Caseworker  
Contact Name: JOHN AWUJO  
Organization Name: LOS ANGELES COUNTY  
Address: 900 S FREMONT AVE  
City: ALHAMBRA  
Email: jawujo@dpw.lacounty.gov  
Phone Number: 6264583507

Status History:

Global Id: T0603704221  
Status: Open - Case Begin Date  
Status Date: 06/25/1989

Global Id: T0603704221  
Status: Completed - Case Closed  
Status Date: 09/07/1995

Global Id: T0603704221  
Status: Open - Site Assessment  
Status Date: 06/26/1991

Map ID  
Direction  
Distance  
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number  
EPA ID Number

COMPLETE CHARTER LINES (FORMER (Continued)

S102428248

Regulatory Activities:

Global Id: T0603704221  
Action Type: Other  
Date: 06/26/1991  
Action: Leak Reported

Global Id: T0603704221  
Action Type: Other  
Date: 06/26/1989  
Action: Leak Stopped

Global Id: T0603704221  
Action Type: Other  
Date: 06/25/1989  
Action: Leak Discovery

LUST REG 4:

Region: 4  
Regional Board: 04  
County: Los Angeles  
Facility Id: I-14916  
Status: Case Closed  
Substance: Diesel  
Substance Quantity: Not reported  
Local Case No: Not reported  
Case Type: Soil  
Abatement Method Used at the Site: Not reported  
Global ID: T0603704221  
W Global ID: Not reported  
Staff: UNK  
Local Agency: 19000  
Cross Street: COMPTON BLVD.  
Enforcement Type: Not reported  
Date Leak Discovered: 6/25/1989  
Date Leak First Reported: 6/26/1991  
Date Leak Record Entered: 5/7/1991  
Date Confirmation Began: Not reported  
Date Leak Stopped: 6/26/1989  
Date Case Last Changed on Database: 9/7/1995  
Date the Case was Closed: 9/7/1995  
How Leak Discovered: OM  
How Leak Stopped: Not reported  
Cause of Leak: UNK  
Leak Source: UNK  
Operator: BRUCKER, CHARLES  
Water System: Not reported  
Well Name: Not reported  
Approx. Dist To Production Well (ft): 4888.048190538907232921208744  
Source of Cleanup Funding: UNK  
Preliminary Site Assessment Workplan Submitted: Not reported  
Preliminary Site Assessment Began: 6/26/1991  
Pollution Characterization Began: Not reported  
Remediation Plan Submitted: Not reported  
Remedial Action Underway: Not reported  
Post Remedial Action Monitoring Began: Not reported

Map ID  
 Direction  
 Distance  
 Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number  
 EPA ID Number

**COMPLETE CHARTER LINES (FORMER (Continued))**

**S102428248**

Enforcement Action Date:	Not reported
Historical Max MTBE Date:	Not reported
Hist Max MTBE Conc in Groundwater:	Not reported
Hist Max MTBE Conc in Soil:	Not reported
Significant Interim Remedial Action Taken:	Not reported
GW Qualifier:	Not reported
Soil Qualifier:	Not reported
Organization:	Not reported
Owner Contact:	Not reported
Responsible Party:	COMPLETE CHARTER LINES
RP Address:	14705 S AVALON BL, GARDENA CA 90248
Program:	LUST
Lat/Long:	33.8995779 / -1
Local Agency Staff:	Not reported
Beneficial Use:	Not reported
Priority:	Not reported
Cleanup Fund Id:	Not reported
Suspended:	Not reported
Assigned Name:	Not reported
Summary:	TELCON 08/14/95 CHARLES BRUCKER STATES "FINAL REPORT" FLOAT-ING AROUND, NEEDS CLOSURE. UST CLEANUP FUND #7134 PREVIOUS ID 052391-11

**D20**  
**WSW**  
**1/8-1/4**  
**0.167 mi.**  
**884 ft.**

**15016 S AVALON BLVD**  
**GARDENA, CA 90248**  
**Site 3 of 3 in cluster D**

**EDR US Hist Auto Stat 1015238309**  
**N/A**

**Relative:**  
**Lower**  
  
**Actual:**  
**95 ft.**

EDR Historical Auto Stations:

Name:	OROZCOS BODY SHOP
Year:	2004
Address:	15016 S AVALON BLVD
Name:	OROZCOS BODY SHOP
Year:	2007
Address:	15016 S AVALON BLVD

**E21**  
**SSE**  
**1/8-1/4**  
**0.169 mi.**  
**890 ft.**

**TED'S COMPTON SHELL**  
**851 E COMPTON BLVD**  
**COMPTON, CA 90220**  
**Site 1 of 6 in cluster E**

**EDR US Hist Auto Stat 1008994146**  
**N/A**

**Relative:**  
**Lower**  
  
**Actual:**  
**98 ft.**

EDR Historical Auto Stations:

Name:	TED'S COMPTON SHELL
Year:	1962
Type:	Not reported

Map ID  
Direction  
Distance  
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number  
EPA ID Number

**E22**  
**SSE**  
**1/8-1/4**  
**0.170 mi.**  
**900 ft.**

**WATSON H M**  
**845 E COMPTON BLVD**  
**COMPTON, CA**

**EDR US Hist Auto Stat**

**1009017364**  
**N/A**

**Site 2 of 6 in cluster E**

**Relative:**  
**Lower**

EDR Historical Auto Stations:

Name: SEASIDE SERVICE  
Year: 1947  
Type: GASOLINE AND OIL SERVICE STATIONS

**Actual:**  
**97 ft.**

Name: WATSON H M  
Year: 1947  
Type: AUTOMOBILE REPAIRING

Name: WATSON H M  
Year: 1947  
Type: AUTOMOBILE REPAIRING

Name: MURRAY & DOHENY  
Year: 1947  
Type: GASOLINE AND OIL SERVICE STATIONS

Name: SEASIDE SERVICE  
Year: 1947  
Type: GASOLINE AND OIL SERVICE STATIONS

Name: WATSON H M  
Year: 1951  
Type: AUTOMOBILE REPAIRERS

Name: COOK B F  
Year: 1951  
Type: GASOLINE AND OIL SERVICE STATIONS

Name: HOLMES HOWARD  
Year: 1951  
Type: AUTOMOBILE REPAIRERS

**E23**  
**SSE**  
**1/8-1/4**  
**0.170 mi.**  
**900 ft.**

**WATSON H M**  
**845 E COMPTON**  
**COMPTON, CA**

**EDR US Hist Auto Stat**

**1009049404**  
**N/A**

**Site 3 of 6 in cluster E**

**Relative:**  
**Lower**

EDR Historical Auto Stations:

Name: WATSON H M  
Year: 1951  
Type: AUTOMOBILE REPAIRERS

**Actual:**  
**97 ft.**

Name: HOLMES HOWARD  
Year: 1951  
Type: AUTOMOBILE REPAIRERS

Name: COOK B F  
Year: 1951  
Type: GASOLINE AND OIL SERVICE STATIONS

Map ID  
Direction  
Distance  
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number  
EPA ID Number

**E24**  
**SSE**  
**1/8-1/4**  
**0.170 mi.**  
**900 ft.**

**MURRAY & DOHENY**  
**845 E CAMPTON BLVD**  
**COMPTON, CA**

**EDR US Hist Auto Stat**

**1009049119**  
**N/A**

**Site 4 of 6 in cluster E**

**Relative:**  
**Lower**

EDR Historical Auto Stations:

Name: MURRAY & DOHENY  
Year: 1947  
Type: GASOLINE AND OIL SERVICE STATIONS

**Actual:**  
**97 ft.**

**E25**  
**South**  
**1/8-1/4**  
**0.170 mi.**  
**900 ft.**

**840 E COMPTON BLVD**  
**COMPTON, CA 90221**

**EDR US Hist Auto Stat**

**1015652969**  
**N/A**

**Site 5 of 6 in cluster E**

**Relative:**  
**Lower**

EDR Historical Auto Stations:

Name: GEORGES TRANSMISSION  
Year: 2001  
Address: 840 E COMPTON BLVD

**Actual:**  
**98 ft.**

Name: GEORGES TRANSMISSIONS  
Year: 2002  
Address: 840 E COMPTON BLVD

Name: GEORGES TRANSMISSION  
Year: 2003  
Address: 840 E COMPTON BLVD

Name: GEORGES TRANSMISSIONS  
Year: 2005  
Address: 840 E COMPTON BLVD

Name: GEORGES TRANSMISSIONS  
Year: 2006  
Address: 840 E COMPTON BLVD

Name: GEORGES TRANSMISSIONS  
Year: 2009  
Address: 840 E COMPTON BLVD

Name: GEOS TRANSMISSIONS  
Year: 2010  
Address: 840 E COMPTON BLVD

**E26**  
**SSE**  
**1/8-1/4**  
**0.170 mi.**  
**900 ft.**

**LEONHARDT'S SERVICE**  
**842 E COMPTON BLVD**  
**COMPTON, CA 90220**

**EDR US Hist Auto Stat**

**1008994174**  
**N/A**

**Site 6 of 6 in cluster E**

**Relative:**  
**Lower**

EDR Historical Auto Stations:

Name: CUTLER & LEONHARDT  
Year: 1940  
Type: GASOLINE AND OIL SERVICE STATIONS

**Actual:**  
**98 ft.**

Name: UNION STEAM CLEANERS

Map ID  
 Direction  
 Distance  
 Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number  
 EPA ID Number

**LEONHARDT'S SERVICE (Continued)**

**1008994174**

Year: 1947  
 Type: AUTOMOBILE LAUNDRIES

Name: LEONHARDT S OFFICIAL STATION NO 2006  
 Year: 1947  
 Type: AUTOMOBILE BRAKE SERVICE

Name: LEONHARDT S  
 Year: 1947  
 Type: GASOLINE AND OIL SERVICE STATIONS

Name: LEONHARDT S  
 Year: 1947  
 Type: AUTOMOBILE REPAIRING

Name: LEONHARDT S  
 Year: 1951  
 Type: GASOLINE AND OIL SERVICE STATIONS

Name: LEONHARDT S  
 Year: 1951  
 Type: GASOLINE AND OIL SERVICE STATIONS

Name: LEONHARDT'S SERVICE  
 Year: 1962  
 Type: Not reported

**F27**  
**SSW**  
 1/8-1/4  
 0.174 mi.  
 917 ft.

**CALDWELL PYLE INC**  
**736 E COMPTON BLVD**  
**COMPTON, CA**

**EDR US Hist Auto Stat**    **1009015904**  
 N/A

**Site 1 of 2 in cluster F**

**Relative:**  
**Lower**

EDR Historical Auto Stations:

Name: CALDWELL PYLE INC  
 Year: 1951  
 Type: AUTOMOBILE MOTOR REBUILDING

**Actual:**  
**94 ft.**

Name: CALDWELL PYLE INC  
 Year: 1951  
 Type: AUTOMOBILE REPAIRERS

Name: CALDWELL PYLE INC  
 Year: 1951  
 Type: AUTOMOBILE REPAIRERS

**F28**  
**SSW**  
 1/8-1/4  
 0.174 mi.  
 918 ft.

**FORMER MOUREN-LAURENS OIL COMPANY SITE**  
**641,705,715, & 719 E. COMPTON**  
**COMPTON, CA 90017**

**RCRA-LQG**    **1010562060**  
**CAR000186312**

**Site 2 of 2 in cluster F**

**Relative:**  
**Lower**

RCRA-LQG:

Date form received by agency: 08/02/2012  
 Facility name: FORMER MOUREN-LAURENS OIL COMPANY SITE  
 Facility address: 641,705,715, & 719 E. COMPTON

**Actual:**  
**93 ft.**

Map ID  
Direction  
Distance  
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number  
EPA ID Number

**FORMER MOUREN-LAURENS OIL COMPANY SITE (Continued)**

**1010562060**

EPA ID: COMPTON, CA 90017  
CAR000186312  
Mailing address: FRALEY & ASSOCIATES, 617 W. 7T  
H STREET SITE 702  
LOS ANGELES, CA 90017  
Contact: FRANKLIN JR. R FEALEY  
Contact address: FRALEY & ASSOCIATES, 617 W. 7T H STREET SITE 702  
LOS ANGELES, CA 90017  
Contact country: US  
Contact telephone: (213) 550-4005  
Contact email: FFRALEY@FRALEYLAW.COM  
EPA Region: 09  
Classification: Large Quantity Generator  
Description: Handler: generates 1,000 kg or more of hazardous waste during any calendar month; or generates more than 1 kg of acutely hazardous waste during any calendar month; or generates more than 100 kg of any residue or contaminated soil, waste or other debris resulting from the cleanup of a spill, into or on any land or water, of acutely hazardous waste during any calendar month; or generates 1 kg or less of acutely hazardous waste during any calendar month, and accumulates more than 1 kg of acutely hazardous waste at any time; or generates 100 kg or less of any residue or contaminated soil, waste or other debris resulting from the cleanup of a spill, into or on any land or water, of acutely hazardous waste during any calendar month, and accumulates more than 100 kg of that material at any time

**Owner/Operator Summary:**

Owner/operator name: REV 973, LLC  
Owner/operator address: FRALEY & ASSOCIATES, 617 W. 7T H STREET SITE 702  
LOS ANGELES, CA 90017  
Owner/operator country: Not reported  
Owner/operator telephone: (213) 550-4005  
Legal status: Private  
Owner/Operator Type: Owner  
Owner/Op start date: 02/10/1998  
Owner/Op end date: Not reported

Owner/operator name: REV 973, LLC  
Owner/operator address: FRALEY & ASSOCIATES, 617 W. 7T H STREET SITE 702  
LOS ANGELES, CA 90017  
Owner/operator country: US  
Owner/operator telephone: (213) 550-4005  
Legal status: Private  
Owner/Operator Type: Operator  
Owner/Op start date: 02/10/1998  
Owner/Op end date: Not reported

**Handler Activities Summary:**

U.S. importer of hazardous waste: No  
Mixed waste (haz. and radioactive): No  
Recycler of hazardous waste: No  
Transporter of hazardous waste: No  
Treater, storer or disposer of HW: No  
Underground injection activity: No  
On-site burner exemption: No  
Furnace exemption: No

Map ID  
Direction  
Distance  
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number  
EPA ID Number

**FORMER MOUREN-LAURENS OIL COMPANY SITE (Continued)**

**1010562060**

Used oil fuel burner: No  
Used oil processor: No  
User oil refiner: No  
Used oil fuel marketer to burner: No  
Used oil Specification marketer: No  
Used oil transfer facility: No  
Used oil transporter: No

Historical Generators:

Date form received by agency: 07/26/2010  
Site name: MOUREN-LAURENS OIL COMPANY (FORMER)  
Classification: Large Quantity Generator

Date form received by agency: 06/14/2007  
Site name: MOUREN LAURENS OIL COMPANY INC  
Classification: Large Quantity Generator

Hazardous Waste Summary:

Waste code: 134  
Waste name: 134

Waste code: 611  
Waste name: 611

Waste code: F002  
Waste name: THE FOLLOWING SPENT HALOGENATED SOLVENTS: TETRACHLOROETHYLENE, METHYLENE CHLORIDE, TRICHLOROETHYLENE, 1,1,1-TRICHLOROETHANE, CHLOROBENZENE, 1,1,2-TRICHLORO-1,2,2-TRIFLUOROETHANE, ORTHO-DICHLOROBENZENE, TRICHLOROFLUOROMETHANE, AND 1,1,2-TRICHLOROETHANE; ALL SPENT SOLVENT MIXTURES/BLENDS CONTAINING, BEFORE USE, A TOTAL OF TEN PERCENT OR MORE (BY VOLUME) OF ONE OR MORE OF THE ABOVE HALOGENATED SOLVENTS OR THOSE LISTED IN F001, F004, OR F005, AND STILL BOTTOMS FROM THE RECOVERY OF THESE SPENT SOLVENTS AND SPENT SOLVENT MIXTURES.

Waste code: F003  
Waste name: THE FOLLOWING SPENT NON-HALOGENATED SOLVENTS: XYLENE, ACETONE, ETHYL ACETATE, ETHYL BENZENE, ETHYL ETHER, METHYL ISOBUTYL KETONE, N-BUTYL ALCOHOL, CYCLOHEXANONE, AND METHANOL; ALL SPENT SOLVENT MIXTURES/BLENDS CONTAINING, BEFORE USE, ONLY THE ABOVE SPENT NON-HALOGENATED SOLVENTS; AND ALL SPENT SOLVENT MIXTURES/BLENDS CONTAINING, BEFORE USE, ONE OR MORE OF THE ABOVE NON-HALOGENATED SOLVENTS, AND, A TOTAL OF TEN PERCENT OR MORE (BY VOLUME) OF ONE OR MORE OF THOSE SOLVENTS LISTED IN F001, F002, F004, AND F005, AND STILL BOTTOMS FROM THE RECOVERY OF THESE SPENT SOLVENTS AND SPENT SOLVENT MIXTURES.

Waste code: F002  
Waste name: THE FOLLOWING SPENT HALOGENATED SOLVENTS: TETRACHLOROETHYLENE, METHYLENE CHLORIDE, TRICHLOROETHYLENE, 1,1,1-TRICHLOROETHANE, CHLOROBENZENE, 1,1,2-TRICHLORO-1,2,2-TRIFLUOROETHANE, ORTHO-DICHLOROBENZENE, TRICHLOROFLUOROMETHANE, AND 1,1,2-TRICHLOROETHANE; ALL SPENT SOLVENT MIXTURES/BLENDS CONTAINING, BEFORE USE, A TOTAL OF TEN PERCENT OR MORE (BY VOLUME) OF ONE OR MORE OF THE ABOVE HALOGENATED SOLVENTS OR THOSE LISTED IN F001, F004, OR F005, AND STILL BOTTOMS FROM THE RECOVERY OF THESE SPENT SOLVENTS AND

Map ID  
Direction  
Distance  
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number  
EPA ID Number

**FORMER MOUREN-LAURENS OIL COMPANY SITE (Continued)**

**1010562060**

SPENT SOLVENT MIXTURES.

Waste code: F003  
Waste name: THE FOLLOWING SPENT NON-HALOGENATED SOLVENTS: XYLENE, ACETONE, ETHYL ACETATE, ETHYL BENZENE, ETHYL ETHER, METHYL ISOBUTYL KETONE, N-BUTYL ALCOHOL, CYCLOHEXANONE, AND METHANOL; ALL SPENT SOLVENT MIXTURES/BLENDS CONTAINING, BEFORE USE, ONLY THE ABOVE SPENT NON-HALOGENATED SOLVENTS; AND ALL SPENT SOLVENT MIXTURES/BLENDS CONTAINING, BEFORE USE, ONE OR MORE OF THE ABOVE NON-HALOGENATED SOLVENTS, AND, A TOTAL OF TEN PERCENT OR MORE (BY VOLUME) OF ONE OR MORE OF THOSE SOLVENTS LISTED IN F001, F002, F004, AND F005, AND STILL BOTTOMS FROM THE RECOVERY OF THESE SPENT SOLVENTS AND SPENT SOLVENT MIXTURES.

Waste code: 134  
Waste name: 134

Waste code: 352  
Waste name: 352

Waste code: F002  
Waste name: THE FOLLOWING SPENT HALOGENATED SOLVENTS: TETRACHLOROETHYLENE, METHYLENE CHLORIDE, TRICHLOROETHYLENE, 1,1,1-TRICHLOROETHANE, CHLOROBENZENE, 1,1,2-TRICHLORO-1,2,2-TRIFLUOROETHANE, ORTHO-DICHLOROBENZENE, TRICHLOROFLUOROMETHANE, AND 1,1,2-TRICHLOROETHANE; ALL SPENT SOLVENT MIXTURES/BLENDS CONTAINING, BEFORE USE, A TOTAL OF TEN PERCENT OR MORE (BY VOLUME) OF ONE OR MORE OF THE ABOVE HALOGENATED SOLVENTS OR THOSE LISTED IN F001, F004, OR F005, AND STILL BOTTOMS FROM THE RECOVERY OF THESE SPENT SOLVENTS AND SPENT SOLVENT MIXTURES.

Waste code: F003  
Waste name: THE FOLLOWING SPENT NON-HALOGENATED SOLVENTS: XYLENE, ACETONE, ETHYL ACETATE, ETHYL BENZENE, ETHYL ETHER, METHYL ISOBUTYL KETONE, N-BUTYL ALCOHOL, CYCLOHEXANONE, AND METHANOL; ALL SPENT SOLVENT MIXTURES/BLENDS CONTAINING, BEFORE USE, ONLY THE ABOVE SPENT NON-HALOGENATED SOLVENTS; AND ALL SPENT SOLVENT MIXTURES/BLENDS CONTAINING, BEFORE USE, ONE OR MORE OF THE ABOVE NON-HALOGENATED SOLVENTS, AND, A TOTAL OF TEN PERCENT OR MORE (BY VOLUME) OF ONE OR MORE OF THOSE SOLVENTS LISTED IN F001, F002, F004, AND F005, AND STILL BOTTOMS FROM THE RECOVERY OF THESE SPENT SOLVENTS AND SPENT SOLVENT MIXTURES.

Biennial Reports:

Last Biennial Reporting Year: 2013

Annual Waste Handled:

Waste code: F002  
Waste name: THE FOLLOWING SPENT HALOGENATED SOLVENTS: TETRACHLOROETHYLENE, METHYLENE CHLORIDE, TRICHLOROETHYLENE, 1,1,1-TRICHLOROETHANE, CHLOROBENZENE, 1,1,2-TRICHLORO-1,2,2-TRIFLUOROETHANE, ORTHO-DICHLOROBENZENE, TRICHLOROFLUOROMETHANE, AND 1,1,2-TRICHLOROETHANE; ALL SPENT SOLVENT MIXTURES/BLENDS CONTAINING, BEFORE USE, A TOTAL OF TEN PERCENT OR MORE (BY VOLUME) OF ONE OR MORE OF THE ABOVE HALOGENATED SOLVENTS OR THOSE LISTED IN F001, F004, OR F005, AND STILL BOTTOMS FROM THE RECOVERY OF THESE SPENT SOLVENTS AND SPENT SOLVENT MIXTURES.

Map ID  
 Direction  
 Distance  
 Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number  
 EPA ID Number

**FORMER MOUREN-LAURENS OIL COMPANY SITE (Continued)**

**1010562060**

Amount (Lbs): 39013

Waste code: F003  
 Waste name: THE FOLLOWING SPENT NON-HALOGENATED SOLVENTS: XYLENE, ACETONE, ETHYL ACETATE, ETHYL BENZENE, ETHYL ETHER, METHYL ISOBUTYL KETONE, N-BUTYL ALCOHOL, CYCLOHEXANONE, AND METHANOL; ALL SPENT SOLVENT MIXTURES/BLENDS CONTAINING, BEFORE USE, ONLY THE ABOVE SPENT NON-HALOGENATED SOLVENTS; AND ALL SPENT SOLVENT MIXTURES/BLENDS CONTAINING, BEFORE USE, ONE OR MORE OF THE ABOVE NON-HALOGENATED SOLVENTS, AND, A TOTAL OF TEN PERCENT OR MORE (BY VOLUME) OF ONE OR MORE OF THOSE SOLVENTS LISTED IN F001, F002, F004, AND F005, AND STILL BOTTOMS FROM THE RECOVERY OF THESE SPENT SOLVENTS AND SPENT SOLVENT MIXTURES.

Amount (Lbs): 39013

Violation Status: No violations found

**C29  
 NW  
 1/8-1/4  
 0.181 mi.  
 956 ft.**

**COMPLETE CHARTER LINES (F  
 14531 AVALON  
 GARDENA, CA  
 Site 3 of 9 in cluster C**

**CA HIST CORTESE S105023871  
 N/A**

**Relative:  
 Higher**

HIST CORTESE:  
 Region: CORTESE  
 Facility County Code: 19  
 Reg By: LTNKA  
 Reg Id: I-14916

**Actual:  
 110 ft.**

**C30  
 NW  
 1/8-1/4  
 0.183 mi.  
 964 ft.**

**ENVIRONMENTAL DYNAMICS, INC.  
 14531 S. AVALON BLVD.  
 GARDENA, CA 90248  
 Site 4 of 9 in cluster C**

**CA LOS ANGELES CO. HMS S102062964  
 CA HWT N/A  
 CA MWMP**

**Relative:  
 Higher**

LOS ANGELES CO. HMS:  
 Region: LA  
 Facility Id: 014341-014916  
 Facility Type: Not reported  
 Facility Status: Removed  
 Area: 29  
 Permit Number: Not reported  
 Permit Status: Not reported

**Actual:  
 110 ft.**

Region: LA  
 Facility Id: 014341-055589  
 Facility Type: Not reported  
 Facility Status: OPEN  
 Area: 29  
 Permit Number: Not reported  
 Permit Status: Not reported

HWT:

Reg Num: 6012  
 Expiration Date: 05/31/2015

Map ID  
Direction  
Distance  
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number  
EPA ID Number

**ENVIRONMENTAL DYNAMICS, INC. (Continued)**

**S102062964**

MWMP:

Facility Type: MEDICAL WASTE TRANSPORTERS - November 13, 2014  
Contact Name: Not reported  
Contact Phone: 310-527-6242  
Registration Number: 2597

**C31  
NW  
1/8-1/4  
0.183 mi.  
964 ft.**

**ENVIRONMENTAL DYNAMICS INC  
22222 S WILMINGTON AVE  
CARSON, CA 90810**

**RCRA NonGen / NLR 1015757295  
PADS CAD982513699**

**Site 5 of 9 in cluster C**

**Relative:  
Higher**

RCRA NonGen / NLR:

Date form received by agency: 11/16/1999  
Facility name: ENVIRONMENTAL DYNAMICS INC  
Facility address: 14531 S AVALON BLVD  
GARDENA, CA 90248  
EPA ID: CAD982513699  
Contact: MIGUEL HERNANDEZ  
Contact address: 14531 S AVALON BLVD  
GARDENA, CA 90248  
Contact country: US  
Contact telephone: (310) 527-6242  
Contact email: Not reported  
EPA Region: 09  
Land type: Private  
Classification: Non-Generator  
Description: Handler: Non-Generators do not presently generate hazardous waste

**Actual:  
110 ft.**

Owner/Operator Summary:

Owner/operator name: ENVIRONMENTAL DYNAMICS INC  
Owner/operator address: 14531 S AVALON BLVD  
GARDENA, CA 90248  
Owner/operator country: Not reported  
Owner/operator telephone: (310) 527-6242  
Legal status: Private  
Owner/Operator Type: Owner  
Owner/Op start date: Not reported  
Owner/Op end date: Not reported

Owner/operator name: ENVIRONMENTAL DYNAMICS INC  
Owner/operator address: 22222 S WILMINGTON AVE  
CARSON, CA 90745  
Owner/operator country: Not reported  
Owner/operator telephone: (310) 952-9812  
Legal status: Private  
Owner/Operator Type: Owner  
Owner/Op start date: Not reported  
Owner/Op end date: Not reported

Owner/operator name: NOT REQUIRED  
Owner/operator address: NOT REQUIRED  
NOT REQUIRED, ME 99999  
Owner/operator country: Not reported  
Owner/operator telephone: (415) 555-1212  
Legal status: Private  
Owner/Operator Type: Operator

Map ID  
Direction  
Distance  
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number  
EPA ID Number

**ENVIRONMENTAL DYNAMICS INC (Continued)**

**1015757295**

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

Handler Activities Summary:

U.S. importer of hazardous waste: No  
Mixed waste (haz. and radioactive): No  
Recycler of hazardous waste: No  
Transporter of hazardous waste: Yes  
Treater, storer or disposer of HW: No  
Underground injection activity: No  
On-site burner exemption: No  
Furnace exemption: No  
Used oil fuel burner: No  
Used oil processor: No  
Used oil refiner: No  
Used oil fuel marketer to burner: No  
Used oil Specification marketer: No  
Used oil transfer facility: No  
Used oil transporter: No

Facility Has Received Notices of Violations:

Regulation violated: Not reported  
Area of violation: Generators - General  
Date violation determined: 05/29/2003  
Date achieved compliance: 05/29/2003  
Violation lead agency: State  
Enforcement action: LETTER OF INTENT TO INITIATE ENFORCEMENT ACTION  
Enforcement action date: 04/21/2004  
Enf. disposition status: Not reported  
Enf. disp. status date: Not reported  
Enforcement lead agency: State  
Proposed penalty amount: Not reported  
Final penalty amount: Not reported  
Paid penalty amount: Not reported

Regulation violated: Not reported  
Area of violation: Generators - General  
Date violation determined: 05/29/2003  
Date achieved compliance: 05/29/2003  
Violation lead agency: State  
Enforcement action: Not reported  
Enforcement action date: Not reported  
Enf. disposition status: Not reported  
Enf. disp. status date: Not reported  
Enforcement lead agency: Not reported  
Proposed penalty amount: Not reported  
Final penalty amount: Not reported  
Paid penalty amount: Not reported

Regulation violated: Not reported  
Area of violation: Generators - General  
Date violation determined: 05/29/2003  
Date achieved compliance: 05/29/2003  
Violation lead agency: State  
Enforcement action: SINGLE SITE CA/FO  
Enforcement action date: 10/07/2004

Map ID  
Direction  
Distance  
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number  
EPA ID Number

**ENVIRONMENTAL DYNAMICS INC (Continued)**

**1015757295**

Enf. disposition status: Not reported  
Enf. disp. status date: Not reported  
Enforcement lead agency: State  
Proposed penalty amount: Not reported  
Final penalty amount: 112350  
Paid penalty amount: Not reported

Regulation violated: Not reported  
Area of violation: Generators - General  
Date violation determined: 05/29/2003  
Date achieved compliance: 05/29/2003  
Violation lead agency: State  
Enforcement action: WRITTEN INFORMAL  
Enforcement action date: 05/30/2003  
Enf. disposition status: Not reported  
Enf. disp. status date: Not reported  
Enforcement lead agency: State  
Proposed penalty amount: Not reported  
Final penalty amount: Not reported  
Paid penalty amount: Not reported

Evaluation Action Summary:

Evaluation date: 06/20/2014  
Evaluation: COMPLIANCE EVALUATION INSPECTION ON-SITE  
Area of violation: Not reported  
Date achieved compliance: Not reported  
Evaluation lead agency: State

Evaluation date: 04/13/2007  
Evaluation: COMPLIANCE EVALUATION INSPECTION ON-SITE  
Area of violation: Not reported  
Date achieved compliance: Not reported  
Evaluation lead agency: State

Evaluation date: 05/29/2003  
Evaluation: COMPLIANCE EVALUATION INSPECTION ON-SITE  
Area of violation: Generators - General  
Date achieved compliance: 05/29/2003  
Evaluation lead agency: State

PADS:

EPAID: CAD982513699  
Facility name: ENVIRONMENTAL DYNAMICS INC  
Facility Address: 22222 S WILMINGTON AVE  
CARSON, CA 90810  
Facility country: US  
Generator: No  
Storer: No  
Transporter: Yes  
Disposer: No  
Research facility: No  
Smelter: No  
Facility owner name: ENVIRONMENTAL DYNAMICS INC  
Contact title: Not reported  
Contact name: BOWMAN JEFF R  
Contact tel: (213)835-5181  
Contact extension: Not reported

Map ID  
Direction  
Distance  
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number  
EPA ID Number

**ENVIRONMENTAL DYNAMICS INC (Continued)**

**1015757295**

Mailing address: 22222 S WILMINGTON AVE  
CARSON, CA 90810  
Mailing country: US  
Cert. title: Not reported  
Cert. name: Not reported  
Cert. date: 08/24/1992  
Date received: 09/24/1992

**C32  
NW  
1/8-1/4  
0.184 mi.  
969 ft.**

**TRENCH SHORING CO.  
14520 S AVALON BLVD  
GARDENA, CA 90248  
Site 6 of 9 in cluster C**

**CA HIST UST U001563201  
N/A**

**Relative:  
Higher**

HIST UST:  
Region: STATE  
Facility ID: 00000005160  
Facility Type: Other  
Other Type: CONST. SUPPLIER  
Contact Name: JIM COFFELT  
Telephone: 2133275554  
Owner Name: VARNER  
Owner Address: 14714 SO. AVALON BLVD.  
Owner City,St,Zip: GARDENA, CA 90248  
Total Tanks: 0001  
  
Tank Num: 001  
Container Num: 1  
Year Installed: Not reported  
Tank Capacity: 00000500  
Tank Used for: PRODUCT  
Type of Fuel: DIESEL  
Container Construction Thickness: Not reported  
Leak Detection: Stock Inventor

**Actual:  
110 ft.**

**33  
SE  
1/8-1/4  
0.186 mi.  
981 ft.**

**DUNHAM R F  
937 E COMPTON  
COMPTON, CA**

**EDR US Hist Auto Stat 1009049406  
N/A**

**Relative:  
Lower**

EDR Historical Auto Stations:  
Name: DUNHAM R F  
Year: 1951  
Type: GASOLINE AND OIL SERVICE STATIONS

**Actual:  
106 ft.**

MAP FINDINGS

Map ID  
Direction  
Distance  
Elevation

Site

Database(s)

EDR ID Number  
EPA ID Number

**C34**  
**NW**  
**1/8-1/4**  
**0.186 mi.**  
**983 ft.**

**14521 S AVALON BLVD**  
**GARDENA, CA 90248**  
**Site 7 of 9 in cluster C**

**EDR US Hist Cleaners**    **1014994370**  
**N/A**

**Relative:**  
**Higher**  
  
**Actual:**  
**110 ft.**

EDR Historical Cleaners:  
Name:                   BIG WILLS CARPET & UPHOLSTERY CLEANING COMPANY  
Year:                    1999  
Address:                14521 S AVALON BLVD

**C35**  
**NW**  
**1/8-1/4**  
**0.187 mi.**  
**986 ft.**

**BHL IND INC**  
**14519 S AVALON BLVD**  
**GARDENA, CA 90248**  
**Site 8 of 9 in cluster C**

**RCRA NonGen / NLR**    **1000119907**  
**FINDS**                   **CAD099470403**

**Relative:**  
**Higher**  
  
**Actual:**  
**110 ft.**

RCRA NonGen / NLR:  
Date form received by agency: 08/24/1982  
Facility name:           BHL IND INC  
Facility address:        14519 S AVALON BLVD  
                                  GARDENA, CA 90248  
EPA ID:                    CAD099470403  
Mailing address:        S AVALON BLVD  
                                  GARDENA, CA 90248  
Contact:                  ENVIRONMENTAL MANAGER  
Contact address:        14519 S AVALON BLVD  
                                  GARDENA, CA 90248  
Contact country:        US  
Contact telephone:     (213) 321-1710  
Contact email:           Not reported  
EPA Region:             09  
Land type:               Facility is not located on Indian land. Additional information is not known.  
Classification:         Non-Generator  
Description:             Handler: Non-Generators do not presently generate hazardous waste

**Owner/Operator Summary:**

Owner/operator name:   GARDENA PROPERTIES KEN HALVORSEN  
Owner/operator address: NOT REQUIRED  
                                  NOT REQUIRED, ME 99999  
Owner/operator country: Not reported  
Owner/operator telephone: (415) 555-1212  
Legal status:            Private  
Owner/Operator Type:   Owner  
Owner/Op start date:    Not reported  
Owner/Op end date:     Not reported

Owner/operator name:   NOT REQUIRED  
Owner/operator address: NOT REQUIRED  
                                  NOT REQUIRED, ME 99999  
Owner/operator country: Not reported  
Owner/operator telephone: (415) 555-1212  
Legal status:            Private  
Owner/Operator Type:   Operator  
Owner/Op start date:    Not reported  
Owner/Op end date:     Not reported

**Handler Activities Summary:**

U.S. importer of hazardous waste:   No

Map ID  
Direction  
Distance  
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number  
EPA ID Number

**BHL IND INC (Continued)**

**1000119907**

Mixed waste (haz. and radioactive): No  
Recycler of hazardous waste: No  
Transporter of hazardous waste: Yes  
Treater, storer or disposer of HW: No  
Underground injection activity: No  
On-site burner exemption: No  
Furnace exemption: No  
Used oil fuel burner: No  
Used oil processor: No  
User oil refiner: No  
Used oil fuel marketer to burner: No  
Used oil Specification marketer: No  
Used oil transfer facility: No  
Used oil transporter: No

Facility Has Received Notices of Violations:

Regulation violated: Not reported  
Area of violation: Generators - General  
Date violation determined: 03/20/1985  
Date achieved compliance: 01/01/1986  
Violation lead agency: State  
Enforcement action: WRITTEN INFORMAL  
Enforcement action date: 03/20/1985  
Enf. disposition status: Not reported  
Enf. disp. status date: Not reported  
Enforcement lead agency: State  
Proposed penalty amount: Not reported  
Final penalty amount: Not reported  
Paid penalty amount: Not reported

Evaluation Action Summary:

Evaluation date: 03/20/1985  
Evaluation: NON-FINANCIAL RECORD REVIEW  
Area of violation: Not reported  
Date achieved compliance: Not reported  
Evaluation lead agency: State

Evaluation date: 03/20/1985  
Evaluation: COMPLIANCE EVALUATION INSPECTION ON-SITE  
Area of violation: Generators - General  
Date achieved compliance: 01/01/1986  
Evaluation lead agency: State

FINDS:

Registry ID: 110009532595

Environmental Interest/Information System

RCRAInfo is a national information system that supports the Resource Conservation and Recovery Act (RCRA) program through the tracking of events and activities related to facilities that generate, transport, and treat, store, or dispose of hazardous waste. RCRAInfo allows RCRA program staff to track the notification, permit, compliance, and corrective action activities required under RCRA.

Registry ID: 110002662217

Map ID  
Direction  
Distance  
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number  
EPA ID Number

**BHL IND INC (Continued)**

**1000119907**

Environmental Interest/Information System

RCRAInfo is a national information system that supports the Resource Conservation and Recovery Act (RCRA) program through the tracking of events and activities related to facilities that generate, transport, and treat, store, or dispose of hazardous waste. RCRAInfo allows RCRA program staff to track the notification, permit, compliance, and corrective action activities required under RCRA.

**C36  
NW  
1/8-1/4  
0.187 mi.  
986 ft.**

**NATIONAL LAND CLEARING & RENTAL CORP  
14519 S AVALON BLVD  
GARDENA, CA 90248  
Site 9 of 9 in cluster C**

**RCRA NonGen / NLR**

**1000260493  
CAD086512795**

**Relative:  
Higher**

RCRA NonGen / NLR:

Date form received by agency: 08/24/1982  
Facility name: NATIONAL LAND CLEARING & RENTAL CORP  
Facility address: 14519 S AVALON BLVD  
GARDENA, CA 90248  
EPA ID: CAD086512795  
Mailing address: S AVALON BLVD  
GARDENA, CA 90248  
Contact: ENVIRONMENTAL MANAGER  
Contact address: 14519 S AVALON BLVD  
GARDENA, CA 90248  
Contact country: US  
Contact telephone: (213) 321-2204  
Contact email: Not reported  
EPA Region: 09  
Classification: Non-Generator  
Description: Handler: Non-Generators do not presently generate hazardous waste

**Actual:  
110 ft.**

Owner/Operator Summary:

Owner/operator name: GARDENA PROPERTIES KENNETH HALVORSEN  
Owner/operator address: NOT REQUIRED  
NOT REQUIRED, ME 99999  
Owner/operator country: Not reported  
Owner/operator telephone: (415) 555-1212  
Legal status: Private  
Owner/Operator Type: Owner  
Owner/Op start date: Not reported  
Owner/Op end date: Not reported

Owner/operator name: NOT REQUIRED  
Owner/operator address: NOT REQUIRED  
NOT REQUIRED, ME 99999  
Owner/operator country: Not reported  
Owner/operator telephone: (415) 555-1212  
Legal status: Private  
Owner/Operator Type: Operator  
Owner/Op start date: Not reported  
Owner/Op end date: Not reported

Handler Activities Summary:

U.S. importer of hazardous waste: No  
Mixed waste (haz. and radioactive): No

Map ID  
 Direction  
 Distance  
 Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number  
 EPA ID Number

**NATIONAL LAND CLEARING & RENTAL CORP (Continued)**

**1000260493**

Recycler of hazardous waste: No  
 Transporter of hazardous waste: Yes  
 Treater, storer or disposer of HW: No  
 Underground injection activity: No  
 On-site burner exemption: No  
 Furnace exemption: No  
 Used oil fuel burner: No  
 Used oil processor: No  
 User oil refiner: No  
 Used oil fuel marketer to burner: No  
 Used oil Specification marketer: No  
 Used oil transfer facility: No  
 Used oil transporter: No

Violation Status: No violations found

**G37  
 SW  
 1/8-1/4  
 0.200 mi.  
 1058 ft.**

**SIGNAL SERVICE STATION  
 645 E COMPTON BLVD  
 COMPTON, CA 90220**

**EDR US Hist Auto Stat 1008994153  
 N/A**

**Site 1 of 13 in cluster G**

**Relative:  
 Lower  
 Actual:  
 92 ft.**

EDR Historical Auto Stations:  
 Name: HAROLD S ASSOCIATED SERVICE STATION  
 Year: 1951  
 Type: GASOLINE AND OIL SERVICE STATIONS  
  
 Name: HAROLD S ASSOCIATED SERVICE STATION  
 Year: 1951  
 Type: GASOLINE AND OIL SERVICE STATIONS  
  
 Name: SIGNAL SERVICE STATION  
 Year: 1962  
 Type: Not reported

**G38  
 SW  
 1/8-1/4  
 0.205 mi.  
 1083 ft.**

**MOUREN LAURENS OIL CO  
 641 - 719 EAST COMPTON BLVD  
 COMPTON, CA 90025**

**CA SLIC S106483990  
 N/A**

**Site 2 of 13 in cluster G**

**Relative:  
 Lower  
 Actual:  
 91 ft.**

SLIC:  
 Region: STATE  
**Facility Status: Open - Site Assessment**  
 Status Date: 01/05/2009  
 Global Id: SL2047C1671  
 Lead Agency: LOS ANGELES RWQCB (REGION 4)  
 Lead Agency Case Number: Not reported  
 Latitude: 33.896212  
 Longitude: -118.186742  
 Case Type: Cleanup Program Site  
 Case Worker: AS  
 Local Agency: Not reported  
 RB Case Number: 0023  
 File Location: Regional Board  
 Potential Media Affected: Not reported  
 Potential Contaminants of Concern: Not reported

Map ID  
 Direction  
 Distance  
 Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number  
 EPA ID Number

**MOUREN LAURENS OIL CO (Continued)**

**S106483990**

**Site History:** The Mouren Laurens Oil Company (MLOC) site is approximately 170,000 square feet in area and has access gates to Compton Boulevard on the south side. It currently has four large buildings, loading docks, two large aboveground storage containments, underground piping and paved parking. The site has been historically used for various phases of receiving, processing, and packaging of waste oil and other hazardous materials since the 1950s. The Site was initially owned by Joseph Mouren-Laurens and was later inherited by his family. The site was sold to a foreclosing lender, Rev 973, LLC., in 1998. After the purchase of the site all the above ground storage tank farms and the associated ASTs, located at the north and west sides of the site, were decontaminated, demolished, and removed by the new property owner. The concrete containment areas and surface soils at the site were decontaminated on the surface. However, significant subsurface soil and groundwater contamination remained. The property is not currently being used except for a limited area on the west side which is rented by a paving company. Based on the site investigation conducted in November 2005 and January 2006, several chemicals of concern were detected in soil, soil gas, and groundwater: 1,4-Dioxane in soil at 25,000 a%g/kg, PCE in soil at 18,000 a%g/kg, TCE in soil at 4,300 a%g/kg, 1,2,4-TMB in soil at 120,000 a%g/kg, TCE in groundwater at 3,300 a%g/L, 1,4-Dioxane in groundwater at 140 a%g/L, NDMA in groundwater at 920 ng/L, and hexavalent chromium in groundwater at 54 a%g/L, TCE in soil-gas at 49,000 ppbv, and PCE in soil-gas at 24,000 ppbv, 1,1,1-TCA in soil gas at 9,600 ppbv, 1,1-DCA is soil-gas at 18,000 ppbv, and 1,1-DCE is soil-gas at 17,000 ppbv. Depth to groundwater is at 80-83 feet bgs. A perched zone seems to exist at 60-64 feet bgs.

[Click here to access the California GeoTracker records for this facility:](#)

**G39  
 SW  
 1/8-1/4  
 0.205 mi.  
 1083 ft.**

**MOUREN-LAURENS OIL  
 641 EAST COMPTON BLVD  
 LOS ANGELES, CA 90001**

**CERCLIS 1001404268  
 CASFN0905407**

**Site 3 of 13 in cluster G**

**Relative:  
 Lower**

**CERCLIS:**  
 Site ID: 0905407  
 EPA ID: CASFN0905407  
 Facility County: LOS ANGELES  
 Short Name: MOUREN-LAURENS OIL  
 Congressional District: Not reported  
 IFMS ID: 09EY  
 SMSA Number: Not reported  
 USGC Hydro Unit: Not reported  
 Federal Facility: Not a Federal Facility  
 DMNSN Number: 0.00000  
 Site Orphan Flag: Not reported  
 RCRA ID: Not reported  
 USGS Quadrangle: Not reported  
 Site Init By Prog: S  
 NFRAP Flag: Not reported  
 Parent ID: Not reported  
 RST Code: Not reported  
 EPA Region: 09  
 Classification: Not reported  
 Site Settings Code: Not reported

**Actual:  
 91 ft.**

Map ID  
Direction  
Distance  
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number  
EPA ID Number

**MOUREN-LAURENS OIL (Continued)**

**1001404268**

NPL Status: Not on the NPL  
DMNSN Unit Code: Not reported  
RBRAC Code: Not reported  
RResp Fed Agency Code: Not reported  
Non NPL Status: Removal Only Site (No Site Assessment Work Needed)  
Non NPL Status Date: 11/20/00  
Site Fips Code: 06037  
CC Concurrence Date: / /  
CC Concurrence FY: Not reported  
Alias EPA ID: Not reported  
Site FUDS Flag: Not reported

CERCLIS Site Contact Name(s):

Contact ID: 13003854.00000  
Contact Name: Leslie Ramirez  
Contact Tel: (415) 972-3978  
Contact Title: Site Assessment Manager (SAM)  
Contact Email: Not reported

Contact ID: 13003858.00000  
Contact Name: Sharon Murray  
Contact Tel: (415) 972-4250  
Contact Title: Site Assessment Manager (SAM)  
Contact Email: Not reported

Contact ID: 13004003.00000  
Contact Name: Carl Brickner  
Contact Tel: Not reported  
Contact Title: Site Assessment Manager (SAM)  
Contact Email: Not reported

Alias Comments: Not reported  
Site Description: Not reported

**G40** **MOUREN-LAURENS OIL CO.**  
**SW** **641 COMPTON**  
**1/8-1/4** **COMPTON, CA 90220**  
**0.205 mi.**  
**1083 ft.** **Site 4 of 13 in cluster G**

**CA SLIC** **1001523223**  
**N/A**

**Relative:** SLIC REG 4:  
**Lower** Region: 4  
Facility Status: Site Assessment  
**Actual:** SLIC: 0023  
**91 ft.** Substance: VOC  
Staff: PGN

MAP FINDINGS

Map ID  
Direction  
Distance  
Elevation

Site

Database(s)

EDR ID Number  
EPA ID Number

**G41**  
**SW**  
**1/8-1/4**  
**0.205 mi.**  
**1083 ft.**

**MOUREN-LAURENE OIL CO.**  
**641 E. COMPTON BLVD.**  
**COMPTON, CA**

**CA Notify 65**

**S100178491**  
**N/A**

**Site 5 of 13 in cluster G**

**Relative:**  
**Lower**

Notify 65:  
Date Reported: Not reported  
Staff Initials: Not reported  
Board File Number: Not reported  
Facility Type: Not reported  
Discharge Date: Not reported  
Incident Description: Not reported

**Actual:**  
**91 ft.**

**G42**  
**SW**  
**1/8-1/4**  
**0.206 mi.**  
**1089 ft.**

**MOORE'S SERVICE**  
**636 E COMPTON BLVD**  
**COMPTON, CA 90220**

**EDR US Hist Auto Stat**

**1008994021**  
**N/A**

**Site 6 of 13 in cluster G**

**Relative:**  
**Lower**

EDR Historical Auto Stations:  
Name: MOORE'S SERVICE  
Year: 1962  
Type: Not reported

**Actual:**  
**91 ft.**

**G43**  
**SW**  
**1/8-1/4**  
**0.211 mi.**  
**1115 ft.**

**LEACH OIL CO INC**  
**625 EAST COMPTON BLVD.**  
**COMPTON, CA 90220**

**CA SLIC**  
**CA EMI**

**S106834406**  
**N/A**

**Site 7 of 13 in cluster G**

**Relative:**  
**Lower**

SLIC:  
Region: STATE  
**Facility Status: Open - Site Assessment**  
Status Date: 06/25/2014  
Global Id: T10000006017  
Lead Agency: LOS ANGELES RWQCB (REGION 4)  
Lead Agency Case Number: Not reported  
Latitude: 33.896302  
Longitude: -118.216415  
Case Type: Cleanup Program Site  
Case Worker: AS  
Local Agency: Not reported  
RB Case Number: 0023B  
File Location: Not reported  
Potential Media Affected: Not reported  
Potential Contaminants of Concern: Not reported  
Site History: Not reported

**Actual:**  
**91 ft.**

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

EMI:

Year: 1987  
County Code: 19  
Air Basin: SC  
Facility ID: 15997  
Air District Name: SC  
SIC Code: 2992

Map ID  
 Direction  
 Distance  
 Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number  
 EPA ID Number

**LEACH OIL CO INC (Continued)**

**S106834406**

Air District Name: SOUTH COAST AQMD  
 Community Health Air Pollution Info System: Not reported  
 Consolidated Emission Reporting Rule: Not reported  
 Total Organic Hydrocarbon Gases Tons/Yr: 12  
 Reactive Organic Gases Tons/Yr: 10  
 Carbon Monoxide Emissions Tons/Yr: 0  
 NOX - Oxides of Nitrogen Tons/Yr: 18  
 SOX - Oxides of Sulphur Tons/Yr: 3  
 Particulate Matter Tons/Yr: 1  
 Part. Matter 10 Micrometers & Smlr Tons/Yr: 1

Year: 1990  
 County Code: 19  
 Air Basin: SC  
 Facility ID: 15997  
 Air District Name: SC  
 SIC Code: 2992

Air District Name: SOUTH COAST AQMD  
 Community Health Air Pollution Info System: Not reported  
 Consolidated Emission Reporting Rule: Not reported  
 Total Organic Hydrocarbon Gases Tons/Yr: 3  
 Reactive Organic Gases Tons/Yr: 2  
 Carbon Monoxide Emissions Tons/Yr: 0  
 NOX - Oxides of Nitrogen Tons/Yr: 0  
 SOX - Oxides of Sulphur Tons/Yr: 0  
 Particulate Matter Tons/Yr: 0  
 Part. Matter 10 Micrometers & Smlr Tons/Yr: 0

Year: 1995  
 County Code: 19  
 Air Basin: SC  
 Facility ID: 15997  
 Air District Name: SC  
 SIC Code: 2992  
 Air District Name: SOUTH COAST AQMD  
 Community Health Air Pollution Info System: Not reported  
 Consolidated Emission Reporting Rule: Not reported  
 Total Organic Hydrocarbon Gases Tons/Yr: 6  
 Reactive Organic Gases Tons/Yr: 4  
 Carbon Monoxide Emissions Tons/Yr: 0  
 NOX - Oxides of Nitrogen Tons/Yr: 0  
 SOX - Oxides of Sulphur Tons/Yr: 0  
 Particulate Matter Tons/Yr: 0  
 Part. Matter 10 Micrometers & Smlr Tons/Yr: 0

**G44**  
**SW**  
**1/8-1/4**  
**0.211 mi.**  
**1115 ft.**

**LEACH OIL CO, INC**  
**625 E COMPTON BLVD**  
**COMPTON, CA 90220**  
**Site 8 of 13 in cluster G**

**CORRACTS 1000169622**  
**RCRA-SQG CAD050099696**  
**CA HIST UST**  
**LA Co. Site Mitigation**  
**CA LOS ANGELES CO. HMS**  
**US FIN ASSUR**  
**CA Financial Assurance**

**Relative:**  
**Lower**

CORRACTS:

**Actual:**  
**91 ft.**

EPA ID: CAD050099696  
 EPA Region: 09

Map ID  
Direction  
Distance  
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number  
EPA ID Number

**LEACH OIL CO, INC (Continued)**

**1000169622**

Area Name: ENTIER FACILITY  
Actual Date: 19900914  
Action: CA029  
NAICS Code(s): 324191  
Petroleum Lubricating Oil and Grease Manufacturing  
Original schedule date: Not reported  
Schedule end date: Not reported

**RCRA-SQG:**

Date form received by agency: 09/01/1996  
Facility name: LEACH OIL CO, INC  
Facility address: 625 E COMPTON BLVD  
COMPTON, CA 90220  
EPA ID: CAD050099696  
Contact: Not reported  
Contact address: Not reported  
Not reported  
Contact country: US  
Contact telephone: Not reported  
Contact email: Not reported  
EPA Region: 09  
Land type: Facility is not located on Indian land. Additional information is not known.  
Classification: Small Small Quantity Generator  
Description: Handler: generates more than 100 and less than 1000 kg of hazardous waste during any calendar month and accumulates less than 6000 kg of hazardous waste at any time; or generates 100 kg or less of hazardous waste during any calendar month, and accumulates more than 1000 kg of hazardous waste at any time

**Owner/Operator Summary:**

Owner/operator name: ROY & PATRICIA LEACH  
Owner/operator address: NOT REQUIRED  
NOT REQUIRED, ME 99999  
Owner/operator country: Not reported  
Owner/operator telephone: (415) 555-1212  
Legal status: Private  
Owner/Operator Type: Owner  
Owner/Op start date: Not reported  
Owner/Op end date: Not reported

Owner/operator name: NOT REQUIRED  
Owner/operator address: NOT REQUIRED  
NOT REQUIRED, ME 99999  
Owner/operator country: Not reported  
Owner/operator telephone: (415) 555-1212  
Legal status: Private  
Owner/Operator Type: Operator  
Owner/Op start date: Not reported  
Owner/Op end date: Not reported

**Handler Activities Summary:**

U.S. importer of hazardous waste: No  
Mixed waste (haz. and radioactive): No  
Recycler of hazardous waste: No  
Transporter of hazardous waste: No  
Treater, storer or disposer of HW: No

Map ID  
Direction  
Distance  
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number  
EPA ID Number

**LEACH OIL CO, INC (Continued)**

**1000169622**

Underground injection activity: No  
On-site burner exemption: No  
Furnace exemption: No  
Used oil fuel burner: No  
Used oil processor: No  
User oil refiner: No  
Used oil fuel marketer to burner: No  
Used oil Specification marketer: No  
Used oil transfer facility: No  
Used oil transporter: No

Historical Generators:

Date form received by agency: 04/13/1990  
Site name: LEACH OIL CO INC  
Classification: Large Quantity Generator

Date form received by agency: 02/04/1986  
Site name: LEACH OIL CO, INC  
Classification: Large Quantity Generator

Corrective Action Summary:

Event date: 09/14/1990  
Event: CA029

Facility Has Received Notices of Violations:

Regulation violated: F - 264.140-150.H  
Area of violation: TSD - Financial Requirements  
Date violation determined: 12/02/1994  
Date achieved compliance: 01/26/1998  
Violation lead agency: State  
Enforcement action: WRITTEN INFORMAL  
Enforcement action date: 12/02/1994  
Enf. disposition status: Not reported  
Enf. disp. status date: Not reported  
Enforcement lead agency: State  
Proposed penalty amount: Not reported  
Final penalty amount: Not reported  
Paid penalty amount: Not reported

Regulation violated: F - 264.10-18.B  
Area of violation: TSD - General  
Date violation determined: 12/02/1994  
Date achieved compliance: 01/26/1998  
Violation lead agency: State  
Enforcement action: INITIAL 3008(A) COMPLIANCE  
Enforcement action date: 06/30/1995  
Enf. disposition status: Not reported  
Enf. disp. status date: Not reported  
Enforcement lead agency: State  
Proposed penalty amount: Not reported  
Final penalty amount: 414916  
Paid penalty amount: Not reported

Regulation violated: F - 264.10-18.B  
Area of violation: TSD - General  
Date violation determined: 12/02/1994

Map ID  
Direction  
Distance  
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number  
EPA ID Number

**LEACH OIL CO, INC (Continued)**

**1000169622**

Date achieved compliance: 01/26/1998  
Violation lead agency: State  
Enforcement action: Not reported  
Enforcement action date: Not reported  
Enf. disposition status: Not reported  
Enf. disp. status date: Not reported  
Enforcement lead agency: Not reported  
Proposed penalty amount: Not reported  
Final penalty amount: Not reported  
Paid penalty amount: Not reported

Regulation violated: F - 264.10-18.B  
Area of violation: TSD - General  
Date violation determined: 12/02/1994  
Date achieved compliance: 01/26/1998  
Violation lead agency: State  
Enforcement action: WRITTEN INFORMAL  
Enforcement action date: 12/02/1994  
Enf. disposition status: Not reported  
Enf. disp. status date: Not reported  
Enforcement lead agency: State  
Proposed penalty amount: Not reported  
Final penalty amount: Not reported  
Paid penalty amount: Not reported

Regulation violated: F - 264.190-201.J  
Area of violation: TSD - General  
Date violation determined: 12/02/1994  
Date achieved compliance: 01/26/1998  
Violation lead agency: State  
Enforcement action: INITIAL 3008(A) COMPLIANCE  
Enforcement action date: 06/30/1995  
Enf. disposition status: Not reported  
Enf. disp. status date: Not reported  
Enforcement lead agency: State  
Proposed penalty amount: Not reported  
Final penalty amount: 414916  
Paid penalty amount: Not reported

Regulation violated: F - 264.140-150.H  
Area of violation: TSD - Financial Requirements  
Date violation determined: 12/02/1994  
Date achieved compliance: 01/26/1998  
Violation lead agency: State  
Enforcement action: INITIAL 3008(A) COMPLIANCE  
Enforcement action date: 06/30/1995  
Enf. disposition status: Not reported  
Enf. disp. status date: Not reported  
Enforcement lead agency: State  
Proposed penalty amount: Not reported  
Final penalty amount: 414916  
Paid penalty amount: Not reported

Regulation violated: F - 264.140-150.H  
Area of violation: TSD - Financial Requirements  
Date violation determined: 12/02/1994  
Date achieved compliance: 01/26/1998

Map ID  
Direction  
Distance  
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number  
EPA ID Number

**LEACH OIL CO, INC (Continued)**

**1000169622**

Violation lead agency: State  
Enforcement action: Not reported  
Enforcement action date: Not reported  
Enf. disposition status: Not reported  
Enf. disp. status date: Not reported  
Enforcement lead agency: Not reported  
Proposed penalty amount: Not reported  
Final penalty amount: Not reported  
Paid penalty amount: Not reported

Regulation violated: F - 264.190-201.J  
Area of violation: TSD - General  
Date violation determined: 12/02/1994  
Date achieved compliance: 01/26/1998  
Violation lead agency: State  
Enforcement action: Not reported  
Enforcement action date: Not reported  
Enf. disposition status: Not reported  
Enf. disp. status date: Not reported  
Enforcement lead agency: Not reported  
Proposed penalty amount: Not reported  
Final penalty amount: Not reported  
Paid penalty amount: Not reported

Regulation violated: F - 264.190-201.J  
Area of violation: TSD - General  
Date violation determined: 12/02/1994  
Date achieved compliance: 01/26/1998  
Violation lead agency: State  
Enforcement action: WRITTEN INFORMAL  
Enforcement action date: 12/02/1994  
Enf. disposition status: Not reported  
Enf. disp. status date: Not reported  
Enforcement lead agency: State  
Proposed penalty amount: Not reported  
Final penalty amount: Not reported  
Paid penalty amount: Not reported

Regulation violated: F - 264.190-201.J  
Area of violation: TSD - General  
Date violation determined: 12/08/1993  
Date achieved compliance: 01/26/1998  
Violation lead agency: State  
Enforcement action: WRITTEN INFORMAL  
Enforcement action date: 12/08/1993  
Enf. disposition status: Not reported  
Enf. disp. status date: Not reported  
Enforcement lead agency: State  
Proposed penalty amount: Not reported  
Final penalty amount: Not reported  
Paid penalty amount: Not reported

Regulation violated: FR - 264.110-120.G  
Area of violation: TSD - Closure/Post-Closure  
Date violation determined: 12/08/1993  
Date achieved compliance: 12/02/1994  
Violation lead agency: State

Map ID  
Direction  
Distance  
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number  
EPA ID Number

**LEACH OIL CO, INC (Continued)**

**1000169622**

Enforcement action: INITIAL 3008(A) COMPLIANCE  
Enforcement action date: 09/07/1993  
Enf. disposition status: Not reported  
Enf. disp. status date: Not reported  
Enforcement lead agency: State  
Proposed penalty amount: 144500  
Final penalty amount: Not reported  
Paid penalty amount: Not reported

Regulation violated: F - 264.140-150.H  
Area of violation: TSD - Financial Requirements  
Date violation determined: 12/08/1993  
Date achieved compliance: 01/26/1998  
Violation lead agency: State  
Enforcement action: WRITTEN INFORMAL  
Enforcement action date: 12/08/1993  
Enf. disposition status: Not reported  
Enf. disp. status date: Not reported  
Enforcement lead agency: State  
Proposed penalty amount: Not reported  
Final penalty amount: Not reported  
Paid penalty amount: Not reported

Regulation violated: F - 264.140-150.H  
Area of violation: TSD - Financial Requirements  
Date violation determined: 12/08/1993  
Date achieved compliance: 01/26/1998  
Violation lead agency: State  
Enforcement action: Not reported  
Enforcement action date: Not reported  
Enf. disposition status: Not reported  
Enf. disp. status date: Not reported  
Enforcement lead agency: Not reported  
Proposed penalty amount: Not reported  
Final penalty amount: Not reported  
Paid penalty amount: Not reported

Regulation violated: F - 264.190-201.J  
Area of violation: TSD - General  
Date violation determined: 12/08/1993  
Date achieved compliance: 01/26/1998  
Violation lead agency: State  
Enforcement action: Not reported  
Enforcement action date: Not reported  
Enf. disposition status: Not reported  
Enf. disp. status date: Not reported  
Enforcement lead agency: Not reported  
Proposed penalty amount: Not reported  
Final penalty amount: Not reported  
Paid penalty amount: Not reported

Regulation violated: F - 264.10-18.B  
Area of violation: TSD - General  
Date violation determined: 12/08/1993  
Date achieved compliance: 01/26/1998  
Violation lead agency: State  
Enforcement action: INITIAL 3008(A) COMPLIANCE

Map ID  
Direction  
Distance  
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number  
EPA ID Number

**LEACH OIL CO, INC (Continued)**

**1000169622**

Enforcement action date: 09/07/1993  
Enf. disposition status: Not reported  
Enf. disp. status date: Not reported  
Enforcement lead agency: State  
Proposed penalty amount: 144500  
Final penalty amount: Not reported  
Paid penalty amount: Not reported

Regulation violated: F - 264.190-201.J  
Area of violation: TSD - General  
Date violation determined: 12/08/1993  
Date achieved compliance: 01/26/1998  
Violation lead agency: State  
Enforcement action: INITIAL 3008(A) COMPLIANCE  
Enforcement action date: 06/30/1995  
Enf. disposition status: Not reported  
Enf. disp. status date: Not reported  
Enforcement lead agency: State  
Proposed penalty amount: Not reported  
Final penalty amount: 414916  
Paid penalty amount: Not reported

Regulation violated: F - 264.190-201.J  
Area of violation: TSD - General  
Date violation determined: 12/08/1993  
Date achieved compliance: 01/26/1998  
Violation lead agency: State  
Enforcement action: INITIAL 3008(A) COMPLIANCE  
Enforcement action date: 09/07/1993  
Enf. disposition status: Not reported  
Enf. disp. status date: Not reported  
Enforcement lead agency: State  
Proposed penalty amount: 144500  
Final penalty amount: Not reported  
Paid penalty amount: Not reported

Regulation violated: FR - 264.110-120.G  
Area of violation: TSD - Closure/Post-Closure  
Date violation determined: 12/08/1993  
Date achieved compliance: 12/02/1994  
Violation lead agency: State  
Enforcement action: INITIAL 3008(A) COMPLIANCE  
Enforcement action date: 06/30/1995  
Enf. disposition status: Not reported  
Enf. disp. status date: Not reported  
Enforcement lead agency: State  
Proposed penalty amount: Not reported  
Final penalty amount: 414916  
Paid penalty amount: Not reported

Regulation violated: FR - 264.110-120.G  
Area of violation: TSD - Closure/Post-Closure  
Date violation determined: 12/08/1993  
Date achieved compliance: 12/02/1994  
Violation lead agency: State  
Enforcement action: Not reported  
Enforcement action date: Not reported

Map ID  
Direction  
Distance  
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number  
EPA ID Number

**LEACH OIL CO, INC (Continued)**

**1000169622**

Enf. disposition status: Not reported  
Enf. disp. status date: Not reported  
Enforcement lead agency: Not reported  
Proposed penalty amount: Not reported  
Final penalty amount: Not reported  
Paid penalty amount: Not reported

Regulation violated: F - 264.10-18.B  
Area of violation: TSD - General  
Date violation determined: 12/08/1993  
Date achieved compliance: 01/26/1998  
Violation lead agency: State  
Enforcement action: INITIAL 3008(A) COMPLIANCE  
Enforcement action date: 06/30/1995  
Enf. disposition status: Not reported  
Enf. disp. status date: Not reported  
Enforcement lead agency: State  
Proposed penalty amount: Not reported  
Final penalty amount: 414916  
Paid penalty amount: Not reported

Regulation violated: FR - 264.110-120.G  
Area of violation: TSD - Closure/Post-Closure  
Date violation determined: 12/08/1993  
Date achieved compliance: 12/02/1994  
Violation lead agency: State  
Enforcement action: WRITTEN INFORMAL  
Enforcement action date: 12/08/1993  
Enf. disposition status: Not reported  
Enf. disp. status date: Not reported  
Enforcement lead agency: State  
Proposed penalty amount: Not reported  
Final penalty amount: Not reported  
Paid penalty amount: Not reported

Regulation violated: F - 264.140-150.H  
Area of violation: TSD - Financial Requirements  
Date violation determined: 12/08/1993  
Date achieved compliance: 01/26/1998  
Violation lead agency: State  
Enforcement action: INITIAL 3008(A) COMPLIANCE  
Enforcement action date: 06/30/1995  
Enf. disposition status: Not reported  
Enf. disp. status date: Not reported  
Enforcement lead agency: State  
Proposed penalty amount: Not reported  
Final penalty amount: 414916  
Paid penalty amount: Not reported

Regulation violated: F - 264.140-150.H  
Area of violation: TSD - Financial Requirements  
Date violation determined: 12/08/1993  
Date achieved compliance: 01/26/1998  
Violation lead agency: State  
Enforcement action: INITIAL 3008(A) COMPLIANCE  
Enforcement action date: 09/07/1993  
Enf. disposition status: Not reported

Map ID  
Direction  
Distance  
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number  
EPA ID Number

**LEACH OIL CO, INC (Continued)**

**1000169622**

Enf. disp. status date: Not reported  
Enforcement lead agency: State  
Proposed penalty amount: 144500  
Final penalty amount: Not reported  
Paid penalty amount: Not reported

Regulation violated: F - 264.10-18.B  
Area of violation: TSD - General  
Date violation determined: 12/08/1993  
Date achieved compliance: 01/26/1998  
Violation lead agency: State  
Enforcement action: WRITTEN INFORMAL  
Enforcement action date: 12/08/1993  
Enf. disposition status: Not reported  
Enf. disp. status date: Not reported  
Enforcement lead agency: State  
Proposed penalty amount: Not reported  
Final penalty amount: Not reported  
Paid penalty amount: Not reported

Regulation violated: F - 264.10-18.B  
Area of violation: TSD - General  
Date violation determined: 12/08/1993  
Date achieved compliance: 01/26/1998  
Violation lead agency: State  
Enforcement action: Not reported  
Enforcement action date: Not reported  
Enf. disposition status: Not reported  
Enf. disp. status date: Not reported  
Enforcement lead agency: Not reported  
Proposed penalty amount: Not reported  
Final penalty amount: Not reported  
Paid penalty amount: Not reported

Regulation violated: F - 264.50-56.D  
Area of violation: TSD - General  
Date violation determined: 05/27/1993  
Date achieved compliance: 01/26/1998  
Violation lead agency: State  
Enforcement action: Not reported  
Enforcement action date: Not reported  
Enf. disposition status: Not reported  
Enf. disp. status date: Not reported  
Enforcement lead agency: Not reported  
Proposed penalty amount: Not reported  
Final penalty amount: Not reported  
Paid penalty amount: Not reported

Regulation violated: F - 264.50-56.D  
Area of violation: TSD - General  
Date violation determined: 05/27/1993  
Date achieved compliance: 01/26/1998  
Violation lead agency: State  
Enforcement action: WRITTEN INFORMAL  
Enforcement action date: 06/02/1993  
Enf. disposition status: Not reported  
Enf. disp. status date: Not reported

Map ID  
Direction  
Distance  
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number  
EPA ID Number

**LEACH OIL CO, INC (Continued)**

**1000169622**

Enforcement lead agency: State  
Proposed penalty amount: Not reported  
Final penalty amount: Not reported  
Paid penalty amount: Not reported

Regulation violated: F - 264.110-120.G  
Area of violation: TSD - Closure/Post-Closure  
Date violation determined: 05/27/1993  
Date achieved compliance: 01/26/1998  
Violation lead agency: State  
Enforcement action: INITIAL 3008(A) COMPLIANCE  
Enforcement action date: 06/30/1995  
Enf. disposition status: Not reported  
Enf. disp. status date: Not reported  
Enforcement lead agency: State  
Proposed penalty amount: Not reported  
Final penalty amount: 414916  
Paid penalty amount: Not reported

Regulation violated: F - 264.110-120.G  
Area of violation: TSD - Closure/Post-Closure  
Date violation determined: 05/27/1993  
Date achieved compliance: 01/26/1998  
Violation lead agency: State  
Enforcement action: INITIAL 3008(A) COMPLIANCE  
Enforcement action date: 09/07/1993  
Enf. disposition status: Not reported  
Enf. disp. status date: Not reported  
Enforcement lead agency: State  
Proposed penalty amount: 144500  
Final penalty amount: Not reported  
Paid penalty amount: Not reported

Regulation violated: F - 264.110-120.G  
Area of violation: TSD - Closure/Post-Closure  
Date violation determined: 05/27/1993  
Date achieved compliance: 01/26/1998  
Violation lead agency: State  
Enforcement action: Not reported  
Enforcement action date: Not reported  
Enf. disposition status: Not reported  
Enf. disp. status date: Not reported  
Enforcement lead agency: Not reported  
Proposed penalty amount: Not reported  
Final penalty amount: Not reported  
Paid penalty amount: Not reported

Regulation violated: F - 264.140-150.H  
Area of violation: TSD - Financial Requirements  
Date violation determined: 05/27/1993  
Date achieved compliance: 01/26/1998  
Violation lead agency: State  
Enforcement action: Not reported  
Enforcement action date: Not reported  
Enf. disposition status: Not reported  
Enf. disp. status date: Not reported  
Enforcement lead agency: Not reported

Map ID  
Direction  
Distance  
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number  
EPA ID Number

**LEACH OIL CO, INC (Continued)**

**1000169622**

Proposed penalty amount: Not reported  
Final penalty amount: Not reported  
Paid penalty amount: Not reported

Regulation violated: FR - 270  
Area of violation: TSD - General  
Date violation determined: 05/27/1993  
Date achieved compliance: 09/30/1993  
Violation lead agency: State  
Enforcement action: WRITTEN INFORMAL  
Enforcement action date: 06/02/1993  
Enf. disposition status: Not reported  
Enf. disp. status date: Not reported  
Enforcement lead agency: State  
Proposed penalty amount: Not reported  
Final penalty amount: Not reported  
Paid penalty amount: Not reported

Regulation violated: FR - 270  
Area of violation: TSD - General  
Date violation determined: 05/27/1993  
Date achieved compliance: 09/30/1993  
Violation lead agency: State  
Enforcement action: Not reported  
Enforcement action date: Not reported  
Enf. disposition status: Not reported  
Enf. disp. status date: Not reported  
Enforcement lead agency: Not reported  
Proposed penalty amount: Not reported  
Final penalty amount: Not reported  
Paid penalty amount: Not reported

Regulation violated: F - 264.10-18.B  
Area of violation: TSD - General  
Date violation determined: 05/27/1993  
Date achieved compliance: 01/26/1998  
Violation lead agency: State  
Enforcement action: INITIAL 3008(A) COMPLIANCE  
Enforcement action date: 09/07/1993  
Enf. disposition status: Not reported  
Enf. disp. status date: Not reported  
Enforcement lead agency: State  
Proposed penalty amount: 144500  
Final penalty amount: Not reported  
Paid penalty amount: Not reported

Regulation violated: F - 264.140-150.H  
Area of violation: TSD - Financial Requirements  
Date violation determined: 05/27/1993  
Date achieved compliance: 01/26/1998  
Violation lead agency: State  
Enforcement action: INITIAL 3008(A) COMPLIANCE  
Enforcement action date: 06/30/1995  
Enf. disposition status: Not reported  
Enf. disp. status date: Not reported  
Enforcement lead agency: State  
Proposed penalty amount: Not reported

Map ID  
Direction  
Distance  
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number  
EPA ID Number

**LEACH OIL CO, INC (Continued)**

**1000169622**

Final penalty amount: 414916  
Paid penalty amount: Not reported

Regulation violated: F - 264.10-18.B  
Area of violation: TSD - General  
Date violation determined: 05/27/1993  
Date achieved compliance: 01/26/1998  
Violation lead agency: State  
Enforcement action: Not reported  
Enforcement action date: Not reported  
Enf. disposition status: Not reported  
Enf. disp. status date: Not reported  
Enforcement lead agency: Not reported  
Proposed penalty amount: Not reported  
Final penalty amount: Not reported  
Paid penalty amount: Not reported

Regulation violated: F - 264.140-150.H  
Area of violation: TSD - Financial Requirements  
Date violation determined: 05/27/1993  
Date achieved compliance: 01/26/1998  
Violation lead agency: State  
Enforcement action: INITIAL 3008(A) COMPLIANCE  
Enforcement action date: 09/07/1993  
Enf. disposition status: Not reported  
Enf. disp. status date: Not reported  
Enforcement lead agency: State  
Proposed penalty amount: 144500  
Final penalty amount: Not reported  
Paid penalty amount: Not reported

Regulation violated: FR - 270  
Area of violation: TSD - General  
Date violation determined: 05/27/1993  
Date achieved compliance: 09/30/1993  
Violation lead agency: State  
Enforcement action: INITIAL 3008(A) COMPLIANCE  
Enforcement action date: 09/07/1993  
Enf. disposition status: Not reported  
Enf. disp. status date: Not reported  
Enforcement lead agency: State  
Proposed penalty amount: 144500  
Final penalty amount: Not reported  
Paid penalty amount: Not reported

Regulation violated: F - 264.10-18.B  
Area of violation: TSD - General  
Date violation determined: 05/27/1993  
Date achieved compliance: 01/26/1998  
Violation lead agency: State  
Enforcement action: WRITTEN INFORMAL  
Enforcement action date: 06/02/1993  
Enf. disposition status: Not reported  
Enf. disp. status date: Not reported  
Enforcement lead agency: State  
Proposed penalty amount: Not reported  
Final penalty amount: Not reported

Map ID  
Direction  
Distance  
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number  
EPA ID Number

**LEACH OIL CO, INC (Continued)**

**1000169622**

Paid penalty amount: Not reported

Regulation violated: F - 264.10-18.B  
Area of violation: TSD - General  
Date violation determined: 05/27/1993  
Date achieved compliance: 01/26/1998  
Violation lead agency: State  
Enforcement action: INITIAL 3008(A) COMPLIANCE  
Enforcement action date: 06/30/1995  
Enf. disposition status: Not reported  
Enf. disp. status date: Not reported  
Enforcement lead agency: State  
Proposed penalty amount: Not reported  
Final penalty amount: 414916  
Paid penalty amount: Not reported

Regulation violated: F - 264.110-120.G  
Area of violation: TSD - Closure/Post-Closure  
Date violation determined: 05/27/1993  
Date achieved compliance: 01/26/1998  
Violation lead agency: State  
Enforcement action: WRITTEN INFORMAL  
Enforcement action date: 06/02/1993  
Enf. disposition status: Not reported  
Enf. disp. status date: Not reported  
Enforcement lead agency: State  
Proposed penalty amount: Not reported  
Final penalty amount: Not reported  
Paid penalty amount: Not reported

Regulation violated: F - 264.140-150.H  
Area of violation: TSD - Financial Requirements  
Date violation determined: 05/27/1993  
Date achieved compliance: 01/26/1998  
Violation lead agency: State  
Enforcement action: WRITTEN INFORMAL  
Enforcement action date: 06/02/1993  
Enf. disposition status: Not reported  
Enf. disp. status date: Not reported  
Enforcement lead agency: State  
Proposed penalty amount: Not reported  
Final penalty amount: Not reported  
Paid penalty amount: Not reported

Regulation violated: FR - 270  
Area of violation: TSD - General  
Date violation determined: 05/27/1993  
Date achieved compliance: 09/30/1993  
Violation lead agency: State  
Enforcement action: INITIAL 3008(A) COMPLIANCE  
Enforcement action date: 06/30/1995  
Enf. disposition status: Not reported  
Enf. disp. status date: Not reported  
Enforcement lead agency: State  
Proposed penalty amount: Not reported  
Final penalty amount: 414916  
Paid penalty amount: Not reported

Map ID  
Direction  
Distance  
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number  
EPA ID Number

**LEACH OIL CO, INC (Continued)**

**1000169622**

Regulation violated: F - 264.50-56.D  
Area of violation: TSD - General  
Date violation determined: 05/27/1993  
Date achieved compliance: 01/26/1998  
Violation lead agency: State  
Enforcement action: INITIAL 3008(A) COMPLIANCE  
Enforcement action date: 06/30/1995  
Enf. disposition status: Not reported  
Enf. disp. status date: Not reported  
Enforcement lead agency: State  
Proposed penalty amount: Not reported  
Final penalty amount: 414916  
Paid penalty amount: Not reported

Regulation violated: F - 264.50-56.D  
Area of violation: TSD - General  
Date violation determined: 05/27/1993  
Date achieved compliance: 01/26/1998  
Violation lead agency: State  
Enforcement action: INITIAL 3008(A) COMPLIANCE  
Enforcement action date: 09/07/1993  
Enf. disposition status: Not reported  
Enf. disp. status date: Not reported  
Enforcement lead agency: State  
Proposed penalty amount: 144500  
Final penalty amount: Not reported  
Paid penalty amount: Not reported

Regulation violated: F - 264.140-150.H  
Area of violation: TSD - Financial Requirements  
Date violation determined: 01/26/1993  
Date achieved compliance: 01/26/1998  
Violation lead agency: State  
Enforcement action: INITIAL 3008(A) COMPLIANCE  
Enforcement action date: 06/30/1995  
Enf. disposition status: Not reported  
Enf. disp. status date: Not reported  
Enforcement lead agency: State  
Proposed penalty amount: Not reported  
Final penalty amount: 414916  
Paid penalty amount: Not reported

Regulation violated: F - 264.140-150.H  
Area of violation: TSD - Financial Requirements  
Date violation determined: 01/26/1993  
Date achieved compliance: 01/26/1998  
Violation lead agency: State  
Enforcement action: INITIAL 3008(A) COMPLIANCE  
Enforcement action date: 09/07/1993  
Enf. disposition status: Not reported  
Enf. disp. status date: Not reported  
Enforcement lead agency: State  
Proposed penalty amount: 144500  
Final penalty amount: Not reported  
Paid penalty amount: Not reported

Regulation violated: F - 264.140-150.H

Map ID  
Direction  
Distance  
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number  
EPA ID Number

**LEACH OIL CO, INC (Continued)**

**1000169622**

Area of violation: TSD - Financial Requirements  
Date violation determined: 01/26/1993  
Date achieved compliance: 01/26/1998  
Violation lead agency: State  
Enforcement action: Not reported  
Enforcement action date: Not reported  
Enf. disposition status: Not reported  
Enf. disp. status date: Not reported  
Enforcement lead agency: Not reported  
Proposed penalty amount: Not reported  
Final penalty amount: Not reported  
Paid penalty amount: Not reported

Regulation violated: FR - 262.50-60  
Area of violation: Generators - General  
Date violation determined: 08/31/1989  
Date achieved compliance: 09/30/1993  
Violation lead agency: State  
Enforcement action: WRITTEN INFORMAL  
Enforcement action date: 10/13/1989  
Enf. disposition status: Not reported  
Enf. disp. status date: Not reported  
Enforcement lead agency: State  
Proposed penalty amount: Not reported  
Final penalty amount: Not reported  
Paid penalty amount: Not reported

Regulation violated: FR - 264.110-120.G  
Area of violation: TSD - Closure/Post-Closure  
Date violation determined: 08/31/1989  
Date achieved compliance: 12/02/1994  
Violation lead agency: State  
Enforcement action: INITIAL 3008(A) COMPLIANCE  
Enforcement action date: 06/30/1995  
Enf. disposition status: Not reported  
Enf. disp. status date: Not reported  
Enforcement lead agency: State  
Proposed penalty amount: Not reported  
Final penalty amount: 414916  
Paid penalty amount: Not reported

Regulation violated: FR - 264.110-120.G  
Area of violation: TSD - Closure/Post-Closure  
Date violation determined: 08/31/1989  
Date achieved compliance: 12/02/1994  
Violation lead agency: State  
Enforcement action: INITIAL 3008(A) COMPLIANCE  
Enforcement action date: 09/07/1993  
Enf. disposition status: Not reported  
Enf. disp. status date: Not reported  
Enforcement lead agency: State  
Proposed penalty amount: 144500  
Final penalty amount: Not reported  
Paid penalty amount: Not reported

Regulation violated: FR - 262.50-60  
Area of violation: Generators - General

Map ID  
Direction  
Distance  
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number  
EPA ID Number

**LEACH OIL CO, INC (Continued)**

**1000169622**

Date violation determined: 08/31/1989  
Date achieved compliance: 09/30/1993  
Violation lead agency: State  
Enforcement action: Not reported  
Enforcement action date: Not reported  
Enf. disposition status: Not reported  
Enf. disp. status date: Not reported  
Enforcement lead agency: Not reported  
Proposed penalty amount: Not reported  
Final penalty amount: Not reported  
Paid penalty amount: Not reported

Regulation violated: FR - 262.50-60  
Area of violation: Generators - General  
Date violation determined: 08/31/1989  
Date achieved compliance: 09/30/1993  
Violation lead agency: State  
Enforcement action: INITIAL 3008(A) COMPLIANCE  
Enforcement action date: 09/07/1993  
Enf. disposition status: Not reported  
Enf. disp. status date: Not reported  
Enforcement lead agency: State  
Proposed penalty amount: 144500  
Final penalty amount: Not reported  
Paid penalty amount: Not reported

Regulation violated: FR - 262.50-60  
Area of violation: Generators - General  
Date violation determined: 08/31/1989  
Date achieved compliance: 09/30/1993  
Violation lead agency: State  
Enforcement action: INITIAL 3008(A) COMPLIANCE  
Enforcement action date: 06/30/1995  
Enf. disposition status: Not reported  
Enf. disp. status date: Not reported  
Enforcement lead agency: State  
Proposed penalty amount: Not reported  
Final penalty amount: 414916  
Paid penalty amount: Not reported

Regulation violated: FR - 264.110-120.G  
Area of violation: TSD - Closure/Post-Closure  
Date violation determined: 08/31/1989  
Date achieved compliance: 12/02/1994  
Violation lead agency: State  
Enforcement action: WRITTEN INFORMAL  
Enforcement action date: 10/13/1989  
Enf. disposition status: Not reported  
Enf. disp. status date: Not reported  
Enforcement lead agency: State  
Proposed penalty amount: Not reported  
Final penalty amount: Not reported  
Paid penalty amount: Not reported

Regulation violated: FR - 264.110-120.G  
Area of violation: TSD - Closure/Post-Closure  
Date violation determined: 08/31/1989

Map ID  
Direction  
Distance  
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number  
EPA ID Number

**LEACH OIL CO, INC (Continued)**

**1000169622**

Date achieved compliance: 12/02/1994  
Violation lead agency: State  
Enforcement action: Not reported  
Enforcement action date: Not reported  
Enf. disposition status: Not reported  
Enf. disp. status date: Not reported  
Enforcement lead agency: Not reported  
Proposed penalty amount: Not reported  
Final penalty amount: Not reported  
Paid penalty amount: Not reported

Regulation violated: F - 262.10-12.A  
Area of violation: Generators - General  
Date violation determined: 10/25/1985  
Date achieved compliance: 01/26/1998  
Violation lead agency: State  
Enforcement action: INITIAL 3008(A) COMPLIANCE  
Enforcement action date: 06/30/1995  
Enf. disposition status: Not reported  
Enf. disp. status date: Not reported  
Enforcement lead agency: State  
Proposed penalty amount: Not reported  
Final penalty amount: 414916  
Paid penalty amount: Not reported

Regulation violated: F - 262.10-12.A  
Area of violation: Generators - General  
Date violation determined: 08/15/1985  
Date achieved compliance: 01/26/1998  
Violation lead agency: State  
Enforcement action: INITIAL 3008(A) COMPLIANCE  
Enforcement action date: 06/30/1995  
Enf. disposition status: Not reported  
Enf. disp. status date: Not reported  
Enforcement lead agency: State  
Proposed penalty amount: Not reported  
Final penalty amount: 414916  
Paid penalty amount: Not reported

Regulation violated: F - 262.10-12.A  
Area of violation: Generators - General  
Date violation determined: 08/15/1985  
Date achieved compliance: 01/26/1998  
Violation lead agency: State  
Enforcement action: WRITTEN INFORMAL  
Enforcement action date: 08/15/1985  
Enf. disposition status: Not reported  
Enf. disp. status date: Not reported  
Enforcement lead agency: State  
Proposed penalty amount: Not reported  
Final penalty amount: Not reported  
Paid penalty amount: Not reported

Evaluation Action Summary:  
Evaluation date: 02/19/1998  
Evaluation: COMPLIANCE EVALUATION INSPECTION ON-SITE  
Area of violation: Not reported

Map ID  
Direction  
Distance  
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number  
EPA ID Number

**LEACH OIL CO, INC (Continued)**

**1000169622**

Date achieved compliance: Not reported  
Evaluation lead agency: State

Evaluation date: 01/26/1998  
Evaluation: NOT A SIGNIFICANT NON-COMPLIER  
Area of violation: Not reported  
Date achieved compliance: Not reported  
Evaluation lead agency: State

Evaluation date: 05/10/1996  
Evaluation: COMPLIANCE EVALUATION INSPECTION ON-SITE  
Area of violation: Not reported  
Date achieved compliance: Not reported  
Evaluation lead agency: State

Evaluation date: 12/02/1994  
Evaluation: SIGNIFICANT NON-COMPLIER  
Area of violation: Not reported  
Date achieved compliance: Not reported  
Evaluation lead agency: State

Evaluation date: 12/02/1994  
Evaluation: COMPLIANCE EVALUATION INSPECTION ON-SITE  
Area of violation: TSD - General  
Date achieved compliance: 01/26/1998  
Evaluation lead agency: State

Evaluation date: 12/02/1994  
Evaluation: COMPLIANCE EVALUATION INSPECTION ON-SITE  
Area of violation: TSD - Financial Requirements  
Date achieved compliance: 01/26/1998  
Evaluation lead agency: State

Evaluation date: 12/08/1993  
Evaluation: SIGNIFICANT NON-COMPLIER  
Area of violation: Not reported  
Date achieved compliance: Not reported  
Evaluation lead agency: State

Evaluation date: 09/30/1993  
Evaluation: COMPLIANCE EVALUATION INSPECTION ON-SITE  
Area of violation: TSD - Financial Requirements  
Date achieved compliance: 01/26/1998  
Evaluation lead agency: State

Evaluation date: 09/30/1993  
Evaluation: COMPLIANCE EVALUATION INSPECTION ON-SITE  
Area of violation: TSD - General  
Date achieved compliance: 01/26/1998  
Evaluation lead agency: State

Evaluation date: 09/30/1993  
Evaluation: COMPLIANCE EVALUATION INSPECTION ON-SITE  
Area of violation: TSD - Closure/Post-Closure  
Date achieved compliance: 12/02/1994  
Evaluation lead agency: State

Map ID  
Direction  
Distance  
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number  
EPA ID Number

**LEACH OIL CO, INC (Continued)**

**1000169622**

Evaluation date: 09/27/1993  
Evaluation: COMPLIANCE EVALUATION INSPECTION ON-SITE  
Area of violation: Not reported  
Date achieved compliance: Not reported  
Evaluation lead agency: State Contractor/Grantee

Evaluation date: 05/27/1993  
Evaluation: SIGNIFICANT NON-COMPLIER  
Area of violation: Not reported  
Date achieved compliance: Not reported  
Evaluation lead agency: State

Evaluation date: 02/11/1993  
Evaluation: COMPLIANCE EVALUATION INSPECTION ON-SITE  
Area of violation: TSD - General  
Date achieved compliance: 09/30/1993  
Evaluation lead agency: State

Evaluation date: 02/11/1993  
Evaluation: COMPLIANCE EVALUATION INSPECTION ON-SITE  
Area of violation: TSD - Closure/Post-Closure  
Date achieved compliance: 01/26/1998  
Evaluation lead agency: State

Evaluation date: 02/11/1993  
Evaluation: COMPLIANCE EVALUATION INSPECTION ON-SITE  
Area of violation: TSD - General  
Date achieved compliance: 01/26/1998  
Evaluation lead agency: State

Evaluation date: 02/11/1993  
Evaluation: COMPLIANCE EVALUATION INSPECTION ON-SITE  
Area of violation: TSD - Financial Requirements  
Date achieved compliance: 01/26/1998  
Evaluation lead agency: State

Evaluation date: 02/04/1993  
Evaluation: COMPLIANCE EVALUATION INSPECTION ON-SITE  
Area of violation: Not reported  
Date achieved compliance: Not reported  
Evaluation lead agency: State Contractor/Grantee

Evaluation date: 01/26/1993  
Evaluation: SIGNIFICANT NON-COMPLIER  
Area of violation: Not reported  
Date achieved compliance: Not reported  
Evaluation lead agency: State

Evaluation date: 01/26/1993  
Evaluation: FINANCIAL RECORD REVIEW  
Area of violation: TSD - Financial Requirements  
Date achieved compliance: 01/26/1998  
Evaluation lead agency: State

Evaluation date: 09/28/1992  
Evaluation: COMPLIANCE EVALUATION INSPECTION ON-SITE  
Area of violation: Not reported

Map ID  
Direction  
Distance  
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number  
EPA ID Number

**LEACH OIL CO, INC (Continued)**

**1000169622**

Date achieved compliance: Not reported  
Evaluation lead agency: State Contractor/Grantee

Evaluation date: 08/31/1989  
Evaluation: COMPLIANCE EVALUATION INSPECTION ON-SITE  
Area of violation: Generators - General  
Date achieved compliance: 09/30/1993  
Evaluation lead agency: State

Evaluation date: 08/31/1989  
Evaluation: COMPLIANCE EVALUATION INSPECTION ON-SITE  
Area of violation: TSD - Closure/Post-Closure  
Date achieved compliance: 12/02/1994  
Evaluation lead agency: State

Evaluation date: 10/25/1985  
Evaluation: FOCUSED COMPLIANCE INSPECTION  
Area of violation: Generators - General  
Date achieved compliance: 01/26/1998  
Evaluation lead agency: State

Evaluation date: 08/15/1985  
Evaluation: COMPLIANCE EVALUATION INSPECTION ON-SITE  
Area of violation: Not reported  
Date achieved compliance: Not reported  
Evaluation lead agency: State

Evaluation date: 08/15/1985  
Evaluation: NON-FINANCIAL RECORD REVIEW  
Area of violation: Generators - General  
Date achieved compliance: 01/26/1998  
Evaluation lead agency: State

Evaluation date: 08/15/1985  
Evaluation: FOCUSED COMPLIANCE INSPECTION  
Area of violation: Not reported  
Date achieved compliance: Not reported  
Evaluation lead agency: State

**HIST UST:**

Region: STATE  
Facility ID: 00000046968  
Facility Type: Other  
Other Type: Not reported  
Contact Name: ROY LEACH  
Telephone: 2133230226  
Owner Name: LEACH OIL COMPANY, INC.  
Owner Address: 625 E. COMPTON BLVD.  
Owner City,St,Zip: COMPTON, CA 90220  
Total Tanks: 0003

Tank Num: 001  
Container Num: D  
Year Installed: Not reported  
Tank Capacity: 00009000  
Tank Used for: WASTE  
Type of Fuel: WASTE OIL  
Container Construction Thickness: Not reported

Map ID  
Direction  
Distance  
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number  
EPA ID Number

**LEACH OIL CO, INC (Continued)**

**1000169622**

Leak Detection: Not reported

Tank Num: 002  
Container Num: P-W2  
Year Installed: Not reported  
Tank Capacity: 00000000  
Tank Used for: WASTE  
Type of Fuel: Not reported  
Container Construction Thickness: 12  
Leak Detection: Visual

Tank Num: 003  
Container Num: W-R  
Year Installed: Not reported  
Tank Capacity: 00021000  
Tank Used for: WASTE  
Type of Fuel: WASTE OIL  
Container Construction Thickness: Not reported  
Leak Detection: Visual

LA Co. Site Mitigation:

Facility ID: FA0008085  
Site ID: SD0011477  
Jurisdiction: County  
Case ID: RO0011477  
Abated: Not reported  
Assigned To: Not reported  
Entered Date: 05/11/2004

LOS ANGELES CO. HMS:

Region: LA  
Facility Id: 000450-I00452  
Facility Type: I09  
Facility Status: Closed  
Area: 29  
Permit Number: 000001955  
Permit Status: Closed

Region: LA  
Facility Id: 000450-000452  
Facility Type: Not reported  
Facility Status: OPEN  
Area: 29  
Permit Number: Not reported  
Permit Status: Not reported

Region: LA  
Facility Id: 000450-045246  
Facility Type: SS5  
Facility Status: Closed  
Area: 29  
Permit Number: 000530542  
Permit Status: Closed

US FIN ASSUR:

EPA ID: CAD050099696

Map ID  
 Direction  
 Distance  
 Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number  
 EPA ID Number

**LEACH OIL CO, INC (Continued)**

**1000169622**

Provider: UNION BANK OF CALIFORNIA  
 EPA region: 9  
 County: LOS ANGELES  
 Mechanism type: TRUST FUND (FULLY FUNDED)  
 Mechanism ID: 6711002800  
 Cost estimate: 313384.28000000003  
 Face value: 313384  
 Effective date: 1990-12-11 00:00:00

CA Financial Assurance 1:

EPA ID Number: CAD050099696  
 Sudden Amount1: Not reported  
 Non Sudden Amount1: Not reported  
 Closure Mechanism: TA  
 Closure Amount: \$333,045.64  
 Post Closure Mechanism: Not reported  
 Post Closure Amount: Not reported  
 Corrective Action Mechanism: Not reported  
 Corrective Action Amount: Not reported  
 Sudden Mechanism Type: Not reported  
 Sudden Mechanism Amount: Not reported  
 Non Sudden Mechanism Type: Not reported  
 Non Sudden Mechanism Amount: Not reported  
 O&M Mechanism Type: Not reported  
 O&M Amount: Not reported

**G45  
 SW  
 1/8-1/4  
 0.211 mi.  
 1115 ft.**

**LEACH OIL COMPANY INC.  
 625 E COMPTON BLVD  
 RANCHO DOMINGUEZ, CA 90220**

**CA ENVIROSTOR S107144600  
 CA HWP N/A**

**Site 9 of 13 in cluster G**

**Relative:  
 Lower**

ENVIROSTOR:

Facility ID: 60002008  
 Status: Active  
 Status Date: 05/20/2014  
 Site Code: 300438  
 Site Type: Corrective Action  
 Site Type Detailed: Corrective Action  
 Acres: Not reported  
 NPL: NO  
 Regulatory Agencies: SMBRP  
 Lead Agency: SMBRP  
 Program Manager: Martin Herrmann  
 Supervisor: Noel Shrum  
 Division Branch: Cleanup Sacramento  
 Assembly: 64  
 Senate: 35  
 Special Program: Not reported  
 Restricted Use: NO  
 Site Mgmt Req: NONE SPECIFIED  
 Funding: Responsible Party  
 Latitude: 0  
 Longitude: 0  
 APN: NONE SPECIFIED  
 Past Use: NONE SPECIFIED  
 Potential COC: NONE SPECIFIED

**Actual:  
 91 ft.**

Map ID  
Direction  
Distance  
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number  
EPA ID Number

**LEACH OIL COMPANY INC. (Continued)**

**S107144600**

Confirmed COC: NONE SPECIFIED  
Potential Description: NONE SPECIFIED  
Alias Name: CAD050099696  
Alias Type: EPA Identification Number  
Alias Name: 300438  
Alias Type: Project Code (Site Code)  
Alias Name: 60002008  
Alias Type: Envirostor ID Number

Completed Info:  
Completed Area Name: Not reported  
Completed Sub Area Name: Not reported  
Completed Document Type: Not reported  
Completed Date: Not reported  
Comments: Not reported

Future Area Name: Not reported  
Future Sub Area Name: Not reported  
Future Document Type: Not reported  
Future Due Date: Not reported  
Schedule Area Name: Not reported  
Schedule Sub Area Name: Not reported  
Schedule Document Type: Not reported  
Schedule Due Date: Not reported  
Schedule Revised Date: Not reported

HWP:  
EPA Id: CAD050099696  
Cleanup Status: NON-OPERATING  
Latitude: 33.89556  
Longitude: -118.2643  
Facility Type: Historical - Non-Operating  
Facility Size: Not reported  
Team: Not reported  
Supervisor: Not reported  
Site Code: 300438  
Assembly District: 64  
Senate District: 35  
Public Information Officer: Not reported

Activities:  
EPA Id: CAD050099696  
Facility Type: Historical - Non-Operating  
Unit Names: Oil holding Tanks  
Event Description: New Operating Permit - FINAL PERMIT  
Actual Date: 11/18/2008

EPA Id: CAD050099696  
Facility Type: Historical - Non-Operating  
Unit Names: Oil holding Tanks  
Event Description: New Operating Permit - APPLICATION PART A RECEIVED  
Actual Date: 11/24/1981

EPA Id: CAD050099696  
Facility Type: Historical - Non-Operating  
Unit Names: Oil holding Tanks  
Event Description: New Operating Permit - CALL-IN LETTER ISSUED  
Actual Date: 03/08/1990

Map ID  
Direction  
Distance  
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number  
EPA ID Number

**LEACH OIL COMPANY INC. (Continued)**

**S107144600**

Closure:  
EPA Id: CAD050099696  
Facility Type: Historical - Non-Operating  
Unit Names: Not reported  
Event Description: Closure - CLOSURE PLAN RECEIVED  
Actual Date: 03/16/1989

Alias:  
EPA Id: CAD050099696  
Facility Type: Historical - Non-Operating  
Alias Type: APN  
Alias: 6139002803

EPA Id: CAD050099696  
Facility Type: Historical - Non-Operating  
Alias Type: APN  
Alias: 6137004006

EPA Id: CAD050099696  
Facility Type: Historical - Non-Operating  
Alias Type: APN  
Alias: 6137004028

EPA Id: CAD050099696  
Facility Type: Historical - Non-Operating  
Alias Type: APN  
Alias: 6137004029

EPA Id: CAD050099696  
Facility Type: Historical - Non-Operating  
Alias Type: Project Code (Site Code)  
Alias: 300438

**H46** **NACCO CORP.**  
**NW** **14439 S AVALON BLVD**  
**1/8-1/4** **GARDENA, CA 90248**  
**0.218 mi.**  
**1153 ft.** **Site 1 of 3 in cluster H**

**CA HIST UST** **U001563175**  
**N/A**

**Relative:** HIST UST:  
**Higher** Region: STATE  
Facility ID: 00000055349  
Facility Type: Other  
**Actual:** Other Type: Not reported  
**115 ft.** Contact Name: Not reported  
Telephone: 2135151700  
Owner Name: NACCO CORP.  
Owner Address: 14439 S. AVALON BLVD  
Owner City,St,Zip: GARDENA, CA 90248  
Total Tanks: 0001  
  
Tank Num: 001  
Container Num: 1  
Year Installed: 1974  
Tank Capacity: 00001000  
Tank Used for: PRODUCT

Map ID  
Direction  
Distance  
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number  
EPA ID Number

**NACCO CORP. (Continued)**

**U001563175**

Type of Fuel: DIESEL  
Container Construction Thickness: Not reported  
Leak Detection: Stock Inventor, None

**G47  
SW  
1/8-1/4  
0.220 mi.  
1161 ft.**

**M & M CLEANERS  
609 E COMPTON BLVD  
COMPTON, CA 90220  
Site 10 of 13 in cluster G**

**EDR US Hist Cleaners 1009125862  
N/A**

**Relative:  
Lower**

EDR Historical Cleaners:

Name: M & M CLEANERS  
Year: 1947

**Actual:  
91 ft.**

Type: DRY CLEANERS

Name: M & M CLEANERS  
Year: 1947  
Type: DRY CLEANERS

Name: M & M CLEANERS  
Year: 1947  
Type: CLOTHES CLEANERS AND PRESSERS

Name: M & M CLEANERS  
Year: 1947  
Type: CLOTHES CLEANERS AND PRESSERS

Name: M & M CLEANERS  
Year: 1951  
Type: CLOTHES CLEANERS AND PRESSERS

Name: M & M CLEANERS  
Year: 1962  
Type: Not reported

**H48  
NW  
1/8-1/4  
0.220 mi.  
1162 ft.**

**NATIONAL RESEARCH & CHEM  
14439 S AVALON BLVD  
INGLEWOOD, CA 90301  
Site 2 of 3 in cluster H**

**CA SWEEPS UST S106929804  
N/A**

**Relative:  
Higher**

SWEEPS UST:

Status: Active  
Comp Number: 2305  
Number: 9  
Board Of Equalization: Not reported  
Referral Date: 03-15-91  
Action Date: 03-15-91  
Created Date: 06-30-89  
Owner Tank Id: Not reported  
SWRCB Tank Id: Not reported  
Tank Status: Not reported  
Capacity: Not reported  
Active Date: Not reported  
Tank Use: Not reported  
STG: Not reported

**Actual:  
115 ft.**

Map ID  
Direction  
Distance  
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number  
EPA ID Number

**NATIONAL RESEARCH & CHEM (Continued)**

**S106929804**

Content: Not reported  
Number Of Tanks: Not reported

**H49  
NW  
1/8-1/4  
0.220 mi.  
1162 ft.**

**GE ROTOFLOW  
14435 SOUTH AVALON BOULEVARD  
GARDENA, CA 90248**

**RCRA-SQG 1000303009  
FINDS CAT080033608**

**Site 3 of 3 in cluster H**

**Relative:  
Higher**

RCRA-SQG:

**Actual:  
115 ft.**

Date form received by agency: 03/01/2004  
Facility name: GE ROTOFLOW  
Facility address: 14435 SOUTH AVALON BOULEVARD  
GARDENA, CA 90248  
EPA ID: CAT080033608  
Mailing address: 540 EAST ROSECRANS AVE  
GARDENA, CA 90248  
Contact: GENARO SANCHEZ  
Contact address: Not reported  
Not reported  
Contact country: US  
Contact telephone: (310) 605-1825  
Contact email: GENARO.SANCHEZ@PS.GE.COM  
EPA Region: 09  
Classification: Small Small Quantity Generator  
Description: Handler: generates more than 100 and less than 1000 kg of hazardous waste during any calendar month and accumulates less than 6000 kg of hazardous waste at any time; or generates 100 kg or less of hazardous waste during any calendar month, and accumulates more than 1000 kg of hazardous waste at any time

Owner/Operator Summary:

Owner/operator name: GENERAL ELECTRIC COMPANY  
Owner/operator address: 4200 WILDWOOD PARKWAY  
ATLANTA, GA 30339  
Owner/operator country: US  
Owner/operator telephone: Not reported  
Legal status: Private  
Owner/Operator Type: Owner  
Owner/Op start date: 05/01/2000  
Owner/Op end date: Not reported

Owner/operator name: CARLO LUZZATTO  
Owner/operator address: Not reported  
Not reported  
Owner/operator country: US  
Owner/operator telephone: Not reported  
Legal status: Private  
Owner/Operator Type: Operator  
Owner/Op start date: 05/01/2001  
Owner/Op end date: Not reported

Handler Activities Summary:

U.S. importer of hazardous waste: No  
Mixed waste (haz. and radioactive): No  
Recycler of hazardous waste: No  
Transporter of hazardous waste: No

Map ID  
Direction  
Distance  
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number  
EPA ID Number

**GE ROTOFLOW (Continued)**

**1000303009**

Treater, storer or disposer of HW: Yes  
Underground injection activity: No  
On-site burner exemption: No  
Furnace exemption: No  
Used oil fuel burner: No  
Used oil processor: No  
Used oil refiner: No  
Used oil fuel marketer to burner: No  
Used oil Specification marketer: No  
Used oil transfer facility: No  
Used oil transporter: No

Historical Generators:

Date form received by agency: 02/28/2002  
Site name: GE ROTOFLOW INC.  
Classification: Large Quantity Generator

Date form received by agency: 03/12/2001  
Site name: G E ROTOFLOW INC  
Classification: Small Quantity Generator

Hazardous Waste Summary:

Waste code: D000  
Waste name: Not Defined

Waste code: D001  
Waste name: IGNITABLE HAZARDOUS WASTES ARE THOSE WASTES WHICH HAVE A FLASHPOINT OF LESS THAN 140 DEGREES FAHRENHEIT AS DETERMINED BY A PENSKY-MARTENS CLOSED CUP FLASH POINT TESTER. ANOTHER METHOD OF DETERMINING THE FLASH POINT OF A WASTE IS TO REVIEW THE MATERIAL SAFETY DATA SHEET, WHICH CAN BE OBTAINED FROM THE MANUFACTURER OR DISTRIBUTOR OF THE MATERIAL. LACQUER THINNER IS AN EXAMPLE OF A COMMONLY USED SOLVENT WHICH WOULD BE CONSIDERED AS IGNITABLE HAZARDOUS WASTE.

Waste code: D002  
Waste name: A WASTE WHICH HAS A PH OF LESS THAN 2 OR GREATER THAN 12.5 IS CONSIDERED TO BE A CORROSIVE HAZARDOUS WASTE. SODIUM HYDROXIDE, A CAUSTIC SOLUTION WITH A HIGH PH, IS OFTEN USED BY INDUSTRIES TO CLEAN OR DEGREASE PARTS. HYDROCHLORIC ACID, A SOLUTION WITH A LOW PH, IS USED BY MANY INDUSTRIES TO CLEAN METAL PARTS PRIOR TO PAINTING. WHEN THESE CAUSTIC OR ACID SOLUTIONS BECOME CONTAMINATED AND MUST BE DISPOSED, THE WASTE WOULD BE A CORROSIVE HAZARDOUS WASTE.

Waste code: D005  
Waste name: BARIUM

Waste code: D007  
Waste name: CHROMIUM

Waste code: D008  
Waste name: LEAD

Waste code: D009  
Waste name: MERCURY

Waste code: D010

Map ID  
Direction  
Distance  
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number  
EPA ID Number

**GE ROTOFLOW (Continued)**

**1000303009**

Waste name: SELENIUM

Waste code: F003  
Waste name: THE FOLLOWING SPENT NON-HALOGENATED SOLVENTS: XYLENE, ACETONE, ETHYL ACETATE, ETHYL BENZENE, ETHYL ETHER, METHYL ISOBUTYL KETONE, N-BUTYL ALCOHOL, CYCLOHEXANONE, AND METHANOL; ALL SPENT SOLVENT MIXTURES/BLENDS CONTAINING, BEFORE USE, ONLY THE ABOVE SPENT NON-HALOGENATED SOLVENTS; AND ALL SPENT SOLVENT MIXTURES/BLENDS CONTAINING, BEFORE USE, ONE OR MORE OF THE ABOVE NON-HALOGENATED SOLVENTS, AND, A TOTAL OF TEN PERCENT OR MORE (BY VOLUME) OF ONE OR MORE OF THOSE SOLVENTS LISTED IN F001, F002, F004, AND F005, AND STILL BOTTOMS FROM THE RECOVERY OF THESE SPENT SOLVENTS AND SPENT SOLVENT MIXTURES.

Waste code: P106  
Waste name: SODIUM CYANIDE

Waste code: D001  
Waste name: IGNITABLE HAZARDOUS WASTES ARE THOSE WASTES WHICH HAVE A FLASHPOINT OF LESS THAN 140 DEGREES FAHRENHEIT AS DETERMINED BY A PENSKEY-MARTENS CLOSED CUP FLASH POINT TESTER. ANOTHER METHOD OF DETERMINING THE FLASH POINT OF A WASTE IS TO REVIEW THE MATERIAL SAFETY DATA SHEET, WHICH CAN BE OBTAINED FROM THE MANUFACTURER OR DISTRIBUTOR OF THE MATERIAL. LACQUER THINNER IS AN EXAMPLE OF A COMMONLY USED SOLVENT WHICH WOULD BE CONSIDERED AS IGNITABLE HAZARDOUS WASTE.

Waste code: D002  
Waste name: A WASTE WHICH HAS A PH OF LESS THAN 2 OR GREATER THAN 12.5 IS CONSIDERED TO BE A CORROSIVE HAZARDOUS WASTE. SODIUM HYDROXIDE, A CAUSTIC SOLUTION WITH A HIGH PH, IS OFTEN USED BY INDUSTRIES TO CLEAN OR DEGREASE PARTS. HYDROCHLORIC ACID, A SOLUTION WITH A LOW PH, IS USED BY MANY INDUSTRIES TO CLEAN METAL PARTS PRIOR TO PAINTING. WHEN THESE CAUSTIC OR ACID SOLUTIONS BECOME CONTAMINATED AND MUST BE DISPOSED, THE WASTE WOULD BE A CORROSIVE HAZARDOUS WASTE.

Waste code: D005  
Waste name: BARIUM

Waste code: D007  
Waste name: CHROMIUM

Waste code: D008  
Waste name: LEAD

Waste code: D009  
Waste name: MERCURY

Waste code: D010  
Waste name: SELENIUM

Waste code: D018  
Waste name: BENZENE

Waste code: F003  
Waste name: THE FOLLOWING SPENT NON-HALOGENATED SOLVENTS: XYLENE, ACETONE, ETHYL ACETATE, ETHYL BENZENE, ETHYL ETHER, METHYL ISOBUTYL KETONE, N-BUTYL ALCOHOL, CYCLOHEXANONE, AND METHANOL; ALL SPENT SOLVENT

Map ID  
Direction  
Distance  
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number  
EPA ID Number

GE ROTOFLOW (Continued)

1000303009

MIXTURES/BLENDS CONTAINING, BEFORE USE, ONLY THE ABOVE SPENT NON-HALOGENATED SOLVENTS; AND ALL SPENT SOLVENT MIXTURES/BLENDS CONTAINING, BEFORE USE, ONE OR MORE OF THE ABOVE NON-HALOGENATED SOLVENTS, AND, A TOTAL OF TEN PERCENT OR MORE (BY VOLUME) OF ONE OR MORE OF THOSE SOLVENTS LISTED IN F001, F002, F004, AND F005, AND STILL BOTTOMS FROM THE RECOVERY OF THESE SPENT SOLVENTS AND SPENT SOLVENT MIXTURES.

Waste code: D001  
Waste name: IGNITABLE HAZARDOUS WASTES ARE THOSE WASTES WHICH HAVE A FLASHPOINT OF LESS THAN 140 DEGREES FAHRENHEIT AS DETERMINED BY A PENSKEY-MARTENS CLOSED CUP FLASH POINT TESTER. ANOTHER METHOD OF DETERMINING THE FLASH POINT OF A WASTE IS TO REVIEW THE MATERIAL SAFETY DATA SHEET, WHICH CAN BE OBTAINED FROM THE MANUFACTURER OR DISTRIBUTOR OF THE MATERIAL. LACQUER THINNER IS AN EXAMPLE OF A COMMONLY USED SOLVENT WHICH WOULD BE CONSIDERED AS IGNITABLE HAZARDOUS WASTE.

Waste code: D005  
Waste name: BARIUM

Waste code: D008  
Waste name: LEAD

Violation Status: No violations found

FINDS:

Registry ID: 110002957300

Environmental Interest/Information System

US EPA TRIS (Toxics Release Inventory System) contains information from facilities on the amounts of over 300 listed toxic chemicals that these facilities release directly to air, water, land, or that are transported off-site.

RCRAInfo is a national information system that supports the Resource Conservation and Recovery Act (RCRA) program through the tracking of events and activities related to facilities that generate, transport, and treat, store, or dispose of hazardous waste. RCRAInfo allows RCRA program staff to track the notification, permit, compliance, and corrective action activities required under RCRA.

HAZARDOUS WASTE BIENNIAL REPORTER

G50  
SW  
1/8-1/4  
0.221 mi.  
1168 ft.

PACIFIC BELL (A1-101)  
608 E. COMPTON BLVD.  
COMPTON, CA 90220  
Site 11 of 13 in cluster G

CA HIST UST U001562705  
N/A

Relative:  
Lower

HIST UST:  
Region: STATE  
Facility ID: 00000056144  
Facility Type: Other  
Other Type: SIC 4800  
Contact Name: E.J. KOEHLER  
Telephone: 4155426758

Actual:  
91 ft.

Map ID  
Direction  
Distance  
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number  
EPA ID Number

**PACIFIC BELL (A1-101) (Continued)**

**U001562705**

Owner Name: PACIFIC BELL  
Owner Address: 370 THIRD STREET  
Owner City,St,Zip: SAN FRANCISCO, CA 94107  
Total Tanks: 0002

Tank Num: 001  
Container Num: D-73-10K  
Year Installed: 1973  
Tank Capacity: 00010000  
Tank Used for: PRODUCT  
Type of Fuel: DIESEL  
Container Construction Thickness: Not reported  
Leak Detection: None

Tank Num: 002  
Container Num: D67-1K  
Year Installed: 1967  
Tank Capacity: 00001000  
Tank Used for: PRODUCT  
Type of Fuel: DIESEL  
Container Construction Thickness: Not reported  
Leak Detection: None

**G51  
SW  
1/8-1/4  
0.224 mi.  
1182 ft.**

**M & M CLEANERS  
609 E COMPTON  
COMPTON, CA  
Site 12 of 13 in cluster G**

**EDR US Hist Cleaners 1009162960  
N/A**

**Relative:  
Lower**

EDR Historical Cleaners:  
Name: M & M CLEANERS  
Year: 1951  
Type: CLOTHES CLEANERS AND PRESSERS

**Actual:  
91 ft.**

**G52  
SW  
1/8-1/4  
0.232 mi.  
1223 ft.**

**ACE ORTHOPEDIC MFG  
15105 S AVALON BLVD  
LOS ANGELES, CA 90061  
Site 13 of 13 in cluster G**

**RCRA NonGen / NLR 1000126942  
FINDS CAD981633944  
CA LOS ANGELES CO. HMS  
CA HAZNET**

**Relative:  
Lower**

RCRA NonGen / NLR:  
Date form received by agency: 10/19/1995  
Facility name: ACE ORTHOPEDIC MFG  
Facility address: 15105 S AVALON BLVD  
LOS ANGELES, CA 90061  
EPA ID: CAD981633944  
Contact: ARTURO PEREZ  
Contact address: 14105 S AVALON BLVD  
LOS ANGELES, CA 90061  
Contact country: US  
Contact telephone: (213) 515-5443  
Contact email: Not reported  
EPA Region: 09  
Classification: Non-Generator  
Description: Handler: Non-Generators do not presently generate hazardous waste

**Actual:  
91 ft.**

Map ID  
Direction  
Distance  
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number  
EPA ID Number

**ACE ORTHOPEDIC MFG (Continued)**

**1000126942**

Owner/Operator Summary:

Owner/operator name: IAN TEAGUE  
Owner/operator address: 14105 AVALON BLVD  
LOS ANGELES, CA 90061  
Owner/operator country: Not reported  
Owner/operator telephone: (415) 555-1212  
Legal status: Private  
Owner/Operator Type: Owner  
Owner/Op start date: Not reported  
Owner/Op end date: Not reported

Owner/operator name: NOT REQUIRED  
Owner/operator address: NOT REQUIRED  
NOT REQUIRED, ME 99999  
Owner/operator country: Not reported  
Owner/operator telephone: (415) 555-1212  
Legal status: Private  
Owner/Operator Type: Operator  
Owner/Op start date: Not reported  
Owner/Op end date: Not reported

Handler Activities Summary:

U.S. importer of hazardous waste: No  
Mixed waste (haz. and radioactive): No  
Recycler of hazardous waste: No  
Transporter of hazardous waste: No  
Treater, storer or disposer of HW: No  
Underground injection activity: No  
On-site burner exemption: No  
Furnace exemption: No  
Used oil fuel burner: No  
Used oil processor: No  
User oil refiner: No  
Used oil fuel marketer to burner: No  
Used oil Specification marketer: No  
Used oil transfer facility: No  
Used oil transporter: No

Violation Status: No violations found

FINDS:

Registry ID: 110002731839

Environmental Interest/Information System

RCRAInfo is a national information system that supports the Resource Conservation and Recovery Act (RCRA) program through the tracking of events and activities related to facilities that generate, transport, and treat, store, or dispose of hazardous waste. RCRAInfo allows RCRA program staff to track the notification, permit, compliance, and corrective action activities required under RCRA.

LOS ANGELES CO. HMS:

Region: LA  
Facility Id: 000483-I00485

Map ID  
Direction  
Distance  
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number  
EPA ID Number

**ACE ORTHOPEDIC MFG (Continued)**

**1000126942**

Facility Type: I01  
Facility Status: Removed  
Area: 29  
Permit Number: 000009944  
Permit Status: Removed

**HAZNET:**

envid: 1000126942  
Year: 1995  
GEPaid: CAD981633944  
Contact: Not reported  
Telephone: 0000000000  
Mailing Name: Not reported  
Mailing Address: 14105 AVALON BLVD  
Mailing City,St,Zip: LOS ANGELES, CA 900612637  
Gen County: Not reported  
TSD EPA ID: CAD981696420  
TSD County: Not reported  
Waste Category: Aqueous solution with total organic residues less than 10 percent  
Disposal Method: Transfer Station  
Tons: 8.3400  
Facility County: Los Angeles

envid: 1000126942  
Year: 1995  
GEPaid: CAD981633944  
Contact: Not reported  
Telephone: 0000000000  
Mailing Name: Not reported  
Mailing Address: 14105 AVALON BLVD  
Mailing City,St,Zip: LOS ANGELES, CA 900612637  
Gen County: Not reported  
TSD EPA ID: CAD981696420  
TSD County: Not reported  
Waste Category: Oil/water separation sludge  
Disposal Method: Transfer Station  
Tons: 2.9190  
Facility County: Los Angeles

envid: 1000126942  
Year: 1994  
GEPaid: CAD981633944  
Contact: Not reported  
Telephone: 0000000000  
Mailing Name: Not reported  
Mailing Address: 14105 AVALON BLVD  
Mailing City,St,Zip: LOS ANGELES, CA 900612637  
Gen County: Not reported  
TSD EPA ID: CAD044429835  
TSD County: Not reported  
Waste Category: Unspecified oil-containing waste  
Disposal Method: Disposal, Land Fill  
Tons: .1250  
Facility County: Los Angeles

envid: 1000126942  
Year: 1994

Map ID  
 Direction  
 Distance  
 Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number  
 EPA ID Number

**ACE ORTHOPEDIC MFG (Continued)**

**1000126942**

GEPaid: CAD981633944  
 Contact: Not reported  
 Telephone: 0000000000  
 Mailing Name: Not reported  
 Mailing Address: 14105 AVALON BLVD  
 Mailing City,St,Zip: LOS ANGELES, CA 900612637  
 Gen County: Not reported  
 TSD EPA ID: CAT080013352  
 TSD County: Not reported  
 Waste Category: Waste oil and mixed oil  
 Disposal Method: Recycler  
 Tons: 4.7955  
 Facility County: Los Angeles

envid: 1000126942  
 Year: 1993  
 GEPaid: CAD981633944  
 Contact: Not reported  
 Telephone: 0000000000  
 Mailing Name: Not reported  
 Mailing Address: 14105 AVALON BLVD  
 Mailing City,St,Zip: LOS ANGELES, CA 900612637  
 Gen County: Not reported  
 TSD EPA ID: OKD089761290  
 TSD County: Not reported  
 Waste Category: Tank bottom waste  
 Disposal Method: Not reported  
 Tons: 0.3753000000  
 Facility County: Los Angeles

[Click this hyperlink](#) while viewing on your computer to access  
 5 additional CA\_HAZNET: record(s) in the EDR Site Report.

**53**  
**NNW**  
**1/8-1/4**  
**0.235 mi.**  
**1239 ft.**

**TRENCH SHORING**  
**636 ROSECRANS AVE. E**  
**LOS ANGELES, CA 90059**

**CA LUST S108536681**  
**N/A**

**Relative:**  
**Higher**

LUST:  
 Region: STATE  
 Global Id: T0603718394  
 Latitude: 33.901714  
 Longitude: -118.26406  
 Case Type: LUST Cleanup Site  
 Status: Completed - Case Closed  
 Status Date: 07/31/2009  
 Lead Agency: LOS ANGELES RWQCB (REGION 4)  
 Case Worker: MT  
 Local Agency: LOS ANGELES COUNTY  
 RB Case Number: R-13416  
 LOC Case Number: 008478-013416  
 File Location: Regional Board  
 Potential Media Affect: Soil  
 Potential Contaminants of Concern: Gasoline, Diesel  
 Site History: Not reported

**Actual:**  
**119 ft.**

Map ID  
Direction  
Distance  
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number  
EPA ID Number

**TRENCH SHORING (Continued)**

**S108536681**

[Click here to access the California GeoTracker records for this facility:](#)

**Contact:**

Global Id: T0603718394  
Contact Type: Regional Board Caseworker  
Contact Name: MARYAM TAIDY  
Organization Name: LOS ANGELES RWQCB (REGION 4)  
Address: 320 W. 4TH ST., SUITE 200  
City: LOS ANGELES  
Email: mtaidy@waterboards.ca.gov  
Phone Number: 2135766741

Global Id: T0603718394  
Contact Type: Local Agency Caseworker  
Contact Name: MANUEL R REGALADO  
Organization Name: LOS ANGELES COUNTY  
Address: 900 S. FREMONT AVE.  
City: ALHAMBRA  
Email: mregalad@dpw.lacounty.gov  
Phone Number: Not reported

**Status History:**

Global Id: T0603718394  
Status: Open - Case Begin Date  
Status Date: 08/29/2003

Global Id: T0603718394  
Status: Open - Site Assessment  
Status Date: 04/10/2007

Global Id: T0603718394  
Status: Open - Referred  
Status Date: 12/03/2008

Global Id: T0603718394  
Status: Completed - Case Closed  
Status Date: 07/31/2009

**Regulatory Activities:**

Global Id: T0603718394  
Action Type: Other  
Date: 08/29/2003  
Action: Leak Discovery

Global Id: T0603718394  
Action Type: RESPONSE  
Date: 02/06/2009  
Action: Other Report / Document

Global Id: T0603718394  
Action Type: ENFORCEMENT  
Date: 02/13/2009  
Action: Staff Letter

Global Id: T0603718394  
Action Type: Other

Map ID  
Direction  
Distance  
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number  
EPA ID Number

**TRENCH SHORING (Continued)**

**S108536681**

Date: 12/16/2003  
Action: Leak Reported

Global Id: T0603718394  
Action Type: ENFORCEMENT  
Date: 07/28/2009  
Action: Site Visit / Inspection / Sampling

Global Id: T0603718394  
Action Type: RESPONSE  
Date: 03/16/2009  
Action: Soil and Water Investigation Report

Global Id: T0603718394  
Action Type: ENFORCEMENT  
Date: 01/06/2009  
Action: Staff Letter

Global Id: T0603718394  
Action Type: RESPONSE  
Date: 04/15/2009  
Action: Monitoring Report - Quarterly

Global Id: T0603718394  
Action Type: ENFORCEMENT  
Date: 07/31/2009  
Action: Closure/No Further Action Letter

**I54  
NW  
1/4-1/2  
0.285 mi.  
1505 ft.**

**CIRCLE K #7889/THRIFTY OIL#130  
600 ROSECRANS AVE E  
LOS ANGELES, CA 90248  
Site 1 of 2 in cluster I**

**CA LUST S102427905  
N/A**

**Relative:  
Higher**

LUST:  
Region: STATE  
Global Id: T0603704699  
Latitude: 33.9018124585842  
Longitude: -118.264663627356  
Case Type: LUST Cleanup Site  
Status: Open - Remediation  
Status Date: 09/09/2013  
Lead Agency: LOS ANGELES RWQCB (REGION 4)  
Case Worker: MT  
Local Agency: LOS ANGELES COUNTY  
RB Case Number: R-05801  
LOC Case Number: Not reported  
File Location: Regional Board  
Potential Media Affect: Soil  
Potential Contaminants of Concern: Gasoline  
Site History: Not reported

**Actual:  
119 ft.**

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

Contact:  
Global Id: T0603704699  
Contact Type: Local Agency Caseworker

Map ID  
Direction  
Distance  
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number  
EPA ID Number

**CIRCLE K #7889/THRIFTY OIL#130 (Continued)**

**S102427905**

Contact Name: JOHN AWUJO  
Organization Name: LOS ANGELES COUNTY  
Address: 900 S FREMONT AVE  
City: ALHAMBRA  
Email: jawujo@dpw.lacounty.gov  
Phone Number: 6264583507

Global Id: T0603704699  
Contact Type: Regional Board Caseworker  
Contact Name: MARYAM TAIDY  
Organization Name: LOS ANGELES RWQCB (REGION 4)  
Address: 320 W. 4TH ST., SUITE 200  
City: LOS ANGELES  
Email: mtaidy@waterboards.ca.gov  
Phone Number: 2135766741

Status History:

Global Id: T0603704699  
Status: Open - Site Assessment  
Status Date: 03/07/2001

Global Id: T0603704699  
Status: Open - Eligible for Closure  
Status Date: 01/15/2013

Global Id: T0603704699  
Status: Open - Site Assessment  
Status Date: 06/04/2008

Global Id: T0603704699  
Status: Open - Verification Monitoring  
Status Date: 03/08/1988

Global Id: T0603704699  
Status: Open - Case Begin Date  
Status Date: 03/07/1988

Global Id: T0603704699  
Status: Open - Remediation  
Status Date: 09/09/2013

Global Id: T0603704699  
Status: Open - Remediation  
Status Date: 09/09/2013

Global Id: T0603704699  
Status: Open - Remediation  
Status Date: 03/04/2010

Global Id: T0603704699  
Status: Open - Site Assessment  
Status Date: 03/08/1988

Regulatory Activities:

Global Id: T0603704699  
Action Type: RESPONSE

Map ID  
Direction  
Distance  
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number  
EPA ID Number

**CIRCLE K #7889/THRIFTY OIL#130 (Continued)**

**S102427905**

Date: 10/15/2010  
Action: Monitoring Report - Semi-Annually

Global Id: T0603704699  
Action Type: RESPONSE  
Date: 12/09/2013  
Action: Site Assessment Report

Global Id: T0603704699  
Action Type: RESPONSE  
Date: 07/15/2012  
Action: Remedial Progress Report

Global Id: T0603704699  
Action Type: RESPONSE  
Date: 01/15/2011  
Action: Remedial Progress Report

Global Id: T0603704699  
Action Type: RESPONSE  
Date: 02/14/2011  
Action: Clean Up Fund - 5-Year Review Summary

Global Id: T0603704699  
Action Type: RESPONSE  
Date: 06/25/2009  
Action: Clean Up Fund - 5-Year Review Summary

Global Id: T0603704699  
Action Type: RESPONSE  
Date: 04/30/2009  
Action: Interim Remedial Action Plan

Global Id: T0603704699  
Action Type: RESPONSE  
Date: 12/05/2013  
Action: Remedial Progress Report

Global Id: T0603704699  
Action Type: ENFORCEMENT  
Date: 06/24/2009  
Action: Staff Letter

Global Id: T0603704699  
Action Type: Other  
Date: 03/08/1988  
Action: Leak Reported

Global Id: T0603704699  
Action Type: RESPONSE  
Date: 01/09/2013  
Action: Request for Closure - Regulator Responded

Global Id: T0603704699  
Action Type: RESPONSE  
Date: 02/06/2013  
Action: Other Workplan - Regulator Responded

Map ID  
Direction  
Distance  
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number  
EPA ID Number

**CIRCLE K #7889/THRIFTY OIL#130 (Continued)**

**S102427905**

Global Id: T0603704699  
Action Type: RESPONSE  
Date: 08/24/2009  
Action: Soil and Water Investigation Report

Global Id: T0603704699  
Action Type: RESPONSE  
Date: 07/15/2011  
Action: Remedial Progress Report

Global Id: T0603704699  
Action Type: RESPONSE  
Date: 07/15/2014  
Action: Remedial Progress Report

Global Id: T0603704699  
Action Type: REMEDIATION  
Date: 11/06/1997  
Action: Excavation

Global Id: T0603704699  
Action Type: ENFORCEMENT  
Date: 06/04/2008  
Action: Staff Letter

Global Id: T0603704699  
Action Type: Other  
Date: 03/07/1988  
Action: Leak Stopped

Global Id: T0603704699  
Action Type: RESPONSE  
Date: 08/04/2008  
Action: Soil and Water Investigation Workplan

Global Id: T0603704699  
Action Type: ENFORCEMENT  
Date: 09/09/2013  
Action: Staff Letter

Global Id: T0603704699  
Action Type: REMEDIATION  
Date: 05/27/2010  
Action: Soil Vapor Extraction (SVE)

Global Id: T0603704699  
Action Type: ENFORCEMENT  
Date: 03/21/2001  
Action: Staff Letter

Global Id: T0603704699  
Action Type: RESPONSE  
Date: 03/10/2006  
Action: Soil and Water Investigation Report

Global Id: T0603704699  
Action Type: ENFORCEMENT

Map ID  
Direction  
Distance  
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number  
EPA ID Number

**CIRCLE K #7889/THRIFTY OIL#130 (Continued)**

**S102427905**

Date: 03/04/2010  
Action: Staff Letter

Global Id: T0603704699  
Action Type: RESPONSE  
Date: 07/15/2013  
Action: Remedial Progress Report

Global Id: T0603704699  
Action Type: RESPONSE  
Date: 01/15/2013  
Action: Remedial Progress Report

Global Id: T0603704699  
Action Type: Other  
Date: 03/07/1988  
Action: Leak Discovery

Global Id: T0603704699  
Action Type: RESPONSE  
Date: 07/15/2010  
Action: Remedial Progress Report

Global Id: T0603704699  
Action Type: RESPONSE  
Date: 01/17/2012  
Action: Remedial Progress Report

**LUST REG 4:**

Region: 4  
Regional Board: 04  
County: Los Angeles  
Facility Id: R-05801  
Status: Pollution Characterization  
Substance: Gasoline  
Substance Quantity: Not reported  
Local Case No: Not reported  
Case Type: Soil  
Abatement Method Used at the Site: Not reported  
Global ID: T0603704699  
W Global ID: Not reported  
Staff: RVJ  
Local Agency: 19000  
Cross Street: AVALON  
Enforcement Type: LET  
Date Leak Discovered: 3/7/1988  
Date Leak First Reported: 3/8/1988  
Date Leak Record Entered: 4/21/1988  
Date Confirmation Began: Not reported  
Date Leak Stopped: 3/7/1988  
Date Case Last Changed on Database: 3/7/2001  
Date the Case was Closed: Not reported  
How Leak Discovered: Nuisance Conditions  
How Leak Stopped: Not reported  
Cause of Leak: Overfill  
Leak Source: Piping

Map ID  
 Direction  
 Distance  
 Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number  
 EPA ID Number

**CIRCLE K #7889/THRIFTY OIL#130 (Continued)**

**S102427905**

Operator: CIRCLE K CORPORATION  
 Water System: Not reported  
 Well Name: Not reported  
 Approx. Dist To Production Well (ft): 917.3693078525690167501905381  
 Source of Cleanup Funding: Piping  
 Preliminary Site Assessment Workplan Submitted: 3/8/1988  
 Preliminary Site Assessment Began: 3/7/2001  
 Pollution Characterization Began: 3/21/2001  
 Remediation Plan Submitted: Not reported  
 Remedial Action Underway: Not reported  
 Post Remedial Action Monitoring Began: 3/8/1988  
 Enforcement Action Date: Not reported  
 Historical Max MTBE Date: Not reported  
 Hist Max MTBE Conc in Groundwater: Not reported  
 Hist Max MTBE Conc in Soil: Not reported  
 Significant Interim Remedial Action Taken: Not reported  
 GW Qualifier: Not reported  
 Soil Qualifier: Not reported  
 Organization: Not reported  
 Owner Contact: Not reported  
 Responsible Party: ROI HERTANO  
 RP Address: 13539 E. FOSTER RD.  
 Program: LUST  
 Lat/Long: 33.9017056 / -1  
 Local Agency Staff: Not reported  
 Beneficial Use: Not reported  
 Priority: Not reported  
 Cleanup Fund Id: Not reported  
 Suspended: Not reported  
 Assigned Name: Not reported  
 Summary: DUE TO TANK OVERFILL, 200 GALLONS OF PREMIUM GASOLINE FLOWED FROM A CUT VENT LINE AND DOWN AVALON BLVD. THE LA FIRE DEPT RESPONDED. 4/6/99  
 REMEDIAL ACTION PLAN

**I55**      **CIRCLE K #7889/THRIFTY OI**      **CA HIST CORTESE**      **S105024676**  
**NW**      **600 ROSECRANS**           **N/A**  
**1/4-1/2**      **LOS ANGELES, CA 90059**  
**0.287 mi.**  
**1514 ft.**      **Site 2 of 2 in cluster I**

**Relative:**      HIST CORTESE:  
**Higher**      Region:      CORTESE  
                  Facility County Code:      19  
**Actual:**      Reg By:      LTNKA  
**119 ft.**      Reg Id:      R-05801

**J56**      **BROWNING FERRIS INDUSTRIES**      **CA HIST CORTESE**      **S102425793**  
**WSW**      **14905 SAN PEDRO ST S**      **CA LUST**      **N/A**  
**1/4-1/2**      **GARDENA, CA 90248**  
**0.296 mi.**  
**1563 ft.**      **Site 1 of 2 in cluster J**

**Relative:**      HIST CORTESE:  
**Lower**      Region:      CORTESE  
                  Facility County Code:      19  
**Actual:**      Reg By:      LTNKA  
**98 ft.**

Map ID  
Direction  
Distance  
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number  
EPA ID Number

**BROWNING FERRIS INDUSTRIES (Continued)**

**S102425793**

Reg Id: I-05273

LUST:

Region: STATE  
Global Id: T0603703058  
Latitude: 33.89683  
Longitude: -118.268633  
Case Type: LUST Cleanup Site  
Status: Completed - Case Closed  
Status Date: 02/03/1997  
Lead Agency: LOS ANGELES RWQCB (REGION 4)  
Case Worker: YR  
Local Agency: LOS ANGELES COUNTY  
RB Case Number: I-05273  
LOC Case Number: Not reported  
File Location: Not reported  
Potential Media Affect: Soil  
Potential Contaminants of Concern: Gasoline  
Site History: Not reported

[Click here to access the California GeoTracker records for this facility:](#)

Contact:

Global Id: T0603703058  
Contact Type: Regional Board Caseworker  
Contact Name: YUE RONG  
Organization Name: LOS ANGELES RWQCB (REGION 4)  
Address: 320 W. 4TH ST., SUITE 200  
City: Los Angeles  
Email: yrong@waterboards.ca.gov  
Phone Number: Not reported

Global Id: T0603703058  
Contact Type: Local Agency Caseworker  
Contact Name: JOHN AWUJO  
Organization Name: LOS ANGELES COUNTY  
Address: 900 S FREMONT AVE  
City: ALHAMBRA  
Email: jawujo@dpw.lacounty.gov  
Phone Number: 6264583507

Status History:

Global Id: T0603703058  
Status: Open - Case Begin Date  
Status Date: 03/04/1993

Global Id: T0603703058  
Status: Open - Remediation  
Status Date: 03/27/1996

Global Id: T0603703058  
Status: Completed - Case Closed  
Status Date: 02/03/1997

Global Id: T0603703058  
Status: Open - Site Assessment  
Status Date: 11/01/1993

Map ID  
Direction  
Distance  
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number  
EPA ID Number

**BROWNING FERRIS INDUSTRIES (Continued)**

**S102425793**

Global Id: T0603703058  
Status: Open - Site Assessment  
Status Date: 03/01/1994

Regulatory Activities:

Global Id: T0603703058  
Action Type: Other  
Date: 09/27/1994  
Action: Leak Reported

Global Id: T0603703058  
Action Type: Other  
Date: 03/04/1993  
Action: Leak Discovery

LUST REG 4:

Region: 4  
Regional Board: 04  
County: Los Angeles  
Facility Id: I-05273  
Status: Case Closed  
Substance: Gasoline  
Substance Quantity: Not reported  
Local Case No: Not reported  
Case Type: Soil  
Abatement Method Used at the Site: VE  
Global ID: T0603703058  
W Global ID: Not reported  
Staff: UNK  
Local Agency: 19000  
Cross Street: COMPTON BLVD E  
Enforcement Type: Not reported  
Date Leak Discovered: 3/4/1993  
Date Leak First Reported: 9/27/1994  
Date Leak Record Entered: 11/3/1995  
Date Confirmation Began: Not reported  
Date Leak Stopped: Not reported  
Date Case Last Changed on Database: 3/28/1997  
Date the Case was Closed: 2/3/1997  
How Leak Discovered: Tank Closure  
How Leak Stopped: Not reported  
Cause of Leak: UNK  
Leak Source: Piping  
Operator: Not reported  
Water System: Not reported  
Well Name: Not reported  
Approx. Dist To Production Well (ft): 4782.7937956484330280320406924  
Source of Cleanup Funding: Piping  
Preliminary Site Assessment Workplan Submitted: Not reported  
Preliminary Site Assessment Began: 11/1/1993  
Pollution Characterization Began: 3/1/1994  
Remediation Plan Submitted: Not reported  
Remedial Action Underway: 3/27/1996  
Post Remedial Action Monitoring Began: Not reported  
Enforcement Action Date: Not reported

Map ID  
 Direction  
 Distance  
 Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number  
 EPA ID Number

**BROWNING FERRIS INDUSTRIES (Continued)**

**S102425793**

Historical Max MTBE Date:	Not reported	
Hist Max MTBE Conc in Groundwater:	Not reported	
Hist Max MTBE Conc in Soil:	Not reported	
Significant Interim Remedial Action Taken:	Not reported	
GW Qualifier:	Not reported	
Soil Qualifier:	Not reported	
Organization:	Not reported	
Owner Contact:	Not reported	
Responsible Party:	BROWNING-FERRIS INDUSTRIES	
RP Address:	9188 GLENOAKS BLVD, SUN VALLEY, CA 91352	
Program:	LUST	
Lat/Long:	33.8970189 / -1	
Local Agency Staff:	Not reported	
Beneficial Use:	Not reported	
Priority:	Not reported	
Cleanup Fund Id:	Not reported	
Suspended:	Not reported	
Assigned Name:	Not reported	
Summary:	11/30/96 - QUARTERLY REMEDIATION PROGRESS REPORT WELL ABANDONMENT REPORT	03/28/97 -

**J57**  
**WSW**  
**1/4-1/2**  
**0.299 mi.**  
**1580 ft.**

**BROWNING-FERRIS INDUSTRIES**  
**14905 S SAN PEDRO ST**  
**GARDENA, CA 90248**  
**Site 2 of 2 in cluster J**

**CA SWF/LF** **U003776080**  
**CA UST** **N/A**  
**CA WDS**

**Relative:**  
**Lower**

LOS ANGELES CO. LF:

Site ID:	340
Alt. Address:	Not reported
Site Contact:	Not reported
Site Contact Phone:	(800) 299-4898
Site Email:	jvasquez@republicservices.com
Site Website:	www.consolidateddisposalservice.com
Site Type:	Waste Hauler
Site SWIS Number:	19-AS-0510
Beginning Operation Date:	Not reported
Disposal Area(Acre):	Not reported
Local Enforcement Agency:	Not reported
Maximun Depth Fill(Ft):	Not reported
Permitted Capacity:	Not reported
Present Use:	Not reported
Remaining Capacity(Million):	Not reported
Status:	Active
Waste Accepted:	Not reported
Hours of Operation:	Mon to Fri, 7 AM - 5 PM; Sat, 7 AM - 12 PM
Area:	Not reported

Detail As Of 01/2014:

Operator Name:	Republic Services, Inc.
Operator Address:	1131 N. BLUE GUM ST.
Operator City/State/Zip:	ANAHEIM, CA 92806
Operator Contact:	Jorge Vasquez
Operator Telephone:	(562) 347-4114
Operator Email:	jvasquez@republicservices.com
Owner Name:	Unknown
Owner Address:	Not reported
Owner City/State/Zip:	Not reported

Map ID  
Direction  
Distance  
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number  
EPA ID Number

**BROWNING-FERRIS INDUSTRIES (Continued)**

**U003776080**

Owner Contact: Not reported  
Owner Telephone: Not reported  
Owner Email: Not reported

Site ID: 731  
Alt. Address: Not reported  
Site Contact: Not reported  
Site Contact Phone: (800) 299-4898  
Site Email: Not reported  
Site Website: Not reported  
Site Type: Waste Hauler  
Site SWIS Number: 19-AS-0004  
Beginning Operation Date: Not reported  
Disposal Area(Acre): Not reported  
Local Enforcement Agency: Not reported  
Maximun Depth Fill(Ft): Not reported  
Permitted Capacity: Not reported  
Present Use: Not reported  
Remaining Capacity(Million): Not reported  
Status: Active  
Waste Accepted: Not reported  
Hours of Operation: Mon to Fri, 7 AM - 5 PM; Sat, 7 AM - 12 PM  
Area: Not reported

Detail As Of 01/2014:

Operator Name: Republic Services, Inc.  
Operator Address: 1131 N. BLUE GUM ST.  
Operator City/State/Zip: ANAHEIM, CA 92806  
Operator Contact: Jorge Vasquez  
Operator Telephone: (562) 347-4114  
Operator Email: jvasquez@republicservices.com  
Owner Name: Unknown  
Owner Address: Not reported  
Owner City/State/Zip: Not reported  
Owner Contact: Not reported  
Owner Telephone: Not reported  
Owner Email: Not reported

UST:

Facility ID: 5273  
Permitting Agency: LOS ANGELES, CITY OF  
Latitude: 33.8981779  
Longitude: -118.267286

CA WDS:

Facility ID: 4 19I005353  
Facility Type: Industrial - Facility that treats and/or disposes of liquid or semisolid wastes from any servicing, producing, manufacturing or processing operation of whatever nature, including mining, gravel washing, geothermal operations, air conditioning, ship building and repairing, oil production, storage and disposal operations, water pumping.  
Facility Status: Active - Any facility with a continuous or seasonal discharge that is under Waste Discharge Requirements.  
NPDES Number: CAS000001 The 1st 2 characters designate the state. The remaining 7 are assigned by the Regional Board  
Subregion: 4

Map ID  
 Direction  
 Distance  
 Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number  
 EPA ID Number

**BROWNING-FERRIS INDUSTRIES (Continued)**

**U003776080**

Facility Telephone: 3103230763  
 Facility Contact: Doug Moore  
 Agency Name: BROWNING-FERRIS INDUSTRIES INC  
 Agency Address: Not reported  
 Agency City,St,Zip: 0  
 Agency Contact: Not reported  
 Agency Telephone: Not reported  
 Agency Type: Private  
 SIC Code: 0  
 SIC Code 2: Not reported  
 Primary Waste Type: Not reported  
 Primary Waste: Not reported  
 Waste Type2: Not reported  
 Waste2: Not reported  
 Primary Waste Type: Not reported  
 Secondary Waste: Not reported  
 Secondary Waste Type: Not reported  
 Design Flow: 0  
 Baseline Flow: 0  
 Reclamation: Not reported  
 POTW: Not reported  
 Treat To Water: Minor Threat to Water Quality. A violation of a regional board order should cause a relatively minor impairment of beneficial uses compared to a major or minor threat. Not: All nurds without a TTWQ will be considered a minor threat to water quality unless coded at a higher Level. A Zero (0) may be used to code those NURDS that are found to represent no threat to water quality.  
 Complexity: Category C - Facilities having no waste treatment systems, such as cooling water dischargers or those who must comply through best management practices, facilities with passive waste treatment and disposal systems, such as septic systems with subsurface disposal, or dischargers having waste storage systems with land disposal such as dairy waste ponds.

58  
 SSW  
 1/4-1/2  
 0.300 mi.  
 1582 ft.

**PROPOSED 7 ELEVEN  
 15230 AVALON BLVD S  
 GARDENA, CA 90220**

**CA LUST S117231590  
 N/A**

**Relative:  
 Lower**

LUST:

**Actual:  
 85 ft.**

Region: STATE  
 Global Id: T10000006137  
 Latitude: 33.8933912277417  
 Longitude: -118.265152369312  
 Case Type: LUST Cleanup Site  
 Status: Open - Eligible for Closure  
 Status Date: 10/31/2014  
 Lead Agency: LOS ANGELES RWQCB (REGION 4)  
 Case Worker: EPL  
 Local Agency: Not reported  
 RB Case Number: R-59469  
 LOC Case Number: Not reported  
 File Location: Not reported  
 Potential Media Affect: Soil  
 Potential Contaminants of Concern: Waste Oil / Motor / Hydraulic / Lubricating  
 Site History: Not reported

Map ID  
Direction  
Distance  
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number  
EPA ID Number

**PROPOSED 7 ELEVEN (Continued)**

**S117231590**

[Click here to access the California GeoTracker records for this facility:](#)

**Contact:**

Global Id: T10000006137  
Contact Type: Regional Board Caseworker  
Contact Name: ERRICK LLAMAS  
Organization Name: LOS ANGELES RWQCB (REGION 4)  
Address: 320 W 4th Street Suite 200  
City: LOS ANGELES  
Email: ellamas@waterboards.ca.gov  
Phone Number: 2135766620

**Status History:**

Global Id: T10000006137  
Status: Open - Case Begin Date  
Status Date: 08/26/2014  
  
Global Id: T10000006137  
Status: Open - Eligible for Closure  
Status Date: 10/31/2014  
  
Global Id: T10000006137  
Status: Open - Inactive  
Status Date: 08/26/2014

**Regulatory Activities:**

Global Id: T10000006137  
Action Type: Other  
Date: 08/26/2014  
Action: Leak Reported  
  
Global Id: T10000006137  
Action Type: ENFORCEMENT  
Date: 09/18/2014  
Action: Staff Letter  
  
Global Id: T10000006137  
Action Type: Other  
Date: 08/26/2014  
Action: Leak Began  
  
Global Id: T10000006137  
Action Type: ENFORCEMENT  
Date: 08/26/2014  
Action: Referral to Regional Board  
  
Global Id: T10000006137  
Action Type: RESPONSE  
Date: 10/01/2014  
Action: Request for Closure - Regulator Responded  
  
Global Id: T10000006137  
Action Type: RESPONSE  
Date: 09/04/2014  
Action: Site Assessment Report

Map ID  
 Direction  
 Distance  
 Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number  
 EPA ID Number

**PROPOSED 7 ELEVEN (Continued)**

**S117231590**

Global Id:	T10000006137
Action Type:	RESPONSE
Date:	09/04/2014
Action:	Tank Removal Report / UST Sampling Report
Global Id:	T10000006137
Action Type:	REMEDIATION
Date:	09/22/2014
Action:	Excavation
Global Id:	T10000006137
Action Type:	REMEDIATION
Date:	09/15/2014
Action:	Excavation
Global Id:	T10000006137
Action Type:	ENFORCEMENT
Date:	10/31/2014
Action:	Notification - Preclosure
Global Id:	T10000006137
Action Type:	Other
Date:	08/26/2014
Action:	Leak Discovery

**K59**  
 West  
 1/4-1/2  
 0.303 mi.  
 1599 ft.

**VIKING FREIGHT SYSTEMS**  
 14719 SAN PEDRO  
 GARDENA, CA 90248  
 Site 1 of 2 in cluster K

**CA HIST CORTESE**    **S103631262**  
 N/A

**Relative:**  
**Lower**  
  
**Actual:**  
**102 ft.**

HIST CORTESE:  
 Region:                   CORTESE  
 Facility County Code:   19  
 Reg By:                   LTNKA  
 Reg Id:                   R-00080

**K60**  
 West  
 1/4-1/2  
 0.306 mi.  
 1616 ft.

**FREEMAN PRODUCTS INC**  
 14700 S SAN PEDRO ST  
 GARDENA, CA 90248  
 Site 2 of 2 in cluster K

**RCRA NonGen / NLR**    **1000301467**  
**FINDS**                   **CAD981421365**  
**LA Co. Site Mitigation**  
**CA LOS ANGELES CO. HMS**  
**CA EMI**  
**CA ENVIROSTOR**

**Relative:**  
**Lower**  
  
**Actual:**  
**103 ft.**

RCRA NonGen / NLR:  
 Date form received by agency: 04/10/2000  
 Facility name:           FREEMAN PRODUCTS INC  
 Facility address:       14700 S SAN PEDRO ST  
                                   GARDENA, CA 90248  
 EPA ID:                   CAD981421365  
 Contact:                 INGE FERO  
 Contact address:       10637 HATHAWAY DR  
                                   SANTA FE SPRINGS, CA 90670  
 Contact country:        US  
 Contact telephone:     (562) 777-8404

Map ID  
Direction  
Distance  
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number  
EPA ID Number

**FREEMAN PRODUCTS INC (Continued)**

**1000301467**

Contact email: Not reported  
EPA Region: 09  
Classification: Non-Generator  
Description: Handler: Non-Generators do not presently generate hazardous waste

**Owner/Operator Summary:**

Owner/operator name: FREEMAN PRODUCTS INC  
Owner/operator address: 250 N RTE 303 PO BOX 525  
CONGERS, NY 10920

Owner/operator country: Not reported  
Owner/operator telephone: (914) 267-3801  
Legal status: Private  
Owner/Operator Type: Owner  
Owner/Op start date: Not reported  
Owner/Op end date: Not reported

Owner/operator name: NOT REQUIRED  
Owner/operator address: NOT REQUIRED  
NOT REQUIRED, ME 99999

Owner/operator country: Not reported  
Owner/operator telephone: (415) 555-1212  
Legal status: Private  
Owner/Operator Type: Operator  
Owner/Op start date: Not reported  
Owner/Op end date: Not reported

**Handler Activities Summary:**

U.S. importer of hazardous waste: No  
Mixed waste (haz. and radioactive): No  
Recycler of hazardous waste: No  
Transporter of hazardous waste: No  
Treater, storer or disposer of HW: No  
Underground injection activity: No  
On-site burner exemption: No  
Furnace exemption: No  
Used oil fuel burner: No  
Used oil processor: No  
User oil refiner: No  
Used oil fuel marketer to burner: No  
Used oil Specification marketer: No  
Used oil transfer facility: No  
Used oil transporter: No

**Historical Generators:**

Date form received by agency: 09/01/1996  
Site name: FREEMAN PRODUCTS INC  
Classification: Small Quantity Generator

Violation Status: No violations found

**FINDS:**

Registry ID: 110002423805

**Environmental Interest/Information System**

RCRAInfo is a national information system that supports the Resource

Map ID  
Direction  
Distance  
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number  
EPA ID Number

**FREEMAN PRODUCTS INC (Continued)**

**1000301467**

Conservation and Recovery Act (RCRA) program through the tracking of events and activities related to facilities that generate, transport, and treat, store, or dispose of hazardous waste. RCRAInfo allows RCRA program staff to track the notification, permit, compliance, and corrective action activities required under RCRA.

CRITERIA AND HAZARDOUS AIR POLLUTANT INVENTORY

LA Co. Site Mitigation:

Facility ID: FA0023486  
Site ID: SD0010096  
Jurisdiction: County  
Case ID: RO0010096  
Abated: Yes  
Assigned To: LR  
Entered Date: 05/11/2004

LOS ANGELES CO. HMS:

Region: LA  
Facility Id: 007646-025501  
Facility Type: I01  
Facility Status: Closed  
Area: 29  
Permit Number: 000278944  
Permit Status: Closed

Region: LA  
Facility Id: 007646-022249  
Facility Type: I01  
Facility Status: Closed  
Area: 29  
Permit Number: 000013929  
Permit Status: Closed

EMI:

Year: 1996  
County Code: 19  
Air Basin: SC  
Facility ID: 103636  
Air District Name: SC  
SIC Code: 3471  
Air District Name: SOUTH COAST AQMD  
Community Health Air Pollution Info System: Not reported  
Consolidated Emission Reporting Rule: Not reported  
Total Organic Hydrocarbon Gases Tons/Yr: 4  
Reactive Organic Gases Tons/Yr: 0  
Carbon Monoxide Emissions Tons/Yr: 0  
NOX - Oxides of Nitrogen Tons/Yr: 0  
SOX - Oxides of Sulphur Tons/Yr: 0  
Particulate Matter Tons/Yr: 0  
Part. Matter 10 Micrometers & Smlr Tons/Yr: 0

Year: 1997  
County Code: 19  
Air Basin: SC

Map ID  
Direction  
Distance  
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number  
EPA ID Number

**FREEMAN PRODUCTS INC (Continued)**

**1000301467**

Facility ID: 103636  
Air District Name: SC  
SIC Code: 3471  
Air District Name: SOUTH COAST AQMD  
Community Health Air Pollution Info System: Not reported  
Consolidated Emission Reporting Rule: Not reported  
Total Organic Hydrocarbon Gases Tons/Yr: 3  
Reactive Organic Gases Tons/Yr: 1  
Carbon Monoxide Emissions Tons/Yr: 0  
NOX - Oxides of Nitrogen Tons/Yr: 0  
SOX - Oxides of Sulphur Tons/Yr: 0  
Particulate Matter Tons/Yr: 0  
Part. Matter 10 Micrometers & Smlr Tons/Yr: 0

Year: 1998  
County Code: 19  
Air Basin: SC  
Facility ID: 103636  
Air District Name: SC  
SIC Code: 3471  
Air District Name: SOUTH COAST AQMD  
Community Health Air Pollution Info System: Not reported  
Consolidated Emission Reporting Rule: Not reported  
Total Organic Hydrocarbon Gases Tons/Yr: 3  
Reactive Organic Gases Tons/Yr: 0  
Carbon Monoxide Emissions Tons/Yr: 0  
NOX - Oxides of Nitrogen Tons/Yr: 0  
SOX - Oxides of Sulphur Tons/Yr: 0  
Particulate Matter Tons/Yr: 0  
Part. Matter 10 Micrometers & Smlr Tons/Yr: 0

Year: 1999  
County Code: 19  
Air Basin: SC  
Facility ID: 103636  
Air District Name: SC  
SIC Code: 3471  
Air District Name: SOUTH COAST AQMD  
Community Health Air Pollution Info System: Not reported  
Consolidated Emission Reporting Rule: Not reported  
Total Organic Hydrocarbon Gases Tons/Yr: 3  
Reactive Organic Gases Tons/Yr: 1  
Carbon Monoxide Emissions Tons/Yr: 0  
NOX - Oxides of Nitrogen Tons/Yr: 0  
SOX - Oxides of Sulphur Tons/Yr: 0  
Particulate Matter Tons/Yr: 0  
Part. Matter 10 Micrometers & Smlr Tons/Yr: 0

Year: 2000  
County Code: 19  
Air Basin: SC  
Facility ID: 103636  
Air District Name: SC  
SIC Code: 3471  
Air District Name: SOUTH COAST AQMD  
Community Health Air Pollution Info System: Not reported  
Consolidated Emission Reporting Rule: Not reported

Map ID  
Direction  
Distance  
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number  
EPA ID Number

**FREEMAN PRODUCTS INC (Continued)**

1000301467

Total Organic Hydrocarbon Gases Tons/Yr: 3  
Reactive Organic Gases Tons/Yr: 1  
Carbon Monoxide Emissions Tons/Yr: 0  
NOX - Oxides of Nitrogen Tons/Yr: 0  
SOX - Oxides of Sulphur Tons/Yr: 0  
Particulate Matter Tons/Yr: 0  
Part. Matter 10 Micrometers & Smlr Tons/Yr: 0

Year: 2001  
County Code: 19  
Air Basin: SC  
Facility ID: 103636  
Air District Name: SC  
SIC Code: 3471  
Air District Name: SOUTH COAST AQMD  
Community Health Air Pollution Info System: Not reported  
Consolidated Emission Reporting Rule: Not reported  
Total Organic Hydrocarbon Gases Tons/Yr: 0  
Reactive Organic Gases Tons/Yr: 0  
Carbon Monoxide Emissions Tons/Yr: 0  
NOX - Oxides of Nitrogen Tons/Yr: 0  
SOX - Oxides of Sulphur Tons/Yr: 0  
Particulate Matter Tons/Yr: 0  
Part. Matter 10 Micrometers & Smlr Tons/Yr: 0

Year: 2002  
County Code: 19  
Air Basin: SC  
Facility ID: 123751  
Air District Name: SC  
SIC Code: 5021  
Air District Name: SOUTH COAST AQMD  
Community Health Air Pollution Info System: Not reported  
Consolidated Emission Reporting Rule: Not reported  
Total Organic Hydrocarbon Gases Tons/Yr: 6  
Reactive Organic Gases Tons/Yr: 5  
Carbon Monoxide Emissions Tons/Yr: 0  
NOX - Oxides of Nitrogen Tons/Yr: 0  
SOX - Oxides of Sulphur Tons/Yr: 0  
Particulate Matter Tons/Yr: 0  
Part. Matter 10 Micrometers & Smlr Tons/Yr: 0

Year: 2003  
County Code: 19  
Air Basin: SC  
Facility ID: 123751  
Air District Name: SC  
SIC Code: 5021  
Air District Name: SOUTH COAST AQMD  
Community Health Air Pollution Info System: Not reported  
Consolidated Emission Reporting Rule: Not reported  
Total Organic Hydrocarbon Gases Tons/Yr: 6  
Reactive Organic Gases Tons/Yr: 5  
Carbon Monoxide Emissions Tons/Yr: 0  
NOX - Oxides of Nitrogen Tons/Yr: 0  
SOX - Oxides of Sulphur Tons/Yr: 0  
Particulate Matter Tons/Yr: 0

Map ID  
Direction  
Distance  
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number  
EPA ID Number

**FREEMAN PRODUCTS INC (Continued)**

**1000301467**

Part. Matter 10 Micrometers & Smlr Tons/Yr: 0

Year: 2004  
County Code: 19  
Air Basin: SC  
Facility ID: 123751  
Air District Name: SC  
SIC Code: 5021  
Air District Name: SOUTH COAST AQMD  
Community Health Air Pollution Info System: Not reported  
Consolidated Emission Reporting Rule: Not reported  
Total Organic Hydrocarbon Gases Tons/Yr: 6.36041  
Reactive Organic Gases Tons/Yr: 4.72  
Carbon Monoxide Emissions Tons/Yr: 0  
NOX - Oxides of Nitrogen Tons/Yr: 0  
SOX - Oxides of Sulphur Tons/Yr: 0  
Particulate Matter Tons/Yr: 0.003116  
Part. Matter 10 Micrometers & Smlr Tons/Yr: 0

Year: 2005  
County Code: 19  
Air Basin: SC  
Facility ID: 123751  
Air District Name: SC  
SIC Code: 5021  
Air District Name: SOUTH COAST AQMD  
Community Health Air Pollution Info System: Not reported  
Consolidated Emission Reporting Rule: Not reported  
Total Organic Hydrocarbon Gases Tons/Yr: 1.3257  
Reactive Organic Gases Tons/Yr: 1.30965903  
Carbon Monoxide Emissions Tons/Yr: 0  
NOX - Oxides of Nitrogen Tons/Yr: 0  
SOX - Oxides of Sulphur Tons/Yr: 0  
Particulate Matter Tons/Yr: .000975  
Part. Matter 10 Micrometers & Smlr Tons/Yr: .0005928

Year: 2006  
County Code: 19  
Air Basin: SC  
Facility ID: 123751  
Air District Name: SC  
SIC Code: 5021  
Air District Name: SOUTH COAST AQMD  
Community Health Air Pollution Info System: Not reported  
Consolidated Emission Reporting Rule: Not reported  
Total Organic Hydrocarbon Gases Tons/Yr: .2530620508148598036  
Reactive Organic Gases Tons/Yr: .25  
Carbon Monoxide Emissions Tons/Yr: 0  
NOX - Oxides of Nitrogen Tons/Yr: 0  
SOX - Oxides of Sulphur Tons/Yr: 0  
Particulate Matter Tons/Yr: .012  
Part. Matter 10 Micrometers & Smlr Tons/Yr: .01152

Year: 2007  
County Code: 19  
Air Basin: SC  
Facility ID: 123751

Map ID  
Direction  
Distance  
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number  
EPA ID Number

**FREEMAN PRODUCTS INC (Continued)**

**1000301467**

Air District Name: SC  
SIC Code: 5021  
Air District Name: SOUTH COAST AQMD  
Community Health Air Pollution Info System: Not reported  
Consolidated Emission Reporting Rule: Not reported  
Total Organic Hydrocarbon Gases Tons/Yr: .2530620508148598036  
Reactive Organic Gases Tons/Yr: .25  
Carbon Monoxide Emissions Tons/Yr: 0  
NOX - Oxides of Nitrogen Tons/Yr: 0  
SOX - Oxides of Sulphur Tons/Yr: 0  
Particulate Matter Tons/Yr: .012  
Part. Matter 10 Micrometers & Smlr Tons/Yr: .01152

**ENVIROSTOR:**

Facility ID: 71002832  
Status: Refer: Other Agency  
Status Date: Not reported  
Site Code: Not reported  
Site Type: Tiered Permit  
Site Type Detailed: Tiered Permit  
Acres: Not reported  
NPL: NO  
Regulatory Agencies: NONE SPECIFIED  
Lead Agency: NONE SPECIFIED  
Program Manager: Not reported  
Supervisor: Not reported  
Division Branch: Cleanup Chatsworth  
Assembly: 64  
Senate: 35  
Special Program: Not reported  
Restricted Use: NO  
Site Mgmt Req: NONE SPECIFIED  
Funding: Not reported  
Latitude: 33.89908  
Longitude: -118.2673  
APN: NONE SPECIFIED  
Past Use: NONE SPECIFIED  
Potential COC: NONE SPECIFIED  
Confirmed COC: NONE SPECIFIED  
Potential Description: NONE SPECIFIED  
Alias Name: CAD981421365  
Alias Type: EPA Identification Number  
Alias Name: 110002423805  
Alias Type: EPA (FRS #)  
Alias Name: 71002832  
Alias Type: Envirostor ID Number

**Completed Info:**

Completed Area Name: Not reported  
Completed Sub Area Name: Not reported  
Completed Document Type: Not reported  
Completed Date: Not reported  
Comments: Not reported  
  
Future Area Name: Not reported  
Future Sub Area Name: Not reported  
Future Document Type: Not reported

Map ID  
Direction  
Distance  
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number  
EPA ID Number

**FREEMAN PRODUCTS INC (Continued)**

1000301467

Future Due Date: Not reported  
Schedule Area Name: Not reported  
Schedule Sub Area Name: Not reported  
Schedule Document Type: Not reported  
Schedule Due Date: Not reported  
Schedule Revised Date: Not reported

61  
WSW  
1/4-1/2  
0.312 mi.  
1650 ft.

**NATIONAL STEEL & TUBE  
301 COMPTON BLVD E  
ROSEWOOD, CA 90248**

CA LUST U002280164  
N/A

Relative:  
Lower

LUST:

Actual:  
93 ft.

Region: STATE  
Global Id: T0603703108  
Latitude: 33.8960699  
Longitude: -118.2198375  
Case Type: LUST Cleanup Site  
Status: Completed - Case Closed  
Status Date: 05/10/1994  
Lead Agency: LOS ANGELES RWQCB (REGION 4)  
Case Worker: YR  
Local Agency: LOS ANGELES COUNTY  
RB Case Number: I-05807  
LOC Case Number: Not reported  
File Location: Not reported  
Potential Media Affect: Soil  
Potential Contaminants of Concern: Diesel  
Site History: Not reported

[Click here to access the California GeoTracker records for this facility:](#)

Contact:

Global Id: T0603703108  
Contact Type: Regional Board Caseworker  
Contact Name: YUE RONG  
Organization Name: LOS ANGELES RWQCB (REGION 4)  
Address: 320 W. 4TH ST., SUITE 200  
City: Los Angeles  
Email: yrong@waterboards.ca.gov  
Phone Number: Not reported

Global Id: T0603703108  
Contact Type: Local Agency Caseworker  
Contact Name: JOHN AWUJO  
Organization Name: LOS ANGELES COUNTY  
Address: 900 S FREMONT AVE  
City: ALHAMBRA  
Email: jawujo@dpw.lacounty.gov  
Phone Number: 6264583507

Status History:

Global Id: T0603703108  
Status: Open - Case Begin Date  
Status Date: 12/04/1991

Global Id: T0603703108

Map ID  
Direction  
Distance  
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number  
EPA ID Number

**NATIONAL STEEL & TUBE (Continued)**

**U002280164**

Status: Completed - Case Closed  
Status Date: 05/10/1994

Global Id: T0603703108  
Status: Open - Site Assessment  
Status Date: 12/09/1991

Regulatory Activities:

Global Id: T0603703108  
Action Type: Other  
Date: 12/09/1991  
Action: Leak Reported

Global Id: T0603703108  
Action Type: Other  
Date: 12/04/1991  
Action: Leak Stopped

Global Id: T0603703108  
Action Type: Other  
Date: 12/04/1991  
Action: Leak Discovery

LUST REG 4:

Region: 4  
Regional Board: 04  
County: Los Angeles  
Facility Id: I-05807  
Status: Case Closed  
Substance: Diesel  
Substance Quantity: Not reported  
Local Case No: Not reported  
Case Type: Soil  
Abatement Method Used at the Site: Excavate and Dispose  
Global ID: T0603703108  
W Global ID: Not reported  
Staff: UNK  
Local Agency: 19000  
Cross Street: SAN PEDRO ST  
Enforcement Type: Not reported  
Date Leak Discovered: 12/4/1991  
Date Leak First Reported: 12/9/1991  
Date Leak Record Entered: 12/22/1991  
Date Confirmation Began: Not reported  
Date Leak Stopped: 12/4/1991  
Date Case Last Changed on Database: 4/20/1994  
Date the Case was Closed: 5/10/1994  
How Leak Discovered: OM  
How Leak Stopped: Not reported  
Cause of Leak: UNK  
Leak Source: UNK  
Operator: GOLDBERG, JACK  
Water System: Not reported  
Well Name: Not reported  
Approx. Dist To Production Well (ft): 1723.8900359114661684004878552

Map ID  
 Direction  
 Distance  
 Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number  
 EPA ID Number

**NATIONAL STEEL & TUBE (Continued)**

**U002280164**

Source of Cleanup Funding: UNK  
 Preliminary Site Assessment Workplan Submitted: Not reported  
 Preliminary Site Assessment Began: 12/9/1991  
 Pollution Characterization Began: Not reported  
 Remediation Plan Submitted: Not reported  
 Remedial Action Underway: Not reported  
 Post Remedial Action Monitoring Began: Not reported  
 Enforcement Action Date: Not reported  
 Historical Max MTBE Date: Not reported  
 Hist Max MTBE Conc in Groundwater: Not reported  
 Hist Max MTBE Conc in Soil: Not reported  
 Significant Interim Remedial Action Taken: Yes  
 GW Qualifier: Not reported  
 Soil Qualifier: Not reported  
 Organization: Not reported  
 Owner Contact: Not reported  
 Responsible Party: NATIONAL STEEL & TUBE  
 RP Address: 22010 WILMINGTON S, STE. 102, CARSON, 90745  
 Program: LUST  
 Lat/Long: 33.8960699 / -1  
 Local Agency Staff: Not reported  
 Beneficial Use: Not reported  
 Priority: Not reported  
 Cleanup Fund Id: Not reported  
 Suspended: Not reported  
 Assigned Name: Not reported  
 Summary: FORMER CASE NUMBER: 902480125

**62**  
**NW**  
**1/4-1/2**  
**0.317 mi.**  
**1675 ft.**

**ROTOFLOW CORP**  
**540 E ROSECRANS AVE**  
**GARDENA, CA 90248**

**CA SLIC S103664143**  
**CA EMI N/A**

**Relative:**  
**Higher**

**SLIC:**  
 Region: STATE  
**Facility Status: Open - Assessment & Interim Remedial Action**  
 Status Date: 01/14/2009  
 Global Id: SL204BU2361  
 Lead Agency: LOS ANGELES RWQCB (REGION 4)  
 Lead Agency Case Number: Not reported  
 Latitude: 33.902099  
 Longitude: -118.324378  
 Case Type: Cleanup Program Site  
 Case Worker: RE  
 Local Agency: Not reported  
 RB Case Number: 204BU00  
 File Location: Regional Board  
 Potential Media Affected: Aquifer used for drinking water supply, Soil, Soil Vapor  
 Potential Contaminants of Concern: Benzene, Tetrachloroethylene (PCE), Trichloroethylene (TCE)  
 Site History: Not reported

**Actual:**  
**114 ft.**

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

**SLIC REG 4:**  
 Region: 4  
 Facility Status: Remediation

Map ID  
Direction  
Distance  
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number  
EPA ID Number

**ROTOFLOW CORP (Continued)**

**S103664143**

SLIC: 0947  
Substance: TPH/VOCs  
Staff: RE

EMI:

Year: 1990  
County Code: 19  
Air Basin: SC  
Facility ID: 68023  
Air District Name: SC  
SIC Code: 35  
Air District Name: SOUTH COAST AQMD  
Community Health Air Pollution Info System: Not reported  
Consolidated Emission Reporting Rule: Not reported  
Total Organic Hydrocarbon Gases Tons/Yr: 2  
Reactive Organic Gases Tons/Yr: 2  
Carbon Monoxide Emissions Tons/Yr: 0  
NOX - Oxides of Nitrogen Tons/Yr: 0  
SOX - Oxides of Sulphur Tons/Yr: 0  
Particulate Matter Tons/Yr: 0  
Part. Matter 10 Micrometers & Smlr Tons/Yr: 0

Year: 1995  
County Code: 19  
Air Basin: SC  
Facility ID: 68023  
Air District Name: SC  
SIC Code: 3563  
Air District Name: SOUTH COAST AQMD  
Community Health Air Pollution Info System: Not reported  
Consolidated Emission Reporting Rule: Not reported  
Total Organic Hydrocarbon Gases Tons/Yr: 0  
Reactive Organic Gases Tons/Yr: 0  
Carbon Monoxide Emissions Tons/Yr: 0  
NOX - Oxides of Nitrogen Tons/Yr: 0  
SOX - Oxides of Sulphur Tons/Yr: 0  
Particulate Matter Tons/Yr: 0  
Part. Matter 10 Micrometers & Smlr Tons/Yr: 0

**L63**  
**WNW**  
**1/4-1/2**  
**0.329 mi.**  
**1737 ft.**

**VIKING FREIGHT SYSTEMS**  
**14719 SAN PEDRO ST S**  
**GARDENA, CA 90248**

**CA LUST S103438024**  
**N/A**

**Site 1 of 3 in cluster L**

**Relative:**  
**Lower**

LUST:

Region: STATE  
Global Id: T0603704509  
Latitude: 33.898414  
Longitude: -118.269397  
Case Type: LUST Cleanup Site  
Status: Completed - Case Closed  
Status Date: 05/02/2008  
Lead Agency: LOS ANGELES RWQCB (REGION 4)  
Case Worker: MB  
Local Agency: LOS ANGELES COUNTY  
RB Case Number: R-00080

**Actual:**  
**105 ft.**

Map ID  
Direction  
Distance  
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number  
EPA ID Number

**VIKING FREIGHT SYSTEMS (Continued)**

**S103438024**

LOC Case Number: 00080-00080  
File Location: Regional Board  
Potential Media Affect: Soil  
Potential Contaminants of Concern: Other Solvent or Non-Petroleum Hydrocarbon  
Site History: Not reported

[Click here to access the California GeoTracker records for this facility:](#)

Contact:

Global Id: T0603704509  
Contact Type: Regional Board Caseworker  
Contact Name: MAGDY BAIADY  
Organization Name: LOS ANGELES RWQCB (REGION 4)  
Address: 320 W. 4TH ST., SUITE 200  
City: LOS ANGELES  
Email: mbaiady@waterboards.ca.gov  
Phone Number: 2135766699

Global Id: T0603704509  
Contact Type: Local Agency Caseworker  
Contact Name: JOHN AWUJO  
Organization Name: LOS ANGELES COUNTY  
Address: 900 S FREMONT AVE  
City: ALHAMBRA  
Email: jawujo@dpw.lacounty.gov  
Phone Number: 6264583507

Status History:

Global Id: T0603704509  
Status: Open - Case Begin Date  
Status Date: 04/16/1998

Global Id: T0603704509  
Status: Open - Site Assessment  
Status Date: 07/24/1998

Global Id: T0603704509  
Status: Completed - Case Closed  
Status Date: 05/02/2008

Regulatory Activities:

Global Id: T0603704509  
Action Type: Other  
Date: 07/24/1998  
Action: Leak Reported

Global Id: T0603704509  
Action Type: ENFORCEMENT  
Date: 03/12/2008  
Action: Notification - Preclosure

Global Id: T0603704509  
Action Type: RESPONSE  
Date: 07/08/2008  
Action: Well Destruction Report

Global Id: T0603704509

Map ID  
Direction  
Distance  
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number  
EPA ID Number

**VIKING FREIGHT SYSTEMS (Continued)**

**S103438024**

Action Type: ENFORCEMENT  
Date: 01/31/2006  
Action: Staff Letter

Global Id: T0603704509  
Action Type: ENFORCEMENT  
Date: 03/05/2008  
Action: Site Visit / Inspection / Sampling

Global Id: T0603704509  
Action Type: ENFORCEMENT  
Date: 05/02/2008  
Action: Closure/No Further Action Letter

Global Id: T0603704509  
Action Type: RESPONSE  
Date: 01/15/2008  
Action: Monitoring Report - Quarterly

Global Id: T0603704509  
Action Type: RESPONSE  
Date: 10/15/2007  
Action: Monitoring Report - Quarterly

Global Id: T0603704509  
Action Type: Other  
Date: 04/16/1998  
Action: Leak Discovery

Global Id: T0603704509  
Action Type: RESPONSE  
Date: 03/03/2006  
Action: Other Report / Document

Global Id: T0603704509  
Action Type: RESPONSE  
Date: 07/15/2007  
Action: Monitoring Report - Quarterly

Global Id: T0603704509  
Action Type: RESPONSE  
Date: 05/02/2007  
Action: Soil and Water Investigation Report

**LUST REG 4:**

Region: 4  
Regional Board: 04  
County: Los Angeles  
Facility Id: R-00080  
Status: Leak being confirmed  
Substance: Hydrocarbons  
Substance Quantity: Not reported  
Local Case No: Not reported  
Case Type: Soil  
Abatement Method Used at the Site: OT  
Global ID: T0603704509

Map ID  
Direction  
Distance  
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number  
EPA ID Number

**VIKING FREIGHT SYSTEMS (Continued)**

**S103438024**

W Global ID: Not reported  
Staff: UNK  
Local Agency: 19000  
Cross Street: ROSECRANS AVE  
Enforcement Type: Not reported  
Date Leak Discovered: 4/16/1998  
Date Leak First Reported: 7/24/1998  
Date Leak Record Entered: 9/1/1998  
Date Confirmation Began: 7/24/1998  
Date Leak Stopped: Not reported  
Date Case Last Changed on Database: 7/24/1998  
Date the Case was Closed: Not reported  
How Leak Discovered: Tank Closure  
How Leak Stopped: Not reported  
Cause of Leak: UNK  
Leak Source: Tank  
Operator: CHONG LEE  
Water System: Not reported  
Well Name: Not reported  
Approx. Dist To Production Well (ft): 4579.3897474013344887156530489  
Source of Cleanup Funding: Tank  
Preliminary Site Assessment Workplan Submitted: Not reported  
Preliminary Site Assessment Began: Not reported  
Pollution Characterization Began: Not reported  
Remediation Plan Submitted: Not reported  
Remedial Action Underway: Not reported  
Post Remedial Action Monitoring Began: Not reported  
Enforcement Action Date: Not reported  
Historical Max MTBE Date: Not reported  
Hist Max MTBE Conc in Groundwater: Not reported  
Hist Max MTBE Conc in Soil: Not reported  
Significant Interim Remedial Action Taken: Not reported  
GW Qualifier: Not reported  
Soil Qualifier: Not reported  
Organization: Not reported  
Owner Contact: Not reported  
Responsible Party: VIKING FREIGHT SYSTEMS  
RP Address: 14719 S. SAN PEDRO AVE., GARDENA, CA 90248  
Program: LUST  
Lat/Long: 33.8985429 / -1  
Local Agency Staff: Not reported  
Beneficial Use: Not reported  
Priority: Not reported  
Cleanup Fund Id: Not reported  
Suspended: Not reported  
Assigned Name: Not reported  
Summary: TPH OF 12000PPM, 1200PPM, 840PPM BTEX  
.0145/.038/.044/.041PPM

Map ID  
 Direction  
 Distance  
 Elevation

MAP FINDINGS

Site

Database(s) EDR ID Number  
 EPA ID Number

64  
 NNE  
 1/4-1/2  
 0.329 mi.  
 1738 ft.

**BROWN-FERRIS IND (BFI)**  
**2509 WEST ROSECRANS**  
**COMPTON, CA 90059**

CA SWF/LF S103426964  
 CA LUST N/A

**Relative:**  
**Higher**

SWF/LF (SWIS):

**Actual:**  
**112 ft.**

Region: STATE  
 Facility ID: 19-AA-0048  
 Lat/Long: 33.90258 / -118.26011  
 Owner Name: B.F.I. Waste Systems Of N.A. Inc.  
 Owner Telephone: 3103230763  
 Owner Address: Not reported  
 Owner Address2: 818 West 7th Street  
 Owner City,St,Zip: Los Angeles, CA 90017  
 Operational Status: Active  
 Operator: BFI Waste Systems Of N.A. Inc.  
 Operator Phone: 3103230763  
 Operator Address: Not reported  
 Operator Address2: 818 West 7th Street  
 Operator City,St,Zip: Los Angeles, CA 90017  
 Permit Date: 03/02/2000  
 Permit Status: Permitted  
 Permitted Acreage: 3  
 Activity: Large Volume Transfer/Proc Facility  
 Regulation Status: Permitted  
 Landuse Name: Residential,Industrial,Commercial  
 GIS Source: Map  
 Category: Transfer/Processing  
 Unit Number: 01  
 Inspection Frequency: Monthly  
 Accepted Waste: Construction/demolition,Green Materials,Industrial,Mixed municipal  
 Closure Date: Not reported  
 Closure Type: Not reported  
 Disposal Acreage: Not reported  
 SWIS Num: 19-AA-0048  
 Waste Discharge Requirement Num: Not reported  
 Program Type: Not reported  
 Permitted Throughput with Units: 1500  
 Actual Throughput with Units: Tons/day  
 Permitted Capacity with Units: 2160  
 Remaining Capacity: Not reported  
 Remaining Capacity with Units: Tons/day  
 Lat/Long: 33.90258 / -118.26011

LOS ANGELES CO. LF:

Site ID: 364  
 Alt. Address: N/A  
 Site Contact: Not reported  
 Site Contact Phone: (310) 327-8461  
 Site Email: Not reported  
 Site Website: N/A  
 Site Type: Transfer and Processing Facility  
 Site SWIS Number: 19-AA-0048  
 Beginning Operation Date: N/A  
 Disposal Area(Acre): N/A  
 Local Enforcement Agency: County Of Los Angeles Department of Public Health  
 Maximun Depth Fill(Ft): N/A  
 Permitted Capacity: 1500

Map ID  
Direction  
Distance  
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number  
EPA ID Number

**BROWN-FERRIS IND (BFI) (Continued)**

**S103426964**

Present Use: Transfer/Processing Facility  
Remaining Capacity(Million): N/A  
Status: Active  
Waste Accepted: Construction & Demolition;Green Materials;Household Trash;Industrial Non-Hazardous;  
Hours of Operation: Monday-Friday 6am - 5:30pm  
Area: N/A

Detail As Of 01/2014:

Operator Name: Republic Services, Inc.  
Operator Address: 1131 N. BLUE GUM ST.  
Operator City/State/Zip: ANAHEIM, CA 92806  
Operator Contact: Jorge Vasquez  
Operator Telephone: (562) 347-4114  
Operator Email: jvasquez@republicservices.com  
Owner Name: Allied Waste  
Owner Address: Not reported  
Owner City/State/Zip: Not reported  
Owner Contact: Not reported  
Owner Telephone: Not reported  
Owner Email: Not reported

LUST:

Region: STATE  
Global Id: T0603742801  
Latitude: 33.903269  
Longitude: -118.239228  
Case Type: LUST Cleanup Site  
Status: Completed - Case Closed  
Status Date: 07/07/2014  
Lead Agency: LOS ANGELES RWQCB (REGION 4)  
Case Worker: MT  
Local Agency: LOS ANGELES COUNTY  
RB Case Number: R-13709  
LOC Case Number: FN 013368-013709  
File Location: Not reported  
Potential Media Affect: Soil  
Potential Contaminants of Concern: Gasoline, Diesel  
Site History: Not reported

[Click here to access the California GeoTracker records for this facility:](#)

Contact:

Global Id: T0603742801  
Contact Type: Regional Board Caseworker  
Contact Name: MARYAM TAIDY  
Organization Name: LOS ANGELES RWQCB (REGION 4)  
Address: 320 W. 4TH ST., SUITE 200  
City: LOS ANGELES  
Email: mtaidy@waterboards.ca.gov  
Phone Number: 2135766741

Global Id: T0603742801  
Contact Type: Local Agency Caseworker  
Contact Name: TIM SMITH  
Organization Name: LOS ANGELES COUNTY  
Address: 900 S. FREMONT AVE.  
City: ALHAMBRA  
Email: tsmith@dpw.lacounty.gov

Map ID  
Direction  
Distance  
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number  
EPA ID Number

**BROWN-FERRIS IND (BFI) (Continued)**

**S103426964**

Phone Number: Not reported

Status History:

Global Id: T0603742801  
Status: Open - Case Begin Date  
Status Date: 02/03/1997

Global Id: T0603742801  
Status: Open - Site Assessment  
Status Date: 08/02/2005

Global Id: T0603742801  
Status: Open - Referred  
Status Date: 02/22/2007

Global Id: T0603742801  
Status: Open - Site Assessment  
Status Date: 04/01/2009

Global Id: T0603742801  
Status: Open - Eligible for Closure  
Status Date: 05/08/2014

Global Id: T0603742801  
Status: Completed - Case Closed  
Status Date: 07/07/2014

Regulatory Activities:

Global Id: T0603742801  
Action Type: ENFORCEMENT  
Date: 07/07/2014  
Action: Closure/No Further Action Letter

Global Id: T0603742801  
Action Type: Other  
Date: 07/08/1999  
Action: Leak Discovery

Global Id: T0603742801  
Action Type: ENFORCEMENT  
Date: 06/15/2009  
Action: Staff Letter

Global Id: T0603742801  
Action Type: RESPONSE  
Date: 05/01/2009  
Action: Other Report / Document

Global Id: T0603742801  
Action Type: Other  
Date: 05/08/2001  
Action: Leak Reported

Global Id: T0603742801  
Action Type: ENFORCEMENT  
Date: 04/01/2009

Map ID  
Direction  
Distance  
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number  
EPA ID Number

**BROWN-FERRIS IND (BFI) (Continued)**

**S103426964**

Action: Staff Letter

Global Id: T0603742801  
Action Type: REMEDIATION  
Date: 02/18/2003  
Action: Excavation

Global Id: T0603742801  
Action Type: ENFORCEMENT  
Date: 04/15/2014  
Action: Notification - Preclosure

**M65** TOSCO S.S. #3327  
**NNW** 14216 AVALON BLVD S  
**1/4-1/2** LOS ANGELES, CA 90059  
**0.334 mi.**  
**1764 ft.** Site 1 of 2 in cluster M

**CA HIST CORTESE** S103282039  
**CA LUST** N/A

**Relative:** HIST CORTESE:  
**Higher** Region: CORTESE  
Facility County Code: 19

**Actual:** Reg By: LTNKA  
**120 ft.** Reg Id: 900610016

**LUST:**  
Region: STATE  
Global Id: T0603792960  
Latitude: 33.90284  
Longitude: -118.2651952  
Case Type: LUST Cleanup Site  
Status: Completed - Case Closed  
Status Date: 08/03/2000  
Lead Agency: LOS ANGELES COUNTY  
Case Worker: RVI  
Local Agency: LOS ANGELES COUNTY  
RB Case Number: R-24967  
LOC Case Number: Not reported  
File Location: Not reported  
Potential Media Affect: Soil  
Potential Contaminants of Concern: Gasoline  
Site History: Not reported

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

**Contact:**  
Global Id: T0603792960  
Contact Type: Local Agency Caseworker  
Contact Name: RANI IYER  
Organization Name: LOS ANGELES COUNTY  
Address: 900 S. FREMONT AVE.  
City: ALHAMBRA  
Email: Not reported  
Phone Number: Not reported

Global Id: T0603792960  
Contact Type: Regional Board Caseworker  
Contact Name: YUE RONG

Map ID  
Direction  
Distance  
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number  
EPA ID Number

**TOSCO S.S. #3327 (Continued)**

**S103282039**

Organization Name: LOS ANGELES RWQCB (REGION 4)  
Address: 320 W. 4TH ST., SUITE 200  
City: Los Angeles  
Email: yrong@waterboards.ca.gov  
Phone Number: Not reported

Status History:

Global Id: T0603792960  
Status: Open - Case Begin Date  
Status Date: 08/25/1998

Global Id: T0603792960  
Status: Open - Site Assessment  
Status Date: 08/02/2000

Global Id: T0603792960  
Status: Completed - Case Closed  
Status Date: 08/03/2000

Regulatory Activities:

Global Id: T0603792960  
Action Type: Other  
Date: 08/25/1998  
Action: Leak Discovery

Global Id: T0603792960  
Action Type: Other  
Date: 08/03/2000  
Action: Leak Reported

Global Id: T0603792960  
Action Type: REMEDIATION  
Date: 08/03/2000  
Action: Other (Use Description Field)

LUST REG 4:

Region: 4  
Regional Board: 04  
County: Los Angeles  
Facility Id: R-24967  
Status: Leak being confirmed  
Substance: Gasoline  
Substance Quantity: Not reported  
Local Case No: Not reported  
Case Type: Soil  
Abatement Method Used at the Site: Not reported  
Global ID: T0603792960  
W Global ID: Not reported  
Staff: UNK  
Local Agency: 19000  
Cross Street: ROSECRANS AVE  
Enforcement Type: Not reported  
Date Leak Discovered: 8/25/1998  
Date Leak First Reported: 8/3/2000  
Date Leak Record Entered: 3/10/1998

Map ID  
Direction  
Distance  
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number  
EPA ID Number

**TOSCO S.S. #3327 (Continued)**

**S103282039**

Date Confirmation Began: 8/3/2000  
Date Leak Stopped: Not reported  
Date Case Last Changed on Database: 8/3/2000  
Date the Case was Closed: Not reported  
How Leak Discovered: OM  
How Leak Stopped: Not reported  
Cause of Leak: Not reported  
Leak Source: Not reported  
Operator: Not reported  
Water System: Not reported  
Well Name: Not reported  
Approx. Dist To Production Well (ft): 4956.3034793566927526423544614  
Source of Cleanup Funding: Not reported  
Preliminary Site Assessment Workplan Submitted: Not reported  
Preliminary Site Assessment Began: Not reported  
Pollution Characterization Began: Not reported  
Remediation Plan Submitted: Not reported  
Remedial Action Underway: Not reported  
Post Remedial Action Monitoring Began: Not reported  
Enforcement Action Date: Not reported  
Historical Max MTBE Date: Not reported  
Hist Max MTBE Conc in Groundwater: Not reported  
Hist Max MTBE Conc in Soil: Not reported  
Significant Interim Remedial Action Taken: Not reported  
GW Qualifier: Not reported  
Soil Qualifier: Not reported  
Organization: Not reported  
Owner Contact: Not reported  
Responsible Party: TOSCO MARKETING CO  
RP Address: P.O. BOX 25376, SANTA ANA, CA 92799  
Program: LUST  
Lat/Long: 33.902963 / -1  
Local Agency Staff: Not reported  
Beneficial Use: Not reported  
Priority: Not reported  
Cleanup Fund Id: Not reported  
Suspended: Not reported  
Assigned Name: Not reported  
Summary: NOT LA CITY FD, PER CARL SJOBERG LA CO DPW FILE CALLED ON 10/16/00

66  
SW  
1/4-1/2  
0.344 mi.  
1818 ft.

**ALAMEDA PIPE & SUPPLY CO**  
**15100 SAN PEDRO**  
**GARDENA, CA 90248**

**CA HIST CORTESE** S102063132  
**CA LUST** N/A  
**CA LOS ANGELES CO. HMS**

**Relative:**  
**Lower**

HIST CORTESE:  
Region: CORTESE  
Facility County Code: 19  
Reg By: LTNKA  
Reg Id: I-13140

**Actual:**  
**87 ft.**

LUST:  
Region: STATE  
Global Id: T0603704041  
Latitude: 33.894526  
Longitude: -118.266367

Map ID  
Direction  
Distance  
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number  
EPA ID Number

**ALAMEDA PIPE & SUPPLY CO (Continued)**

**S102063132**

Case Type: LUST Cleanup Site  
Status: Completed - Case Closed  
Status Date: 09/11/1995  
Lead Agency: LOS ANGELES RWQCB (REGION 4)  
Case Worker: YR  
Local Agency: LOS ANGELES COUNTY  
RB Case Number: I-13140  
LOC Case Number: Not reported  
File Location: Not reported  
Potential Media Affect: Soil  
Potential Contaminants of Concern: Gasoline  
Site History: Not reported

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

Contact:

Global Id: T0603704041  
Contact Type: Regional Board Caseworker  
Contact Name: YUE RONG  
Organization Name: LOS ANGELES RWQCB (REGION 4)  
Address: 320 W. 4TH ST., SUITE 200  
City: Los Angeles  
Email: yrong@waterboards.ca.gov  
Phone Number: Not reported

Global Id: T0603704041  
Contact Type: Local Agency Caseworker  
Contact Name: JOHN AWUJO  
Organization Name: LOS ANGELES COUNTY  
Address: 900 S FREMONT AVE  
City: ALHAMBRA  
Email: jawujo@dpw.lacounty.gov  
Phone Number: 6264583507

Status History:

Global Id: T0603704041  
Status: Open - Case Begin Date  
Status Date: 09/08/1987

Global Id: T0603704041  
Status: Open - Verification Monitoring  
Status Date: 04/11/1995

Global Id: T0603704041  
Status: Completed - Case Closed  
Status Date: 09/11/1995

Regulatory Activities:

Global Id: T0603704041  
Action Type: Other  
Date: 04/11/1995  
Action: Leak Reported

Global Id: T0603704041  
Action Type: Other  
Date: 09/08/1987  
Action: Leak Stopped

Map ID  
Direction  
Distance  
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number  
EPA ID Number

**ALAMEDA PIPE & SUPPLY CO (Continued)**

**S102063132**

Global Id: T0603704041  
Action Type: Other  
Date: 09/28/1992  
Action: Leak Discovery

**LUST REG 4:**

Region: 4  
Regional Board: 04  
County: Los Angeles  
Facility Id: I-13140  
Status: Case Closed  
Substance: Gasoline  
Substance Quantity: Not reported  
Local Case No: Not reported  
Case Type: Soil  
Abatement Method Used at the Site: Enhanced Biodegradation  
Global ID: T0603704041  
W Global ID: Not reported  
Staff: UNK  
Local Agency: 19000  
Cross Street: COMPTON  
Enforcement Type: Not reported  
Date Leak Discovered: 9/28/1992  
Date Leak First Reported: 4/11/1995  
Date Leak Record Entered: 7/31/1995  
Date Confirmation Began: Not reported  
Date Leak Stopped: 9/8/1987  
Date Case Last Changed on Database: 9/11/1995  
Date the Case was Closed: 9/11/1995  
How Leak Discovered: Subsurface Monitoring  
How Leak Stopped: Not reported  
Cause of Leak: UNK  
Leak Source: UNK  
Operator: Not reported  
Water System: Not reported  
Well Name: Not reported  
Approx. Dist To Production Well (ft): 5187.8741489821580139052787441  
Source of Cleanup Funding: UNK  
Preliminary Site Assessment Workplan Submitted: Not reported  
Preliminary Site Assessment Began: Not reported  
Pollution Characterization Began: Not reported  
Remediation Plan Submitted: Not reported  
Remedial Action Underway: Not reported  
Post Remedial Action Monitoring Began: 4/11/1995  
Enforcement Action Date: Not reported  
Historical Max MTBE Date: Not reported  
Hist Max MTBE Conc in Groundwater: Not reported  
Hist Max MTBE Conc in Soil: Not reported  
Significant Interim Remedial Action Taken: No  
GW Qualifier: Not reported  
Soil Qualifier: Not reported  
Organization: Not reported  
Owner Contact: Not reported  
Responsible Party: ALAMEDA PIPE & SUPPLY CO INC  
RP Address: 14500 AVALON BLVD GARDENA CA  
Program: LUST

Map ID  
 Direction  
 Distance  
 Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number  
 EPA ID Number

**ALAMEDA PIPE & SUPPLY CO (Continued)**

**S102063132**

Lat/Long: 33.895164 / -1  
 Local Agency Staff: Not reported  
 Beneficial Use: Not reported  
 Priority: Not reported  
 Cleanup Fund Id: Not reported  
 Suspended: Not reported  
 Assigned Name: Not reported  
 Summary: FREY USING VLEACH FOR BENZENE MIGRATION SAYS SOIL CONTAMIN LEFT WILL RESULT IN GRNWTR BENZENE LEVELS < 0.5 PPB AND "...NO ADVERSE IMPACT TO THE GROUNDWATER ..." WILL RESULT FROM LEAVING SOIL CONTAMINATION AS IS, I.E. C

**LOS ANGELES CO. HMS:**

Region: LA  
 Facility Id: 012905-043496  
 Facility Type: SS5  
 Facility Status: Permit  
 Area: 29  
 Permit Number: 000648178  
 Permit Status: Permit

Region: LA  
 Facility Id: 012905-013140  
 Facility Type: T1  
 Facility Status: Removed  
 Area: 29  
 Permit Number: 000052343  
 Permit Status: Removed

Region: LA  
 Facility Id: 032983-054500  
 Facility Type: Not reported  
 Facility Status: OPEN  
 Area: 29  
 Permit Number: Not reported  
 Permit Status: Not reported

**L67**  
**WNW**  
**1/4-1/2**  
**0.347 mi.**  
**1834 ft.**

**BETHANY COMMUNITY CHURCH**  
**14434 S. SAN PEDRO ST.**  
**GARDENA, CA 90248**  
**Site 2 of 3 in cluster L**

**CA ENVIROSTOR S106797559**  
**N/A**

**Relative:**  
**Lower**

ENVIROSTOR:  
 Facility ID: 19130118  
 Status: Refer: 1248 Local Agency  
 Status Date: 08/13/2001  
 Site Code: Not reported  
 Site Type: Evaluation  
 Site Type Detailed: Evaluation  
 Acres: Not reported  
 NPL: NO  
 Regulatory Agencies: NONE SPECIFIED  
 Lead Agency: NONE SPECIFIED  
 Program Manager: Not reported  
 Supervisor: Referred - Not Assigned  
 Division Branch: Cleanup Cypress

**Actual:**  
**106 ft.**

Map ID  
Direction  
Distance  
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number  
EPA ID Number

**BETHANY COMMUNITY CHURCH (Continued)**

**S106797559**

Assembly: 64  
Senate: 35  
Special Program: Not reported  
Restricted Use: NO  
Site Mgmt Req: NONE SPECIFIED  
Funding: Not Applicable  
Latitude: 33.89967  
Longitude: -118.2675  
APN: NONE SPECIFIED  
Past Use: NONE SPECIFIED  
Potential COC: NONE SPECIFIED  
Confirmed COC: NONE SPECIFIED  
Potential Description: NONE SPECIFIED  
Alias Name: 19130118  
Alias Type: Envirostor ID Number

Completed Info:

Completed Area Name: Not reported  
Completed Sub Area Name: Not reported  
Completed Document Type: Not reported  
Completed Date: Not reported  
Comments: Not reported

Future Area Name: Not reported  
Future Sub Area Name: Not reported  
Future Document Type: Not reported  
Future Due Date: Not reported  
Schedule Area Name: Not reported  
Schedule Sub Area Name: Not reported  
Schedule Document Type: Not reported  
Schedule Due Date: Not reported  
Schedule Revised Date: Not reported

L68  
WNW  
1/4-1/2  
0.350 mi.  
1846 ft.

**SPECTRUM CHEMICAL MFG CORP**  
**14422 S SAN PEDRO ST**  
**GARDENA, CA 90248**  
**Site 3 of 3 in cluster L**

**RCRA NonGen / NLR 1000181891**  
**FTTS CAD982034324**  
**HIST FTTS**  
**CA NPDES**  
**CA HIST UST**  
**LA Co. Site Mitigation**  
**CA LOS ANGELES CO. HMS**  
**CA ENVIROSTOR**  
**CA WDS**

Relative:  
Lower

Actual:  
106 ft.

RCRA NonGen / NLR:  
Date form received by agency: 09/14/2000  
Facility name: SPECTRUM CHEMICAL MFG CORP  
Facility address: 14422 S SAN PEDRO ST  
GARDENA, CA 90248  
EPA ID: CAD982034324  
Contact: Not reported  
Contact address: Not reported  
Not reported  
Contact country: US  
Contact telephone: Not reported  
Contact email: Not reported  
EPA Region: 09  
Land type: Facility is not located on Indian land. Additional information is not known.  
Classification: Non-Generator

Map ID  
Direction  
Distance  
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number  
EPA ID Number

**SPECTRUM CHEMICAL MFG CORP (Continued)**

**1000181891**

Description: Handler: Non-Generators do not presently generate hazardous waste

Owner/Operator Summary:

Owner/operator name: PAUL BURG  
Owner/operator address: NOT REQUIRED  
NOT REQUIRED, ME 99999  
Owner/operator country: Not reported  
Owner/operator telephone: (415) 555-1212  
Legal status: Private  
Owner/Operator Type: Owner  
Owner/Op start date: Not reported  
Owner/Op end date: Not reported

Owner/operator name: NOT REQUIRED  
Owner/operator address: NOT REQUIRED  
NOT REQUIRED, ME 99999  
Owner/operator country: Not reported  
Owner/operator telephone: (415) 555-1212  
Legal status: Private  
Owner/Operator Type: Operator  
Owner/Op start date: Not reported  
Owner/Op end date: Not reported

Handler Activities Summary:

U.S. importer of hazardous waste: No  
Mixed waste (haz. and radioactive): No  
Recycler of hazardous waste: No  
Transporter of hazardous waste: No  
Treater, storer or disposer of HW: No  
Underground injection activity: No  
On-site burner exemption: No  
Furnace exemption: No  
Used oil fuel burner: No  
Used oil processor: No  
User oil refiner: No  
Used oil fuel marketer to burner: No  
Used oil Specification marketer: No  
Used oil transfer facility: No  
Used oil transporter: No

Historical Generators:

Date form received by agency: 09/09/1987  
Site name: SPECTRUM CHEMICAL MFG CORP  
Classification: Small Quantity Generator

Facility Has Received Notices of Violations:

Regulation violated: F - 262.44.D  
Area of violation: Generators - General  
Date violation determined: 08/04/2000  
Date achieved compliance: 03/02/2001  
Violation lead agency: EPA  
Enforcement action: WRITTEN INFORMAL  
Enforcement action date: 01/08/2001  
Enf. disposition status: Not reported  
Enf. disp. status date: Not reported

Map ID  
Direction  
Distance  
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number  
EPA ID Number

**SPECTRUM CHEMICAL MFG CORP (Continued)**

**1000181891**

Enforcement lead agency: EPA  
Proposed penalty amount: Not reported  
Final penalty amount: Not reported  
Paid penalty amount: Not reported

Regulation violated: F - 262.44.D  
Area of violation: Generators - General  
Date violation determined: 08/04/2000  
Date achieved compliance: 03/02/2001  
Violation lead agency: EPA  
Enforcement action: Not reported  
Enforcement action date: 08/30/2000  
Enf. disposition status: Not reported  
Enf. disp. status date: Not reported  
Enforcement lead agency: EPA  
Proposed penalty amount: Not reported  
Final penalty amount: Not reported  
Paid penalty amount: Not reported

Evaluation Action Summary:

Evaluation date: 08/04/2000  
Evaluation: COMPLIANCE EVALUATION INSPECTION ON-SITE  
Area of violation: Generators - General  
Date achieved compliance: 03/02/2001  
Evaluation lead agency: EPA

FTTS INSP:

Inspection Number: 19900109R0903 4  
Region: 09  
Inspection Date: 01/09/90  
Inspector: DEVINY  
Violation occurred: No  
Investigation Type: EPCRA, Enforcement, SEE Conducted  
Investigation Reason: Neutral Scheme, Region  
Legislation Code: EPCRA  
Facility Function: User

HIST FTTS INSP:

Inspection Number: 19900109R0903 4  
Region: 09  
Inspection Date: Not reported  
Inspector: DEVINY  
Violation occurred: No  
Investigation Type: EPCRA, Enforcement, SEE Conducted  
Investigation Reason: Neutral Scheme, Region  
Legislation Code: EPCRA  
Facility Function: User

NPDES:

Npdes Number: CAS000001  
Facility Status: Active  
Agency Id: 0  
Region: 4  
Regulatory Measure Id: 190311

Map ID  
Direction  
Distance  
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number  
EPA ID Number

**SPECTRUM CHEMICAL MFG CORP (Continued)**

**1000181891**

Order No: 97-03-DWQ  
Regulatory Measure Type: Enrollee  
Place Id: Not reported  
WDID: 4 19I012361  
Program Type: Industrial  
Adoption Date Of Regulatory Measure: Not reported  
Effective Date Of Regulatory Measure: 06/04/1996  
Expiration Date Of Regulatory Measure: Not reported  
Termination Date Of Regulatory Measure: Not reported  
Discharge Name: Spectrum Laboratory Product Inc  
Discharge Address: 14422 S San Pedro St  
Discharge City: Gardena  
Discharge State: California  
Discharge Zip: 90248

**HIST UST:**

Region: STATE  
Facility ID: 00000041486  
Facility Type: Other  
Other Type: CHEMICAL  
Contact Name: RICHARD STEVENS  
Telephone: 2135168000  
Owner Name: SPECTRUM CHEMICAL MFG. CORP.  
Owner Address: 14422 SOUTH SAN PEDRO STREET  
Owner City,St,Zip: GARDENA, CA 90248  
Total Tanks: 0004

Tank Num: 001  
Container Num: 1  
Year Installed: 1981  
Tank Capacity: 00003009  
Tank Used for: PRODUCT  
Type of Fuel: Not reported  
Container Construction Thickness: 3/16  
Leak Detection: Stock Inventor

Tank Num: 002  
Container Num: 2  
Year Installed: 1981  
Tank Capacity: 00003009  
Tank Used for: PRODUCT  
Type of Fuel: Not reported  
Container Construction Thickness: 3/16  
Leak Detection: Stock Inventor

Tank Num: 003  
Container Num: 3  
Year Installed: 1981  
Tank Capacity: 00003009  
Tank Used for: PRODUCT  
Type of Fuel: Not reported  
Container Construction Thickness: 3/16  
Leak Detection: Stock Inventor

Tank Num: 004  
Container Num: 4  
Year Installed: 1981

Map ID  
Direction  
Distance  
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number  
EPA ID Number

**SPECTRUM CHEMICAL MFG CORP (Continued)**

**1000181891**

Tank Capacity: 00003009  
Tank Used for: PRODUCT  
Type of Fuel: Not reported  
Container Construction Thickness: 3/16  
Leak Detection: Stock Inventor

LA Co. Site Mitigation:

Facility ID: FA0023496  
Site ID: SD0010093  
Jurisdiction: County  
Case ID: RO0010093  
Abated: Yes  
Assigned To: Not reported  
Entered Date: 05/11/2004

LOS ANGELES CO. HMS:

Region: LA  
Facility Id: 006659-106883  
Facility Type: I01  
Facility Status: Permit  
Area: 29  
Permit Number: 000008150  
Permit Status: Permit

Region: LA  
Facility Id: 006659-045273  
Facility Type: SS6  
Facility Status: Permit  
Area: 29  
Permit Number: CGI012361  
Permit Status: Permit

ENVIROSTOR:

Facility ID: 60001462  
Status: Inactive - Action Required  
Status Date: 06/27/2013  
Site Code: Not reported  
Site Type: Evaluation  
Site Type Detailed: Evaluation  
Acres: 1  
NPL: NO  
Regulatory Agencies: SMBRP  
Lead Agency: SMBRP  
Program Manager: Not reported  
Supervisor: Javier Hinojosa  
Division Branch: Cleanup Chatsworth  
Assembly: 64  
Senate: 35  
Special Program: EPA - PASI  
Restricted Use: NO  
Site Mgmt Req: NONE SPECIFIED  
Funding: Not Applicable  
Latitude: 33.90035  
Longitude: -118.2684  
APN: NONE SPECIFIED  
Past Use: NONE SPECIFIED

Map ID  
Direction  
Distance  
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number  
EPA ID Number

**SPECTRUM CHEMICAL MFG CORP (Continued)**

1000181891

Potential COC: NONE SPECIFIED  
Confirmed COC: NONE SPECIFIED  
Potential Description: NONE SPECIFIED  
Alias Name: 60001462  
Alias Type: Envirostor ID Number

Completed Info:

Completed Area Name: Not reported  
Completed Sub Area Name: Not reported  
Completed Document Type: Not reported  
Completed Date: Not reported  
Comments: Not reported

Future Area Name: Not reported  
Future Sub Area Name: Not reported  
Future Document Type: Not reported  
Future Due Date: Not reported  
Schedule Area Name: Not reported  
Schedule Sub Area Name: Not reported  
Schedule Document Type: Not reported  
Schedule Due Date: Not reported  
Schedule Revised Date: Not reported

CA WDS:

Facility ID: 4 19I012361  
Facility Type: Industrial - Facility that treats and/or disposes of liquid or semisolid wastes from any servicing, producing, manufacturing or processing operation of whatever nature, including mining, gravel washing, geothermal operations, air conditioning, ship building and repairing, oil production, storage and disposal operations, water pumping.  
Facility Status: Active - Any facility with a continuous or seasonal discharge that is under Waste Discharge Requirements.  
NPDES Number: CAS000001 The 1st 2 characters designate the state. The remaining 7 are assigned by the Regional Board  
Subregion: 4  
Facility Telephone: 3105168000  
Facility Contact: MARTY LABENZ  
Agency Name: SPECTRUM QUALITY PROD INC  
Agency Address: 14422 S San Pedro St  
Agency City,St,Zip: Gardena 902482027  
Agency Contact: GARY BINA  
Agency Telephone: 3105168000  
Agency Type: Private  
SIC Code: 0  
SIC Code 2: Not reported  
Primary Waste Type: Not reported  
Primary Waste: Not reported  
Waste Type2: Not reported  
Waste2: Not reported  
Primary Waste Type: Not reported  
Secondary Waste: Not reported  
Secondary Waste Type: Not reported  
Design Flow: 0  
Baseline Flow: 0  
Reclamation: Not reported  
POTW: Not reported

Map ID  
Direction  
Distance  
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number  
EPA ID Number

**SPECTRUM CHEMICAL MFG CORP (Continued)**

1000181891

Treat To Water: Minor Threat to Water Quality. A violation of a regional board order should cause a relatively minor impairment of beneficial uses compared to a major or minor threat. Not: All nurds without a TTWQ will be considered a minor threat to water quality unless coded at a higher Level. A Zero (0) may be used to code those NURDS that are found to represent no threat to water quality.

Complexity: Category C - Facilities having no waste treatment systems, such as cooling water dischargers or those who must comply through best management practices, facilities with passive waste treatment and disposal systems, such as septic systems with subsurface disposal, or dischargers having waste storage systems with land disposal such as dairy waste ponds.

**N69**  
**WNW**  
**1/4-1/2**  
**0.358 mi.**  
**1891 ft.**

**COLUMBIA MANUFACTURING CORP.**  
**14400 SAN PEDRO ST S**  
**ROSEWOOD, CA 90248**

**CA LUST** **S103587490**  
**N/A**

**Site 1 of 2 in cluster N**

**Relative:**  
**Lower**

**LUST:**

**Actual:**  
**107 ft.**

Region: STATE  
Global Id: T0603704358  
Latitude: 33.9011949  
Longitude: -118.268625  
Case Type: LUST Cleanup Site  
Status: Completed - Case Closed  
Status Date: 01/07/1993  
Lead Agency: LOS ANGELES COUNTY  
Case Worker: JOA  
Local Agency: LOS ANGELES COUNTY  
RB Case Number: I-15848  
LOC Case Number: Not reported  
File Location: Not reported  
Potential Media Affect: Soil  
Potential Contaminants of Concern: Diesel  
Site History: Not reported

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

Contact:

Global Id: T0603704358  
Contact Type: Regional Board Caseworker  
Contact Name: YUE RONG  
Organization Name: LOS ANGELES RWQCB (REGION 4)  
Address: 320 W. 4TH ST., SUITE 200  
City: Los Angeles  
Email: yrong@waterboards.ca.gov  
Phone Number: Not reported

Global Id: T0603704358  
Contact Type: Local Agency Caseworker  
Contact Name: JOHN AWUJO  
Organization Name: LOS ANGELES COUNTY  
Address: 900 S FREMONT AVE  
City: ALHAMBRA  
Email: jawujo@dpw.lacounty.gov  
Phone Number: 6264583507

Map ID  
Direction  
Distance  
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number  
EPA ID Number

**COLUMBIA MANUFACTURING CORP. (Continued)**

**S103587490**

Status History:

Global Id: T0603704358  
Status: Open - Case Begin Date  
Status Date: 11/06/1991

Global Id: T0603704358  
Status: Completed - Case Closed  
Status Date: 01/07/1993

Global Id: T0603704358  
Status: Open - Site Assessment  
Status Date: 03/09/1992

Regulatory Activities:

Global Id: T0603704358  
Action Type: Other  
Date: 03/09/1992  
Action: Leak Reported

Global Id: T0603704358  
Action Type: Other  
Date: 11/06/1991  
Action: Leak Stopped

Global Id: T0603704358  
Action Type: Other  
Date: 11/06/1991  
Action: Leak Discovery

LUST REG 4:

Region: 4  
Regional Board: 04  
County: Los Angeles  
Facility Id: I-15848  
Status: Case Closed  
Substance: Diesel  
Substance Quantity: Not reported  
Local Case No: Not reported  
Case Type: Soil  
Abatement Method Used at the Site: Not reported  
Global ID: T0603704358  
W Global ID: Not reported  
Staff: UNK  
Local Agency: 19000  
Cross Street: Not reported  
Enforcement Type: Not reported  
Date Leak Discovered: 11/6/1991  
Date Leak First Reported: 3/9/1992  
Date Leak Record Entered: 4/6/1992  
Date Confirmation Began: Not reported  
Date Leak Stopped: 11/6/1991  
Date Case Last Changed on Database: 1/7/1993  
Date the Case was Closed: 1/7/1993  
How Leak Discovered: Tank Closure  
How Leak Stopped: Not reported

Map ID  
 Direction  
 Distance  
 Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number  
 EPA ID Number

**COLUMBIA MANUFACTURING CORP. (Continued)**

**S103587490**

Cause of Leak: UNK  
 Leak Source: UNK  
 Operator: LYNCH, JOHN  
 Water System: Not reported  
 Well Name: Not reported  
 Approx. Dist To Production Well (ft): 4470.7603888160148718309983593  
 Source of Cleanup Funding: UNK  
 Preliminary Site Assessment Workplan Submitted: Not reported  
 Preliminary Site Assessment Began: 3/9/1992  
 Pollution Characterization Began: Not reported  
 Remediation Plan Submitted: Not reported  
 Remedial Action Underway: Not reported  
 Post Remedial Action Monitoring Began: Not reported  
 Enforcement Action Date: Not reported  
 Historical Max MTBE Date: Not reported  
 Hist Max MTBE Conc in Groundwater: Not reported  
 Hist Max MTBE Conc in Soil: Not reported  
 Significant Interim Remedial Action Taken: Not reported  
 GW Qualifier: Not reported  
 Soil Qualifier: Not reported  
 Organization: Not reported  
 Owner Contact: Not reported  
 Responsible Party: COLUMBIA MFG.  
 RP Address: 14400 SAN PEDRO ST., S., BOX 110, GARDENA, 90247  
 Program: LUST  
 Lat/Long: 33.9011949 / -1  
 Local Agency Staff: Not reported  
 Beneficial Use: Not reported  
 Priority: Not reported  
 Cleanup Fund Id: Not reported  
 Suspended: Not reported  
 Assigned Name: Not reported  
 Summary: Not reported

**N70 COLUMBIA MANUFACTURING CO CA HIST CORTESE S105023887**  
**WNW 14400 SAN PEDRO N/A**  
**1/4-1/2 GARDENA, CA 90248**  
**0.358 mi.**  
**1891 ft. Site 2 of 2 in cluster N**

**Relative:** HIST CORTESE:  
**Lower** Region: CORTESE  
 Facility County Code: 19  
**Actual:** Reg By: LTNKA  
**107 ft.** Reg Id: I-15848

**M71 ACE MEDICAL COMPANY CA VCP S105689618**  
**NNW 14131 AVALON BLVD CA ENVIROSTOR N/A**  
**1/4-1/2 LOS ANGELES, CA 90061**  
**0.381 mi.**  
**2010 ft. Site 2 of 2 in cluster M**

**Relative:** VCP:  
**Higher** Facility ID: 19300237  
 Site Type: Voluntary Cleanup  
**Actual:** Site Type Detail: Voluntary Cleanup  
**122 ft.**

Map ID  
Direction  
Distance  
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number  
EPA ID Number

**ACE MEDICAL COMPANY (Continued)**

**S105689618**

Site Mgmt. Req.: NONE SPECIFIED  
Acres: 0.1  
National Priorities List: NO  
Cleanup Oversight Agencies: SMBRP  
Lead Agency: SMBRP  
Lead Agency Description: DTSC - Site Cleanup Program  
Project Manager: Not reported  
Supervisor: Allan Plaza  
Division Branch: Cleanup Chatsworth  
Site Code: Not reported  
Assembly: 64  
Senate: 35  
Special Programs Code: Voluntary Cleanup Program  
Status: No Further Action  
Status Date: 10/03/1996  
Restricted Use: NO  
Funding: Responsible Party  
Lat/Long: 33.90298 / -118.2656  
APN: 6131-014-005, 6131-014-006, 6131014005, 6131014006  
Past Use: MANUFACTURING - OTHER  
Potential COC: 30003, 30022, 30026, 30027  
Confirmed COC: 30003,30022,30026,30027  
Potential Description: SOIL, SV  
Alias Name: 6131-014-005  
Alias Type: APN  
Alias Name: 6131-014-006  
Alias Type: APN  
Alias Name: 6131014005  
Alias Type: APN  
Alias Name: 6131014006  
Alias Type: APN  
Alias Name: 110033613061  
Alias Type: EPA (FRS #)  
Alias Name: 19300237  
Alias Type: Envirostor ID Number

**Completed Info:**

Completed Area Name: PROJECT WIDE  
Completed Sub Area Name: Not reported  
Completed Document Type: Preliminary Endangerment Assessment Report  
Completed Date: 08/15/1996  
Comments: DTSC completed review of the Preliminary Endangerment Assessment under the Voluntary Cleanup Program. DTSC concurred with a No Further Action determination.

Completed Area Name: PROJECT WIDE  
Completed Sub Area Name: Not reported  
Completed Document Type: \*Voluntary Cleanup Agreement Completion  
Completed Date: 12/23/1994  
Comments: RP's signed an Agreement for a PEA

Future Area Name: Not reported  
Future Sub Area Name: Not reported  
Future Document Type: Not reported  
Future Due Date: Not reported  
Schedule Area Name: Not reported  
Schedule Sub Area Name: Not reported  
Schedule Document Type: Not reported

Map ID  
Direction  
Distance  
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number  
EPA ID Number

**ACE MEDICAL COMPANY (Continued)**

**S105689618**

Schedule Due Date: Not reported  
Schedule Revised Date: Not reported

**ENVIROSTOR:**

Facility ID: 19300237  
Status: No Further Action  
Status Date: 10/03/1996  
Site Code: Not reported  
Site Type: Voluntary Cleanup  
Site Type Detailed: Voluntary Cleanup  
Acres: 0.1  
NPL: NO  
Regulatory Agencies: SMBRP  
Lead Agency: SMBRP  
Program Manager: Not reported  
Supervisor: Allan Plaza  
Division Branch: Cleanup Chatsworth  
Assembly: 64  
Senate: 35  
Special Program: Voluntary Cleanup Program  
Restricted Use: NO  
Site Mgmt Req: NONE SPECIFIED  
Funding: Responsible Party  
Latitude: 33.90298  
Longitude: -118.2656  
APN: 6131-014-005, 6131-014-006, 6131014005, 6131014006  
Past Use: MANUFACTURING - OTHER  
Potential COC: Benzene Tetrachloroethylene (PCE 1,1,1-Trichloroethane (TCA  
Trichloroethylene (TCE)  
Confirmed COC: Benzene Tetrachloroethylene (PCE 1,1,1-Trichloroethane (TCA  
Trichloroethylene (TCE)  
Potential Description: SOIL, SV  
Alias Name: 6131-014-005  
Alias Type: APN  
Alias Name: 6131-014-006  
Alias Type: APN  
Alias Name: 6131014005  
Alias Type: APN  
Alias Name: 6131014006  
Alias Type: APN  
Alias Name: 110033613061  
Alias Type: EPA (FRS #)  
Alias Name: 19300237  
Alias Type: Envirostor ID Number

**Completed Info:**

Completed Area Name: PROJECT WIDE  
Completed Sub Area Name: Not reported  
Completed Document Type: Preliminary Endangerment Assessment Report  
Completed Date: 08/15/1996  
Comments: DTSC completed review of the Preliminary Endangerment Assessment  
under the Voluntary Cleanup Program. DTSC concurred with a No  
Further Action determination.

Completed Area Name: PROJECT WIDE  
Completed Sub Area Name: Not reported  
Completed Document Type: \*Voluntary Cleanup Agreement Completion

Map ID  
Direction  
Distance  
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number  
EPA ID Number

**ACE MEDICAL COMPANY (Continued)**

**S105689618**

Completed Date: 12/23/1994  
Comments: RP's signed an Agreement for a PEA

Future Area Name: Not reported  
Future Sub Area Name: Not reported  
Future Document Type: Not reported  
Future Due Date: Not reported  
Schedule Area Name: Not reported  
Schedule Sub Area Name: Not reported  
Schedule Document Type: Not reported  
Schedule Due Date: Not reported  
Schedule Revised Date: Not reported

72  
North  
1/4-1/2  
0.390 mi.  
2058 ft.

**CALIFORNIA FRAMES, INC.**  
**13945 MCKINLEY AVE**  
**WILLOWBROOK, CA 90059**

**CA HIST CORTESE** **S100228896**  
**CA LUST** **N/A**

**Relative:**  
**Higher**

HIST CORTESE:  
Region: CORTESE  
Facility County Code: 19  
Reg By: LTNKA  
Reg Id: 062090-05

**Actual:**  
**115 ft.**

LUST:  
Region: STATE  
Global Id: T0603700092  
Latitude: 33.9050429  
Longitude: -118.2610059  
Case Type: LUST Cleanup Site  
Status: Completed - Case Closed  
Status Date: 02/28/1991  
Lead Agency: LOS ANGELES COUNTY  
Case Worker: JOA  
Local Agency: LOS ANGELES COUNTY  
RB Case Number: 062090-05  
LOC Case Number: Not reported  
File Location: Not reported  
Potential Media Affect: Soil  
Potential Contaminants of Concern: Gasoline  
Site History: Not reported

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

Contact:

Global Id: T0603700092  
Contact Type: Regional Board Caseworker  
Contact Name: YUE RONG  
Organization Name: LOS ANGELES RWQCB (REGION 4)  
Address: 320 W. 4TH ST., SUITE 200  
City: Los Angeles  
Email: yrong@waterboards.ca.gov  
Phone Number: Not reported

Global Id: T0603700092  
Contact Type: Local Agency Caseworker  
Contact Name: JOHN AWUJO

Map ID  
Direction  
Distance  
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number  
EPA ID Number

**CALIFORNIA FRAMES, INC. (Continued)**

**S100228896**

Organization Name: LOS ANGELES COUNTY  
Address: 900 S FREMONT AVE  
City: ALHAMBRA  
Email: jawujo@dpw.lacounty.gov  
Phone Number: 6264583507

Status History:

Global Id: T0603700092  
Status: Completed - Case Closed  
Status Date: 02/28/1991

Global Id: T0603700092  
Status: Open - Case Begin Date  
Status Date: 04/11/1990

Global Id: T0603700092  
Status: Open - Site Assessment  
Status Date: 05/02/1990

Regulatory Activities:

Global Id: T0603700092  
Action Type: Other  
Date: 04/11/1990  
Action: Leak Stopped

Global Id: T0603700092  
Action Type: Other  
Date: 04/11/1990  
Action: Leak Discovery

Global Id: T0603700092  
Action Type: Other  
Date: 05/02/1990  
Action: Leak Reported

LUST REG 4:

Region: 4  
Regional Board: 04  
County: Los Angeles  
Facility Id: 062090-05  
Status: Leak being confirmed  
Substance: Gasoline  
Substance Quantity: Not reported  
Local Case No: Not reported  
Case Type: Soil  
Abatement Method Used at the Site: Not reported  
Global ID: T0603700092  
W Global ID: Not reported  
Staff: UNK  
Local Agency: 19000  
Cross Street: ROSECRANS AVE.  
Enforcement Type: Not reported  
Date Leak Discovered: 4/11/1990  
Date Leak First Reported: 5/2/1990  
Date Leak Record Entered: 6/20/1990

Map ID  
Direction  
Distance  
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number  
EPA ID Number

**CALIFORNIA FRAMES, INC. (Continued)**

**S100228896**

Date Confirmation Began: 5/2/1990  
Date Leak Stopped: 4/11/1990  
Date Case Last Changed on Database: 9/12/1990  
Date the Case was Closed: Not reported  
How Leak Discovered: Tank Closure  
How Leak Stopped: Not reported  
Cause of Leak: UNK  
Leak Source: UNK  
Operator: TESON, RON  
Water System: Not reported  
Well Name: Not reported  
Approx. Dist To Production Well (ft): 4128.3872425274873761345197393  
Source of Cleanup Funding: UNK  
Preliminary Site Assessment Workplan Submitted: Not reported  
Preliminary Site Assessment Began: Not reported  
Pollution Characterization Began: Not reported  
Remediation Plan Submitted: Not reported  
Remedial Action Underway: Not reported  
Post Remedial Action Monitoring Began: Not reported  
Enforcement Action Date: Not reported  
Historical Max MTBE Date: Not reported  
Hist Max MTBE Conc in Groundwater: Not reported  
Hist Max MTBE Conc in Soil: Not reported  
Significant Interim Remedial Action Taken: Not reported  
GW Qualifier: Not reported  
Soil Qualifier: Not reported  
Organization: Not reported  
Owner Contact: Not reported  
Responsible Party: CALIFORNIA FRAMES, INC.  
RP Address: 13945 MCKINLEY AVE., WILLOWBROOK, 90059  
Program: LUST  
Lat/Long: 33.9050429 / -1  
Local Agency Staff: Not reported  
Beneficial Use: Not reported  
Priority: Not reported  
Cleanup Fund Id: Not reported  
Suspended: Not reported  
Assigned Name: Not reported  
Summary: Not reported

73  
NW  
1/4-1/2  
0.395 mi.  
2086 ft.

**MICRO-ETCH CO.**  
**440 E. ROSECRANS**  
**GARDENA, CA 90248**

**CA ENVIROSTOR** **S103659690**  
**N/A**

**Relative:**  
**Higher**

ENVIROSTOR:  
Facility ID: 71003370  
Status: Refer: Other Agency  
Status Date: Not reported  
Site Code: Not reported  
Site Type: Tiered Permit  
Site Type Detailed: Tiered Permit  
Acres: Not reported  
NPL: NO  
Regulatory Agencies: NONE SPECIFIED  
Lead Agency: NONE SPECIFIED  
Program Manager: Not reported

**Actual:**  
**111 ft.**

Map ID  
 Direction  
 Distance  
 Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number  
 EPA ID Number

**MICRO-ETCH CO. (Continued)**

**S103659690**

Supervisor: Not reported  
 Division Branch: Cleanup Chatsworth  
 Assembly: 64  
 Senate: 35  
 Special Program: Not reported  
 Restricted Use: NO  
 Site Mgmt Req: NONE SPECIFIED  
 Funding: Not reported  
 Latitude: 33.90193  
 Longitude: -118.2676  
 APN: NONE SPECIFIED  
 Past Use: NONE SPECIFIED  
 Potential COC: NONE SPECIFIED  
 Confirmed COC: NONE SPECIFIED  
 Potential Description: NONE SPECIFIED  
 Alias Name: CAL000161238  
 Alias Type: EPA Identification Number  
 Alias Name: 71003370  
 Alias Type: Envirostor ID Number

Completed Info:

Completed Area Name: PROJECT WIDE  
 Completed Sub Area Name: Not reported  
 Completed Document Type: Phase 1 Non-Submittal  
 Completed Date: 12/05/2000  
 Comments: Not reported

Future Area Name: Not reported  
 Future Sub Area Name: Not reported  
 Future Document Type: Not reported  
 Future Due Date: Not reported  
 Schedule Area Name: Not reported  
 Schedule Sub Area Name: Not reported  
 Schedule Document Type: Not reported  
 Schedule Due Date: Not reported  
 Schedule Revised Date: Not reported

**074**  
**NNW**  
 1/4-1/2  
 0.431 mi.  
 2278 ft.

**V & M PERCISION GRINDING CO.**  
**14032 AVALON BLVD S**  
**WILLOWBROOK, CA 90061**  
 Site 1 of 5 in cluster O

**CA LUST S111711285**  
**N/A**

**Relative:**  
**Higher**

LUST:  
 Region: STATE  
 Global Id: T0603702982  
 Latitude: 33.904396  
 Longitude: -118.2652015  
 Case Type: LUST Cleanup Site  
 Status: Completed - Case Closed  
 Status Date: 06/27/1991  
 Lead Agency: LOS ANGELES COUNTY  
 Case Worker: JOA  
 Local Agency: LOS ANGELES COUNTY  
 RB Case Number: I-04504  
 LOC Case Number: Not reported  
 File Location: Not reported  
 Potential Media Affect: Soil

**Actual:**  
**123 ft.**

Map ID  
Direction  
Distance  
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number  
EPA ID Number

**V & M PERCISION GRINDING CO. (Continued)**

**S111711285**

Potential Contaminants of Concern: Alcohols  
Site History: Not reported

[Click here to access the California GeoTracker records for this facility:](#)

Contact:

Global Id: T0603702982  
Contact Type: Regional Board Caseworker  
Contact Name: YUE RONG  
Organization Name: LOS ANGELES RWQCB (REGION 4)  
Address: 320 W. 4TH ST., SUITE 200  
City: Los Angeles  
Email: yrong@waterboards.ca.gov  
Phone Number: Not reported

Global Id: T0603702982  
Contact Type: Local Agency Caseworker  
Contact Name: JOHN AWUJO  
Organization Name: LOS ANGELES COUNTY  
Address: 900 S FREMONT AVE  
City: ALHAMBRA  
Email: jawujo@dpw.lacounty.gov  
Phone Number: 6264583507

Status History:

Global Id: T0603702982  
Status: Completed - Case Closed  
Status Date: 06/27/1991

Global Id: T0603702982  
Status: Open - Case Begin Date  
Status Date: 01/30/1990

Regulatory Activities:

Global Id: T0603702982  
Action Type: Other  
Date: 04/23/1990  
Action: Leak Reported

Global Id: T0603702982  
Action Type: Other  
Date: 01/30/1990  
Action: Leak Stopped

Global Id: T0603702982  
Action Type: Other  
Date: 01/30/1990  
Action: Leak Discovery

MAP FINDINGS

Map ID  
 Direction  
 Distance  
 Elevation

Site

Database(s)

EDR ID Number  
 EPA ID Number

**O75**      **V & M PERCISION GRINDING**  
**NNW**      **14032 AVALON**  
**1/4-1/2**    **LOS ANGELES, CA 90061**  
**0.431 mi.**  
**2278 ft.**    **Site 2 of 5 in cluster O**

**CA HIST CORTESE**    **S101296890**  
**N/A**

**Relative:**      HIST CORTESE:  
**Higher**          Region:                      CORTESE  
                          Facility County Code:      19  
**Actual:**          Reg By:                      LTNKA  
**123 ft.**            Reg Id:                      I-04504

**O76**      **V & M PRECISION GRINDING COMPANY**  
**NNW**      **14032 S AVALON BLVD**  
**1/4-1/2**    **LOS ANGELES, CA 90061**  
**0.431 mi.**  
**2278 ft.**    **Site 3 of 5 in cluster O**

**RCRA NonGen / NLR**    **1000122996**  
**FINDS**                      **CAD981463524**  
**CA NPDES**  
**CA LUST**  
**CA HIST UST**  
**CA SWEEPS UST**  
**CA LOS ANGELES CO. HMS**

**Relative:**      RCRA NonGen / NLR:  
**Higher**  
**Actual:**          Date form received by agency: 04/03/1996  
**123 ft.**            Facility name:              V & M PRECISION GRINDING COMPANY  
                          Facility address:            14032 S AVALON BLVD  
                                                             LOS ANGELES, CA 90061  
                          EPA ID:                      CAD981463524  
                          Mailing address:            14032 S. ALVALON BLVD  
                                                             LOS ANGELES, CA 90061  
                          Contact:                      PUCKETT GARY  
                          Contact address:            14032 S AVALON BLVD  
                                                             LOS ANGELES, CA 90061  
                          Contact country:            US  
                          Contact telephone:        (714) 257-4850  
                          Contact email:              Not reported  
                          EPA Region:                09  
                          Land type:                    Other land type  
                          Classification:              Non-Generator  
                          Description:                 Handler: Non-Generators do not presently generate hazardous waste

**Owner/Operator Summary:**  
 Owner/operator name:      BOB VEDDER  
 Owner/operator address:    NOT REQUIRED  
    NOT REQUIRED, ME 99999  
 Owner/operator country:    Not reported  
 Owner/operator telephone: (415) 555-1212  
 Legal status:                Private  
 Owner/Operator Type:      Owner  
 Owner/Op start date:        Not reported  
 Owner/Op end date:         Not reported

Owner/operator name:      NOT REQUIRED  
 Owner/operator address:    NOT REQUIRED  
    NOT REQUIRED, ME 99999  
 Owner/operator country:    Not reported  
 Owner/operator telephone: (415) 555-1212  
 Legal status:                Private  
 Owner/Operator Type:      Operator  
 Owner/Op start date:        Not reported  
 Owner/Op end date:         Not reported

Map ID  
Direction  
Distance  
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number  
EPA ID Number

**V & M PRECISION GRINDING COMPANY (Continued)**

**1000122996**

Handler Activities Summary:

U.S. importer of hazardous waste: No  
Mixed waste (haz. and radioactive): No  
Recycler of hazardous waste: No  
Transporter of hazardous waste: No  
Treater, storer or disposer of HW: No  
Underground injection activity: No  
On-site burner exemption: No  
Furnace exemption: No  
Used oil fuel burner: No  
Used oil processor: No  
User oil refiner: No  
Used oil fuel marketer to burner: No  
Used oil Specification marketer: No  
Used oil transfer facility: No  
Used oil transporter: No

Violation Status: No violations found

Evaluation Action Summary:

Evaluation date: 08/11/1993  
Evaluation: COMPLIANCE EVALUATION INSPECTION ON-SITE  
Area of violation: Not reported  
Date achieved compliance: Not reported  
Evaluation lead agency: State Contractor/Grantee

FINDS:

Registry ID: 110002716204

Environmental Interest/Information System

RCRAInfo is a national information system that supports the Resource Conservation and Recovery Act (RCRA) program through the tracking of events and activities related to facilities that generate, transport, and treat, store, or dispose of hazardous waste. RCRAInfo allows RCRA program staff to track the notification, permit, compliance, and corrective action activities required under RCRA.

NPDES:

Npdes Number: CAS000001  
Facility Status: Terminated  
Agency Id: 0  
Region: 4  
Regulatory Measure Id: 332951  
Order No: 97-03-DWQ  
Regulatory Measure Type: Enrollee  
Place Id: Not reported  
WDID: 4 19I021196  
Program Type: Industrial  
Adoption Date Of Regulatory Measure: Not reported  
Effective Date Of Regulatory Measure: 10/05/2007  
Expiration Date Of Regulatory Measure: Not reported  
Termination Date Of Regulatory Measure: 02/11/2014  
Discharge Name: Gus Billings  
Discharge Address: 14032 S Avalon Blvd

Map ID  
Direction  
Distance  
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number  
EPA ID Number

**V & M PRECISION GRINDING COMPANY (Continued)**

**1000122996**

Discharge City: Los Angeles  
Discharge State: California  
Discharge Zip: 90061

**LUST REG 4:**

Region: 4  
Regional Board: 04  
County: Los Angeles  
Facility Id: I-04504  
Status: Case Closed  
Substance: Coolant  
Substance Quantity: Not reported  
Local Case No: Not reported  
Case Type: Soil  
Abatement Method Used at the Site: Not reported  
Global ID: T0603702982  
W Global ID: Not reported  
Staff: UNK  
Local Agency: 19000  
Cross Street: ROSECRANS AVE.  
Enforcement Type: Not reported  
Date Leak Discovered: 1/30/1990  
Date Leak First Reported: 4/23/1990  
Date Leak Record Entered: 6/10/1990  
Date Confirmation Began: Not reported  
Date Leak Stopped: 1/30/1990  
Date Case Last Changed on Database: 6/27/1991  
Date the Case was Closed: 6/27/1991  
How Leak Discovered: Tank Closure  
How Leak Stopped: Not reported  
Cause of Leak: UNK  
Leak Source: UNK  
Operator: PEREZ, MANUEL  
Water System: Not reported  
Well Name: Not reported  
Approx. Dist To Production Well (ft): 4902.717402057804744293811883  
Source of Cleanup Funding: UNK  
Preliminary Site Assessment Workplan Submitted: Not reported  
Preliminary Site Assessment Began: Not reported  
Pollution Characterization Began: Not reported  
Remediation Plan Submitted: Not reported  
Remedial Action Underway: Not reported  
Post Remedial Action Monitoring Began: Not reported  
Enforcement Action Date: Not reported  
Historical Max MTBE Date: Not reported  
Hist Max MTBE Conc in Groundwater: Not reported  
Hist Max MTBE Conc in Soil: Not reported  
Significant Interim Remedial Action Taken: Not reported  
GW Qualifier: Not reported  
Soil Qualifier: Not reported  
Organization: Not reported  
Owner Contact: Not reported  
Responsible Party: V&M PRECISION GRINDING CO.  
RP Address: 14032 AVALON BLVD., S., WILLOWBROOK, 90061  
Program: LUST  
Lat/Long: 33.9042309 / -1  
Local Agency Staff: Not reported

Map ID  
Direction  
Distance  
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number  
EPA ID Number

**V & M PRECISION GRINDING COMPANY (Continued)**

**1000122996**

Beneficial Use: Not reported  
Priority: Not reported  
Cleanup Fund Id: Not reported  
Suspended: Not reported  
Assigned Name: Not reported  
Summary: Not reported

**HIST UST:**

Region: STATE  
Facility ID: 00000050597  
Facility Type: Other  
Other Type: MACHINE SHOP  
Contact Name: MANUEL PEREZ  
Telephone: 2133214530  
Owner Name: V & M PRECISION GRINDING CO.  
Owner Address: 14032 S. AVALON BLVD.  
Owner City,St,Zip: LOS ANGELES, CA 90061  
Total Tanks: 0001

Tank Num: 001  
Container Num: 1  
Year Installed: 1976  
Tank Capacity: 00001000  
Tank Used for: WASTE  
Type of Fuel: Not reported  
Container Construction Thickness: Not reported  
Leak Detection: None

**SWEEPS UST:**

Status: Not reported  
Comp Number: 4504  
Number: Not reported  
Board Of Equalization: Not reported  
Referral Date: Not reported  
Action Date: Not reported  
Created Date: Not reported  
Owner Tank Id: Not reported  
SWRCB Tank Id: 19-000-004504-000001  
Tank Status: Not reported  
Capacity: 2500  
Active Date: Not reported  
Tank Use: OIL  
STG: WASTE  
Content: Not reported  
Number Of Tanks: 1

**LOS ANGELES CO. HMS:**

Region: LA  
Facility Id: 004346-I04504  
Facility Type: I01  
Facility Status: Closed  
Area: 29  
Permit Number: 000002095  
Permit Status: Closed

Region: LA

Map ID  
Direction  
Distance  
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number  
EPA ID Number

**V & M PRECISION GRINDING COMPANY (Continued)**

1000122996

Facility Id: 004346-004504  
Facility Type: T0  
Facility Status: Removed  
Area: 29  
Permit Number: 00000523T  
Permit Status: Removed

**O77**  
**NNW**  
**1/4-1/2**  
**0.436 mi.**  
**2300 ft.**

**V&M PLATING COMPANY**  
**14024 S AVALON BLVD**  
**LOS ANGELES, CA 90061**

**CERC-NFRAP** 1015732647  
**RCRA-LQG** CAD008335838

**Site 4 of 5 in cluster O**

**Relative:**  
**Higher**

CERC-NFRAP:  
Site ID: 0901060  
Federal Facility: Not a Federal Facility  
NPL Status: Not on the NPL  
Non NPL Status: NFRAP-Site does not qualify for the NPL based on existing information

**Actual:**  
**123 ft.**

CERCLIS-NFRAP Site Contact Details:

Contact Sequence ID: 13288944.00000  
Person ID: 13003854.00000

Contact Sequence ID: 13294539.00000  
Person ID: 13003858.00000

Contact Sequence ID: 13300397.00000  
Person ID: 13004003.00000

CERCLIS-NFRAP Assessment History:

Action: PRELIMINARY ASSESSMENT  
Date Started: 03/01/84  
Date Completed: 12/01/86  
Priority Level: NFRAP-Site does not qualify for the NPL based on existing information

Action: ARCHIVE SITE  
Date Started: / /  
Date Completed: 12/01/86  
Priority Level: Not reported

Action: DISCOVERY  
Date Started: / /  
Date Completed: 07/01/80  
Priority Level: Not reported

RCRA-LQG:

Date form received by agency: 03/01/2014  
Facility name: V&M PLATING COMPANY  
Facility address: 14024 S AVALON BLVD  
LOS ANGELES, CA 90061  
EPA ID: CAD008335838  
Mailing address: S AVALON BLVD  
LOS ANGELES, CA 90061  
Contact: JEFF R BABIAK  
Contact address: S AVALON BLVD  
LOS ANGELES, CA 90061

Map ID  
Direction  
Distance  
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number  
EPA ID Number

**V&M PLATING COMPANY (Continued)**

**1015732647**

Contact country: Not reported  
Contact telephone: (310) 532-5633  
Contact email: TBBUCANRS@AOL.COM  
EPA Region: 09  
Land type: Private  
Classification: Large Quantity Generator  
Description: Handler: generates 1,000 kg or more of hazardous waste during any calendar month; or generates more than 1 kg of acutely hazardous waste during any calendar month; or generates more than 100 kg of any residue or contaminated soil, waste or other debris resulting from the cleanup of a spill, into or on any land or water, of acutely hazardous waste during any calendar month; or generates 1 kg or less of acutely hazardous waste during any calendar month, and accumulates more than 1 kg of acutely hazardous waste at any time; or generates 100 kg or less of any residue or contaminated soil, waste or other debris resulting from the cleanup of a spill, into or on any land or water, of acutely hazardous waste during any calendar month, and accumulates more than 100 kg of that material at any time

Owner/Operator Summary:

Owner/operator name: TIMOTHY AND ANTHONY BABIAK  
Owner/operator address: S AVALON BLVD  
LOS ANGELES, CA 90061  
Owner/operator country: Not reported  
Owner/operator telephone: Not reported  
Legal status: Private  
Owner/Operator Type: Owner  
Owner/Op start date: 06/01/1981  
Owner/Op end date: Not reported

Owner/operator name: TIMOTHY BABIAK  
Owner/operator address: S AVALON BLVD  
LOS ANGELES, CA 90061  
Owner/operator country: US  
Owner/operator telephone: Not reported  
Legal status: Private  
Owner/Operator Type: Operator  
Owner/Op start date: 06/01/1981  
Owner/Op end date: Not reported

Handler Activities Summary:

U.S. importer of hazardous waste: No  
Mixed waste (haz. and radioactive): No  
Recycler of hazardous waste: No  
Transporter of hazardous waste: No  
Treater, storer or disposer of HW: No  
Underground injection activity: No  
On-site burner exemption: No  
Furnace exemption: No  
Used oil fuel burner: No  
Used oil processor: No  
User oil refiner: No  
Used oil fuel marketer to burner: No  
Used oil Specification marketer: No  
Used oil transfer facility: No  
Used oil transporter: No

Map ID  
Direction  
Distance  
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number  
EPA ID Number

**V&M PLATING COMPANY (Continued)**

**1015732647**

Historical Generators:

Date form received by agency: 02/21/2013  
Site name: V&M PLATING CO.  
Classification: Large Quantity Generator

Date form received by agency: 03/01/2010  
Site name: V & M PLATING CO  
Classification: Large Quantity Generator

Date form received by agency: 09/01/1996  
Site name: V & M PLATING CO  
Classification: Large Quantity Generator

Date form received by agency: 09/01/1996  
Site name: V & M PLATING CO  
Classification: Small Quantity Generator

Date form received by agency: 03/07/1994  
Site name: V & M PLATING  
Classification: Large Quantity Generator

Date form received by agency: 02/27/1992  
Site name: V & M PLATING CO#  
Classification: Large Quantity Generator

Date form received by agency: 04/06/1990  
Site name: V&M PLATING CO  
Classification: Large Quantity Generator

Date form received by agency: 07/08/1980  
Site name: V & M PLATING CO  
Classification: Large Quantity Generator

Hazardous Waste Summary:

Waste code: 121  
Waste name: 121

Waste code: 181  
Waste name: 181

Waste code: 331  
Waste name: 331

Waste code: 352  
Waste name: 352

Waste code: 723  
Waste name: 723

Waste code: 791  
Waste name: 791

Waste code: 792  
Waste name: 792

Waste code: D001

Map ID  
Direction  
Distance  
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number  
EPA ID Number

**V&M PLATING COMPANY (Continued)**

**1015732647**

Waste name: IGNITABLE HAZARDOUS WASTES ARE THOSE WASTES WHICH HAVE A FLASHPOINT OF LESS THAN 140 DEGREES FAHRENHEIT AS DETERMINED BY A PENSKEY-MARTENS CLOSED CUP FLASH POINT TESTER. ANOTHER METHOD OF DETERMINING THE FLASH POINT OF A WASTE IS TO REVIEW THE MATERIAL SAFETY DATA SHEET, WHICH CAN BE OBTAINED FROM THE MANUFACTURER OR DISTRIBUTOR OF THE MATERIAL. LACQUER THINNER IS AN EXAMPLE OF A COMMONLY USED SOLVENT WHICH WOULD BE CONSIDERED AS IGNITABLE HAZARDOUS WASTE.

Waste code: D002  
Waste name: A WASTE WHICH HAS A PH OF LESS THAN 2 OR GREATER THAN 12.5 IS CONSIDERED TO BE A CORROSIVE HAZARDOUS WASTE. SODIUM HYDROXIDE, A CAUSTIC SOLUTION WITH A HIGH PH, IS OFTEN USED BY INDUSTRIES TO CLEAN OR DEGREASE PARTS. HYDROCHLORIC ACID, A SOLUTION WITH A LOW PH, IS USED BY MANY INDUSTRIES TO CLEAN METAL PARTS PRIOR TO PAINTING. WHEN THESE CAUSTIC OR ACID SOLUTIONS BECOME CONTAMINATED AND MUST BE DISPOSED, THE WASTE WOULD BE A CORROSIVE HAZARDOUS WASTE.

Waste code: D004  
Waste name: ARSENIC

Waste code: D005  
Waste name: BARIUM

Waste code: D006  
Waste name: CADMIUM

Waste code: D007  
Waste name: CHROMIUM

Waste code: D008  
Waste name: LEAD

Waste code: 121  
Waste name: 121

Waste code: 181  
Waste name: 181

Waste code: 791  
Waste name: 791

Waste code: 792  
Waste name: 792

Waste code: D002  
Waste name: A WASTE WHICH HAS A PH OF LESS THAN 2 OR GREATER THAN 12.5 IS CONSIDERED TO BE A CORROSIVE HAZARDOUS WASTE. SODIUM HYDROXIDE, A CAUSTIC SOLUTION WITH A HIGH PH, IS OFTEN USED BY INDUSTRIES TO CLEAN OR DEGREASE PARTS. HYDROCHLORIC ACID, A SOLUTION WITH A LOW PH, IS USED BY MANY INDUSTRIES TO CLEAN METAL PARTS PRIOR TO PAINTING. WHEN THESE CAUSTIC OR ACID SOLUTIONS BECOME CONTAMINATED AND MUST BE DISPOSED, THE WASTE WOULD BE A CORROSIVE HAZARDOUS WASTE.

Waste code: D004  
Waste name: ARSENIC

Waste code: D005

Map ID  
Direction  
Distance  
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number  
EPA ID Number

**V&M PLATING COMPANY (Continued)**

**1015732647**

Waste name: BARIUM

Waste code: D006

Waste name: CADMIUM

Waste code: D007

Waste name: CHROMIUM

Waste code: D009

Waste name: MERCURY

Waste code: D002

Waste name: A WASTE WHICH HAS A PH OF LESS THAN 2 OR GREATER THAN 12.5 IS CONSIDERED TO BE A CORROSIVE HAZARDOUS WASTE. SODIUM HYDROXIDE, A CAUSTIC SOLUTION WITH A HIGH PH, IS OFTEN USED BY INDUSTRIES TO CLEAN OR DEGREASE PARTS. HYDROCHLORIC ACID, A SOLUTION WITH A LOW PH, IS USED BY MANY INDUSTRIES TO CLEAN METAL PARTS PRIOR TO PAINTING. WHEN THESE CAUSTIC OR ACID SOLUTIONS BECOME CONTAMINATED AND MUST BE DISPOSED, THE WASTE WOULD BE A CORROSIVE HAZARDOUS WASTE.

Waste code: D004

Waste name: ARSENIC

Waste code: D006

Waste name: CADMIUM

Waste code: D007

Waste name: CHROMIUM

Waste code: D008

Waste name: LEAD

Facility Has Received Notices of Violations:

Regulation violated: Not reported  
Area of violation: Generators - Pre-transport  
Date violation determined: 05/25/2012  
Date achieved compliance: Not reported  
Violation lead agency: EPA  
Enforcement action: Not reported  
Enforcement action date: Not reported  
Enf. disposition status: Not reported  
Enf. disp. status date: Not reported  
Enforcement lead agency: Not reported  
Proposed penalty amount: Not reported  
Final penalty amount: Not reported  
Paid penalty amount: Not reported

Regulation violated: Not reported  
Area of violation: TSD IS-General Facility Standards  
Date violation determined: 05/25/2012  
Date achieved compliance: Not reported  
Violation lead agency: EPA  
Enforcement action: Not reported  
Enforcement action date: Not reported  
Enf. disposition status: Not reported  
Enf. disp. status date: Not reported  
Enforcement lead agency: Not reported

Map ID  
Direction  
Distance  
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number  
EPA ID Number

**V&M PLATING COMPANY (Continued)**

**1015732647**

Proposed penalty amount: Not reported  
Final penalty amount: Not reported  
Paid penalty amount: Not reported

Regulation violated: Not reported  
Area of violation: TSD - Container Use and Management  
Date violation determined: 05/25/2012  
Date achieved compliance: Not reported  
Violation lead agency: EPA  
Enforcement action: Not reported  
Enforcement action date: Not reported  
Enf. disposition status: Not reported  
Enf. disp. status date: Not reported  
Enforcement lead agency: Not reported  
Proposed penalty amount: Not reported  
Final penalty amount: Not reported  
Paid penalty amount: Not reported

Regulation violated: FR - 262.10-12.A  
Area of violation: Generators - General  
Date violation determined: 03/17/1993  
Date achieved compliance: 03/17/1998  
Violation lead agency: State  
Enforcement action: Not reported  
Enforcement action date: Not reported  
Enf. disposition status: Not reported  
Enf. disp. status date: Not reported  
Enforcement lead agency: Not reported  
Proposed penalty amount: Not reported  
Final penalty amount: Not reported  
Paid penalty amount: Not reported

Evaluation Action Summary:  
Evaluation date: 05/25/2012  
Evaluation: COMPLIANCE EVALUATION INSPECTION ON-SITE  
Area of violation: TSD - Container Use and Management  
Date achieved compliance: Not reported  
Evaluation lead agency: EPA

Evaluation date: 05/25/2012  
Evaluation: COMPLIANCE EVALUATION INSPECTION ON-SITE  
Area of violation: Generators - Pre-transport  
Date achieved compliance: Not reported  
Evaluation lead agency: EPA

Evaluation date: 05/25/2012  
Evaluation: COMPLIANCE EVALUATION INSPECTION ON-SITE  
Area of violation: TSD IS-General Facility Standards  
Date achieved compliance: Not reported  
Evaluation lead agency: EPA

Evaluation date: 03/17/1993  
Evaluation: COMPLIANCE EVALUATION INSPECTION ON-SITE  
Area of violation: Generators - General  
Date achieved compliance: 03/17/1998  
Evaluation lead agency: State Contractor/Grantee

MAP FINDINGS

Map ID			EDR ID Number
Direction			EPA ID Number
Distance			
Elevation	Site	Database(s)	

<b>O78</b> <b>NNW</b> <b>1/4-1/2</b> <b>0.436 mi.</b> <b>2300 ft.</b>	<b>V &amp; M PLATING</b> <b>14024 S AVALON</b> <b>LOS ANGELES, CA 90061</b>  <b>Site 5 of 5 in cluster O</b>	<b>FINDS</b> <b>CA NPDES</b> <b>CA HIST UST</b> <b>CA ENVIROSTOR</b> <b>CA WDS</b>	<b>1000122990</b> <b>N/A</b>
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**Relative:**  
**Higher**

FINDS:

Registry ID: 110002632651

**Actual:**  
**123 ft.**

Environmental Interest/Information System

US EPA TRIS (Toxics Release Inventory System) contains information from facilities on the amounts of over 300 listed toxic chemicals that these facilities release directly to air, water, land, or that are transported off-site.

California Hazardous Waste Tracking System - Datamart (HWTS-DATAMART) provides California with information on hazardous waste shipments for generators, transporters, and treatment, storage, and disposal facilities.

RCRAInfo is a national information system that supports the Resource Conservation and Recovery Act (RCRA) program through the tracking of events and activities related to facilities that generate, transport, and treat, store, or dispose of hazardous waste. RCRAInfo allows RCRA program staff to track the notification, permit, compliance, and corrective action activities required under RCRA.

**HAZARDOUS WASTE BIENNIAL REPORTER**

ICIS (Integrated Compliance Information System) is the Integrated Compliance Information System and provides a database that, when complete, will contain integrated Enforcement and Compliance information across most of EPA's programs. The vision for ICIS is to replace EPA's independent databases that contain Enforcement data with a single repository for that information. Currently, ICIS contains all Federal Administrative and Judicial enforcement actions. This information is maintained in ICIS by EPA in the Regional offices and it Headquarters. A future release of ICIS will replace the Permit Compliance System (PCS) which supports the NPDES and will integrate that information with Federal actions already in the system. ICIS also has the capability to track other activities occurring in the Region that support Compliance and Enforcement programs. These include; Incident Tracking, Compliance Assistance, and Compliance Monitoring.

**NPDES:**

Npdes Number:	CAS000001
Facility Status:	Active
Agency Id:	0
Region:	4
Regulatory Measure Id:	188732
Order No:	97-03-DWQ
Regulatory Measure Type:	Enrollee
Place Id:	Not reported
WDID:	4 19I001009
Program Type:	Industrial
Adoption Date Of Regulatory Measure:	Not reported
Effective Date Of Regulatory Measure:	03/23/1992

Map ID  
Direction  
Distance  
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number  
EPA ID Number

**V & M PLATING (Continued)**

**1000122990**

Expiration Date Of Regulatory Measure: Not reported  
Termination Date Of Regulatory Measure: Not reported  
Discharge Name: V & M Plating Co  
Discharge Address: 14024 Avalon Blvd  
Discharge City: Los Angeles  
Discharge State: California  
Discharge Zip: 90061

**HIST UST:**

Region: STATE  
Facility ID: 00000006428  
Facility Type: Other  
Other Type: CHROME PLATING  
Contact Name: ANTHONY BABIAK  
Telephone: 2133214803  
Owner Name: V & M PLATING COMPANY A CORP  
Owner Address: 14024 S AVALON BLVD  
Owner City,St,Zip: LOS ANGELES, CA 90061  
Total Tanks: 0006

Tank Num: 001  
Container Num: 1  
Year Installed: 1979  
Tank Capacity: 00001400  
Tank Used for: PRODUCT  
Type of Fuel: Not reported  
Container Construction Thickness: 1/4"  
Leak Detection: Visual

Tank Num: 002  
Container Num: 2  
Year Installed: 1976  
Tank Capacity: 00001400  
Tank Used for: PRODUCT  
Type of Fuel: Not reported  
Container Construction Thickness: 1/4"  
Leak Detection: Visual

Tank Num: 003  
Container Num: 3  
Year Installed: 1981  
Tank Capacity: 00014001  
Tank Used for: PRODUCT  
Type of Fuel: Not reported  
Container Construction Thickness: 1/4"  
Leak Detection: Visual

Tank Num: 004  
Container Num: 4  
Year Installed: 1984  
Tank Capacity: 00001400  
Tank Used for: PRODUCT  
Type of Fuel: Not reported  
Container Construction Thickness: 1/4"  
Leak Detection: Visual

Tank Num: 005

Map ID  
Direction  
Distance  
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number  
EPA ID Number

**V & M PLATING (Continued)**

1000122990

Container Num: 5  
Year Installed: 1982  
Tank Capacity: 00001400  
Tank Used for: PRODUCT  
Type of Fuel: Not reported  
Container Construction Thickness: 1/4"  
Leak Detection: Visual

Tank Num: 006  
Container Num: 1  
Year Installed: 1958  
Tank Capacity: 00000000  
Tank Used for: WASTE  
Type of Fuel: Not reported  
Container Construction Thickness: 2"-3"  
Leak Detection: Visual

**ENVIROSTOR:**

Facility ID: 19340559  
Status: Inactive - Action Required  
Status Date: 06/27/2013  
Site Code: Not reported  
Site Type: Evaluation  
Site Type Detailed: Evaluation  
Acres: 0.5  
NPL: NO  
Regulatory Agencies: SMBRP  
Lead Agency: SMBRP  
Program Manager: Not reported  
Supervisor: Javier Hinojosa  
Division Branch: Cleanup Chatsworth  
Assembly: 64  
Senate: 35  
Special Program: EPA - PASI  
Restricted Use: NO  
Site Mgmt Req: NONE SPECIFIED  
Funding: Not reported  
Latitude: 33.90386  
Longitude: -118.2646  
APN: 6134018056  
Past Use: NONE SPECIFIED  
Potential COC: \* ORGANIC LIQUIDS WITH METALS \* UNSPECIFIED ACID SOLUTION Chromium VI  
Not reported  
Confirmed COC: NONE SPECIFIED  
Potential Description: NONE SPECIFIED  
Alias Name: 6134018056  
Alias Type: APN  
Alias Name: CAD008335838  
Alias Type: EPA Identification Number  
Alias Name: 110002632651  
Alias Type: EPA (FRS #)  
Alias Name: 19340559  
Alias Type: Envirostor ID Number

**Completed Info:**

Completed Area Name: PROJECT WIDE  
Completed Sub Area Name: Not reported

Map ID  
Direction  
Distance  
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number  
EPA ID Number

**V & M PLATING (Continued)**

**1000122990**

Completed Document Type: Site Screening  
Completed Date: 02/25/1994  
Comments: RWQCB file #061390-7, LUST program. Refer.

Completed Area Name: PROJECT WIDE  
Completed Sub Area Name: Not reported  
Completed Document Type: Preliminary Assessment Report  
Completed Date: 01/17/1984  
Comments: FAC TYPE: HOLDING TANKS - 2,500GAL FOR WASTE WATER. CLOSED TRENCH AVAILABLE FOR CATCHING OVERFLOW. PERMIT: #02118-C - CO ENGR SOURCE ACT: CO ENGR SURVEY - PLATING AIR CRAGT/HYDRAULIC PARTS.REUSES WASTEWATER. SUBMIT TO EPA PRELIM ASSESS DONE RCRA 3012

Completed Area Name: PROJECT WIDE  
Completed Sub Area Name: Not reported  
Completed Document Type: PA/SI Site Screening  
Completed Date: 06/30/2010  
Comments: Not reported

Completed Area Name: PROJECT WIDE  
Completed Sub Area Name: Not reported  
Completed Document Type: \* Discovery  
Completed Date: 10/11/1983  
Comments: FACILITY IDENTIFIED ID FROM ERRIS

Completed Area Name: PROJECT WIDE  
Completed Sub Area Name: Not reported  
Completed Document Type: \* Discovery  
Completed Date: 01/06/1983  
Comments: FACILITY IDENTIFIED LA CHAM OF COMM BUS DIR 1971-72

Future Area Name: Not reported  
Future Sub Area Name: Not reported  
Future Document Type: Not reported  
Future Due Date: Not reported  
Schedule Area Name: Not reported  
Schedule Sub Area Name: Not reported  
Schedule Document Type: Not reported  
Schedule Due Date: Not reported  
Schedule Revised Date: Not reported

**CA WDS:**

Facility ID: 4 19I001009  
Facility Type: Industrial - Facility that treats and/or disposes of liquid or semisolid wastes from any servicing, producing, manufacturing or processing operation of whatever nature, including mining, gravel washing, geothermal operations, air conditioning, ship building and repairing, oil production, storage and disposal operations, water pumping.  
Facility Status: Active - Any facility with a continuous or seasonal discharge that is under Waste Discharge Requirements.  
NPDES Number: CAS000001 The 1st 2 characters designate the state. The remaining 7 are assigned by the Regional Board  
Subregion: 4  
Facility Telephone: 3105325633  
Facility Contact: JEFFREY BABIAK  
Agency Name: V & M PLATING CO

Map ID  
 Direction  
 Distance  
 Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number  
 EPA ID Number

**V & M PLATING (Continued)**

**1000122990**

Agency Address: 14024 Avalon Blvd  
 Agency City,St,Zip: Los Angeles 900612692  
 Agency Contact: ANTHONY BABIAK  
 Agency Telephone: 3105325633  
 Agency Type: Private  
 SIC Code: 0  
 SIC Code 2: Not reported  
 Primary Waste Type: Not reported  
 Primary Waste: Not reported  
 Waste Type2: Not reported  
 Waste2: Not reported  
 Primary Waste Type: Not reported  
 Secondary Waste: Not reported  
 Secondary Waste Type: Not reported  
 Design Flow: 0  
 Baseline Flow: 0  
 Reclamation: Not reported  
 POTW: Not reported  
 Treat To Water: Minor Threat to Water Quality. A violation of a regional board order should cause a relatively minor impairment of beneficial uses compared to a major or minor threat. Not: All nurds without a TTWQ will be considered a minor threat to water quality unless coded at a higher Level. A Zero (0) may be used to code those NURDS that are found to represent no threat to water quality.  
 Complexity: Category C - Facilities having no waste treatment systems, such as cooling water dischargers or those who must comply through best management practices, facilities with passive waste treatment and disposal systems, such as septic systems with subsurface disposal, or dischargers having waste storage systems with land disposal such as dairy waste ponds.

79  
 SSW  
 1/4-1/2  
 0.467 mi.  
 2468 ft.

**SELF STORAGE/Ryder TRUCK**  
**15500 AVALON BLVD S**  
**COMPTON, CA 90220**

**CA HIST CORTESE** **S103064801**  
**CA LUST** **N/A**

**Relative:**  
**Lower**

HIST CORTESE:  
 Region: CORTESE  
 Facility County Code: 19  
 Reg By: LTNKA  
 Reg Id: I-20723

**Actual:**  
**75 ft.**

LUST:  
 Region: STATE  
 Global Id: T0603704454  
 Latitude: 33.8876576  
 Longitude: -118.2652671  
 Case Type: LUST Cleanup Site  
 Status: Completed - Case Closed  
 Status Date: 06/15/1998  
 Lead Agency: LOS ANGELES RWQCB (REGION 4)  
 Case Worker: Not reported  
 Local Agency: LOS ANGELES COUNTY  
 RB Case Number: I-20723  
 LOC Case Number: Not reported  
 File Location: Not reported

Map ID  
Direction  
Distance  
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number  
EPA ID Number

**SELF STORAGE/Ryder TRUCK (Continued)**

**S103064801**

Potential Media Affect: Soil  
Potential Contaminants of Concern: Diesel  
Site History: Not reported

[Click here to access the California GeoTracker records for this facility:](#)

Contact:  
Global Id: T0603704454  
Contact Type: Local Agency Caseworker  
Contact Name: JOHN AWUJO  
Organization Name: LOS ANGELES COUNTY  
Address: 900 S FREMONT AVE  
City: ALHAMBRA  
Email: jawujo@dpw.lacounty.gov  
Phone Number: 6264583507

Status History:  
Global Id: T0603704454  
Status: Open - Site Assessment  
Status Date: 03/01/1996  
  
Global Id: T0603704454  
Status: Completed - Case Closed  
Status Date: 06/15/1998  
  
Global Id: T0603704454  
Status: Open - Case Begin Date  
Status Date: 01/31/1995

Regulatory Activities:  
Global Id: T0603704454  
Action Type: Other  
Date: 01/31/1995  
Action: Leak Reported

Region: STATE  
Global Id: T10000006272  
Latitude: 33.891357  
Longitude: -118.264519  
Case Type: LUST Cleanup Site  
Status: Open - Site Assessment  
Status Date: 11/21/2014  
Lead Agency: LOS ANGELES RWQCB (REGION 4)  
Case Worker: EPL  
Local Agency: Not reported  
RB Case Number: I-20723A  
LOC Case Number: Not reported  
File Location: Not reported  
Potential Media Affect: Not reported  
Potential Contaminants of Concern: Not reported  
Site History: Not reported

[Click here to access the California GeoTracker records for this facility:](#)

Contact:  
Global Id: T10000006272

Map ID  
Direction  
Distance  
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number  
EPA ID Number

**SELF STORAGE/Ryder TRUCK (Continued)**

**S103064801**

Contact Type: Regional Board Caseworker  
Contact Name: ERRICK LLAMAS  
Organization Name: LOS ANGELES RWQCB (REGION 4)  
Address: 320 W 4th Street Suite 200  
City: LOS ANGELES  
Email: ellamas@waterboards.ca.gov  
Phone Number: 2135766620

Status History:

Global Id: T10000006272  
Status: Open - Case Begin Date  
Status Date: 10/14/2014

Global Id: T10000006272  
Status: Open - Inactive  
Status Date: 10/15/2014

Global Id: T10000006272  
Status: Open - Site Assessment  
Status Date: 11/21/2014

Regulatory Activities:

Global Id: T10000006272  
Action Type: Other  
Date: 10/14/2014  
Action: Leak Reported

Global Id: T10000006272  
Action Type: RESPONSE  
Date: 12/22/2014  
Action: Other Report / Document

Global Id: T10000006272  
Action Type: Other  
Date: 10/14/2014  
Action: Leak Began

Global Id: T10000006272  
Action Type: ENFORCEMENT  
Date: 10/14/2014  
Action: Referral to Regional Board

Global Id: T10000006272  
Action Type: ENFORCEMENT  
Date: 11/21/2014  
Action: Staff Letter

Global Id: T10000006272  
Action Type: Other  
Date: 10/14/2014  
Action: Leak Discovery

LUST REG 4:

Region: 4  
Regional Board: 04

Map ID  
 Direction  
 Distance  
 Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number  
 EPA ID Number

**SELF STORAGE/Ryder TRUCK (Continued)**

**S103064801**

County:	Los Angeles	
Facility Id:	I-20723	
Status:	Case Closed	
Substance:	Diesel	
Substance Quantity:	Not reported	
Local Case No:	Not reported	
Case Type:	Soil	
Abatement Method Used at the Site:	Excavate and Dispose	
Global ID:	T0603704454	
W Global ID:	Not reported	
Staff:	EHI	
Local Agency:	19000	
Cross Street:	154TH ST	
Enforcement Type:	Not reported	
Date Leak Discovered:	Not reported	
Date Leak First Reported:	1/31/1995	
Date Leak Record Entered:	10/27/1995	
Date Confirmation Began:	Not reported	
Date Leak Stopped:	Not reported	
Date Case Last Changed on Database:	2/5/1999	
Date the Case was Closed:	6/15/1998	
How Leak Discovered:	Not reported	
How Leak Stopped:	Not reported	
Cause of Leak:	Not reported	
Leak Source:	Not reported	
Operator:	MHI	
Water System:	Not reported	
Well Name:	Not reported	
Approx. Dist To Production Well (ft):	5612.5512669267187528390148467	
Source of Cleanup Funding:	Not reported	
Preliminary Site Assessment Workplan Submitted:	Not reported	
Preliminary Site Assessment Began:	Not reported	
Pollution Characterization Began:	3/1/1996	
Remediation Plan Submitted:	Not reported	
Remedial Action Underway:	Not reported	
Post Remedial Action Monitoring Began:	Not reported	
Enforcement Action Date:	Not reported	
Historical Max MTBE Date:	Not reported	
Hist Max MTBE Conc in Groundwater:	Not reported	
Hist Max MTBE Conc in Soil:	Not reported	
Significant Interim Remedial Action Taken:	Not reported	
GW Qualifier:	Not reported	
Soil Qualifier:	Not reported	
Organization:	Not reported	
Owner Contact:	Not reported	
Responsible Party:	LIDLAW TRANSIT, INC.	
RP Address:	3221 N SERVICE RD, BURLINGTON, ONTARIO, CANADA LTR 3Y8	
Program:	LUST	
Lat/Long:	33.8912631 / -1	
Local Agency Staff:	Not reported	
Beneficial Use:	Not reported	
Priority:	LOP/LOW - MINOR OR NO POTENTIAL WATER RESOURCE IMPACT	
Cleanup Fund Id:	Not reported	
Suspended:	Not reported	
Assigned Name:	Not reported	
Summary:	07/07/98 - RP LETTER TO DELAY WELL ABANDONMENT PENDING OF PROPERTY SALE.	EVALUATION 02/05/99 - RPT OF

Map ID  
Direction  
Distance  
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number  
EPA ID Number

**SELF STORAGE/Ryder TRUCK (Continued)**

**S103064801**

ABANDONMENT OF THREE GW MON WELLS

**80**  
**West**  
**1/2-1**  
**0.558 mi.**  
**2946 ft.**

**COASTCAST CORPORATION**  
**14831 MAPLE AV**  
**GARDENA, CA 90247**

**LA Co. Site Mitigation**  
**CA EMI**  
**CA ENVIROSTOR**

**S103631404**  
**N/A**

**Relative:**  
**Higher**

LA Co. Site Mitigation:

Facility ID: FA0017491  
Site ID: SD0000028  
Jurisdiction: County  
Case ID: RO0000029  
Abated: Yes  
Assigned To: Don Thompson  
Entered Date: 06/04/2003

**Actual:**  
**108 ft.**

EMI:

Year: 1987  
County Code: 19  
Air Basin: SC  
Facility ID: 800238  
Air District Name: SC  
SIC Code: 5072  
Air District Name: SOUTH COAST AQMD  
Community Health Air Pollution Info System: Not reported  
Consolidated Emission Reporting Rule: Not reported  
Total Organic Hydrocarbon Gases Tons/Yr: 107  
Reactive Organic Gases Tons/Yr: 44  
Carbon Monoxide Emissions Tons/Yr: 0  
NOX - Oxides of Nitrogen Tons/Yr: 5  
SOX - Oxides of Sulphur Tons/Yr: 0  
Particulate Matter Tons/Yr: 1  
Part. Matter 10 Micrometers & Smlr Tons/Yr: 1

Year: 1990  
County Code: 19  
Air Basin: SC  
Facility ID: 60508  
Air District Name: SC  
SIC Code: 3324  
Air District Name: SOUTH COAST AQMD  
Community Health Air Pollution Info System: Not reported  
Consolidated Emission Reporting Rule: Not reported  
Total Organic Hydrocarbon Gases Tons/Yr: 46  
Reactive Organic Gases Tons/Yr: 17  
Carbon Monoxide Emissions Tons/Yr: 0  
NOX - Oxides of Nitrogen Tons/Yr: 1  
SOX - Oxides of Sulphur Tons/Yr: 0  
Particulate Matter Tons/Yr: 0  
Part. Matter 10 Micrometers & Smlr Tons/Yr: 0

Year: 1993  
County Code: 19  
Air Basin: SC  
Facility ID: 60508  
Air District Name: SC

Map ID  
Direction  
Distance  
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number  
EPA ID Number

**COASTCAST CORPORATION (Continued)**

**S103631404**

SIC Code: 3324  
Air District Name: SOUTH COAST AQMD  
Community Health Air Pollution Info System: Not reported  
Consolidated Emission Reporting Rule: Not reported  
Total Organic Hydrocarbon Gases Tons/Yr: 1  
Reactive Organic Gases Tons/Yr: 0  
Carbon Monoxide Emissions Tons/Yr: 0  
NOX - Oxides of Nitrogen Tons/Yr: 2  
SOX - Oxides of Sulphur Tons/Yr: 0  
Particulate Matter Tons/Yr: 0  
Part. Matter 10 Micrometers & Smlr Tons/Yr: 0

Year: 1995  
County Code: 19  
Air Basin: SC  
Facility ID: 60508  
Air District Name: SC  
SIC Code: 3324  
Air District Name: SOUTH COAST AQMD  
Community Health Air Pollution Info System: Not reported  
Consolidated Emission Reporting Rule: Not reported  
Total Organic Hydrocarbon Gases Tons/Yr: 1  
Reactive Organic Gases Tons/Yr: 0  
Carbon Monoxide Emissions Tons/Yr: 0  
NOX - Oxides of Nitrogen Tons/Yr: 2  
SOX - Oxides of Sulphur Tons/Yr: 0  
Particulate Matter Tons/Yr: 0  
Part. Matter 10 Micrometers & Smlr Tons/Yr: 0

Year: 1996  
County Code: 19  
Air Basin: SC  
Facility ID: 60508  
Air District Name: SC  
SIC Code: 3324  
Air District Name: SOUTH COAST AQMD  
Community Health Air Pollution Info System: Not reported  
Consolidated Emission Reporting Rule: Not reported  
Total Organic Hydrocarbon Gases Tons/Yr: 47  
Reactive Organic Gases Tons/Yr: 24  
Carbon Monoxide Emissions Tons/Yr: 1  
NOX - Oxides of Nitrogen Tons/Yr: 4  
SOX - Oxides of Sulphur Tons/Yr: 0  
Particulate Matter Tons/Yr: 0  
Part. Matter 10 Micrometers & Smlr Tons/Yr: 0

Year: 1997  
County Code: 19  
Air Basin: SC  
Facility ID: 60508  
Air District Name: SC  
SIC Code: 3324  
Air District Name: SOUTH COAST AQMD  
Community Health Air Pollution Info System: Not reported  
Consolidated Emission Reporting Rule: Not reported  
Total Organic Hydrocarbon Gases Tons/Yr: 12  
Reactive Organic Gases Tons/Yr: 11

Map ID  
Direction  
Distance  
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number  
EPA ID Number

**COASTCAST CORPORATION (Continued)**

**S103631404**

Carbon Monoxide Emissions Tons/Yr: 1  
NOX - Oxides of Nitrogen Tons/Yr: 2  
SOX - Oxides of Sulphur Tons/Yr: 0  
Particulate Matter Tons/Yr: 0  
Part. Matter 10 Micrometers & Smlr Tons/Yr: 0

Year: 1998  
County Code: 19  
Air Basin: SC  
Facility ID: 60508  
Air District Name: SC  
SIC Code: 3324  
Air District Name: SOUTH COAST AQMD  
Community Health Air Pollution Info System: Not reported  
Consolidated Emission Reporting Rule: Not reported  
Total Organic Hydrocarbon Gases Tons/Yr: 12  
Reactive Organic Gases Tons/Yr: 11  
Carbon Monoxide Emissions Tons/Yr: 1  
NOX - Oxides of Nitrogen Tons/Yr: 2  
SOX - Oxides of Sulphur Tons/Yr: 0  
Particulate Matter Tons/Yr: 0  
Part. Matter 10 Micrometers & Smlr Tons/Yr: 0

Year: 1999  
County Code: 19  
Air Basin: SC  
Facility ID: 60508  
Air District Name: SC  
SIC Code: 3324  
Air District Name: SOUTH COAST AQMD  
Community Health Air Pollution Info System: Not reported  
Consolidated Emission Reporting Rule: Not reported  
Total Organic Hydrocarbon Gases Tons/Yr: 12  
Reactive Organic Gases Tons/Yr: 11  
Carbon Monoxide Emissions Tons/Yr: 1  
NOX - Oxides of Nitrogen Tons/Yr: 2  
SOX - Oxides of Sulphur Tons/Yr: 0  
Particulate Matter Tons/Yr: 0  
Part. Matter 10 Micrometers & Smlr Tons/Yr: 0

Year: 2000  
County Code: 19  
Air Basin: SC  
Facility ID: 60508  
Air District Name: SC  
SIC Code: 3324  
Air District Name: SOUTH COAST AQMD  
Community Health Air Pollution Info System: Not reported  
Consolidated Emission Reporting Rule: Not reported  
Total Organic Hydrocarbon Gases Tons/Yr: 12  
Reactive Organic Gases Tons/Yr: 11  
Carbon Monoxide Emissions Tons/Yr: 1  
NOX - Oxides of Nitrogen Tons/Yr: 2  
SOX - Oxides of Sulphur Tons/Yr: 0  
Particulate Matter Tons/Yr: 0  
Part. Matter 10 Micrometers & Smlr Tons/Yr: 0

Map ID  
Direction  
Distance  
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number  
EPA ID Number

**COASTCAST CORPORATION (Continued)**

**S103631404**

Year: 2001  
County Code: 19  
Air Basin: SC  
Facility ID: 60508  
Air District Name: SC  
SIC Code: 3324  
Air District Name: SOUTH COAST AQMD  
Community Health Air Pollution Info System: Not reported  
Consolidated Emission Reporting Rule: Not reported  
Total Organic Hydrocarbon Gases Tons/Yr: 2  
Reactive Organic Gases Tons/Yr: 1  
Carbon Monoxide Emissions Tons/Yr: 1  
NOX - Oxides of Nitrogen Tons/Yr: 3  
SOX - Oxides of Sulphur Tons/Yr: 0  
Particulate Matter Tons/Yr: 0  
Part. Matter 10 Micrometers & Smlr Tons/Yr: 0

**ENVIROSTOR:**

Facility ID: 19330248  
Status: Refer: Other Agency  
Status Date: 04/02/1984  
Site Code: Not reported  
Site Type: Historical  
Site Type Detailed: \* Historical  
Acres: Not reported  
NPL: NO  
Regulatory Agencies: NONE SPECIFIED  
Lead Agency: NONE SPECIFIED  
Program Manager: Not reported  
Supervisor: Referred - Not Assigned  
Division Branch: Cleanup Cypress  
Assembly: 64  
Senate: 35  
Special Program: \* RCRA 3012 - Past Haz Waste Disp Inven Site  
Restricted Use: NO  
Site Mgmt Req: NONE SPECIFIED  
Funding: Not reported  
Latitude: 33.89716  
Longitude: -118.2735  
APN: NONE SPECIFIED  
Past Use: NONE SPECIFIED  
Potential COC: \* HOUSEHOLD WASTES \* UNSPECIFIED AQUEOUS SOLUTION \* UNSPECIFIED  
SLUDGE WASTE  
Confirmed COC: NONE SPECIFIED  
Potential Description: NONE SPECIFIED  
Alias Name: FURNITURE MFG CO  
Alias Type: Alternate Name  
Alias Name: CAD098614076  
Alias Type: EPA Identification Number  
Alias Name: 110001132952  
Alias Type: EPA (FRS #)  
Alias Name: 19330248  
Alias Type: Envirostor ID Number

**Completed Info:**

Completed Area Name: PROJECT WIDE  
Completed Sub Area Name: Not reported

Map ID  
Direction  
Distance  
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number  
EPA ID Number

**COASTCAST CORPORATION (Continued)**

**S103631404**

Completed Document Type: Site Screening  
Completed Date: 10/28/1994  
Comments: DATABASE VERIFICATION PROJECT CONFIRMS NFA FOR DTSC.

Completed Area Name: PROJECT WIDE  
Completed Sub Area Name: Not reported  
Completed Document Type: Preliminary Assessment Report  
Completed Date: 04/02/1984  
Comments: T/C W/P.VICK, REX PRECISION,4/2/84 - 1)YR OF OPER: 1967 TO PRESENT  
2)WASTE TYPE: SODIUM HYDROXIDE SLUDGE & CAUSTIC MATERIAL-10 55GAL/M.  
HAULED BY HAIG JR TRANSPROTATION TO BKK CL I LDFL PERMIT: IWD #4817  
R-1, APPLI-#101798 SOURCE ACT: APPLI FOR IWD PERMIT - PROD STEEL,  
ALLOY & ALUM ALLOY PARTS INCIDENT: LACE - VIO 5/13/83, 3/13/75. NOC  
4/28/76.6/20/78,6/23/74. ENF HISTORY: 4/28/76 INTERCEPTOR CONTAIN  
EXCESS SLUDGE. BE CLEARED BY 5/7/76(LACE 6/30/78 INTERCEPTOR CONTAINS  
EXCESS SLDG BE CLEARED & REFILLED W/ WATER(LACE) SUBMIT TO EPA PRELIM  
ASSESS DONE RCRA 3012

Completed Area Name: PROJECT WIDE  
Completed Sub Area Name: Not reported  
Completed Document Type: \* Discovery  
Completed Date: 09/29/1983  
Comments: FACILITY IDENTIFIED ID FROM ERRIS

Completed Area Name: PROJECT WIDE  
Completed Sub Area Name: Not reported  
Completed Document Type: \* Discovery  
Completed Date: 09/29/1982  
Comments: FACILITY IDENTIFIED ID'D FROM PAC TEL CLASSIFIED DIR 1982

Future Area Name: Not reported  
Future Sub Area Name: Not reported  
Future Document Type: Not reported  
Future Due Date: Not reported  
Schedule Area Name: Not reported  
Schedule Sub Area Name: Not reported  
Schedule Document Type: Not reported  
Schedule Due Date: Not reported  
Schedule Revised Date: Not reported

Facility ID: 19360537  
Status: Refer: 1248 Local Agency  
Status Date: 02/21/2003  
Site Code: Not reported  
Site Type: Evaluation  
Site Type Detailed: Evaluation  
Acres: Not reported  
NPL: NO  
Regulatory Agencies: NONE SPECIFIED  
Lead Agency: NONE SPECIFIED  
Program Manager: Not reported  
Supervisor: Referred - Not Assigned  
Division Branch: Cleanup Cypress  
Assembly: 64  
Senate: 35  
Special Program: Not reported  
Restricted Use: NO

Map ID  
 Direction  
 Distance  
 Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number  
 EPA ID Number

**COASTCAST CORPORATION (Continued)**

**S103631404**

Site Mgmt Req: NONE SPECIFIED  
 Funding: Not Applicable  
 Latitude: 33.89716  
 Longitude: -118.2735  
 APN: NONE SPECIFIED  
 Past Use: NONE SPECIFIED  
 Potential COC: NONE SPECIFIED  
 Confirmed COC: NONE SPECIFIED  
 Potential Description: NONE SPECIFIED  
 Alias Name: 19360537  
 Alias Type: Envirostor ID Number

Completed Info:

Completed Area Name: Not reported  
 Completed Sub Area Name: Not reported  
 Completed Document Type: Not reported  
 Completed Date: Not reported  
 Comments: Not reported

Future Area Name: Not reported  
 Future Sub Area Name: Not reported  
 Future Document Type: Not reported  
 Future Due Date: Not reported  
 Schedule Area Name: Not reported  
 Schedule Sub Area Name: Not reported  
 Schedule Document Type: Not reported  
 Schedule Due Date: Not reported  
 Schedule Revised Date: Not reported

**81**  
**West**  
**1/2-1**  
**0.586 mi.**  
**3093 ft.**

**DERON LLC**  
**14701 S MAPLE AVE**  
**GARDENA, CA 90248**

**CA NPDES**  
**LA Co. Site Mitigation**  
**CA ENVIROSTOR**

**S106843205**  
**N/A**

**Relative:**  
**Higher**

NPDES:

Npdes Number: CAS000001  
 Facility Status: Active  
 Agency Id: 0  
 Region: 4  
 Regulatory Measure Id: 370140  
 Order No: 97-03-DWQ  
 Regulatory Measure Type: Enrollee  
 Place Id: Not reported  
 WDID: 4 19I022330  
 Program Type: Industrial  
 Adoption Date Of Regulatory Measure: Not reported  
 Effective Date Of Regulatory Measure: 09/17/2009  
 Expiration Date Of Regulatory Measure: Not reported  
 Termination Date Of Regulatory Measure: Not reported  
 Discharge Name: Ecology Auto Parts Inc  
 Discharge Address: 14150 Vine Place  
 Discharge City: Cerritos  
 Discharge State: California  
 Discharge Zip: 90703

**Actual:**  
**113 ft.**

LA Co. Site Mitigation:

Facility ID: Not reported

Map ID  
Direction  
Distance  
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number  
EPA ID Number

**DERON LLC (Continued)**

**S106843205**

Site ID: SD0000096  
Jurisdiction: County  
Case ID: RO0000100  
Abated: Yes  
Assigned To: Kim Clark  
Entered Date: 03/24/2004

**ENVIROSTOR:**

Facility ID: 19000027  
Status: Refer: 1248 Local Agency  
Status Date: 04/07/2004  
Site Code: Not reported  
Site Type: Evaluation  
Site Type Detailed: Evaluation  
Acres: Not reported  
NPL: NO  
Regulatory Agencies: NONE SPECIFIED  
Lead Agency: NONE SPECIFIED  
Program Manager: Not reported  
Supervisor: Referred - Not Assigned  
Division Branch: Cleanup Cypress  
Assembly: 64  
Senate: 35  
Special Program: Not reported  
Restricted Use: NO  
Site Mgmt Req: NONE SPECIFIED  
Funding: Not Applicable  
Latitude: 33.89856  
Longitude: -118.2735  
APN: NONE SPECIFIED  
Past Use: NONE SPECIFIED  
Potential COC: NONE SPECIFIED  
Confirmed COC: NONE SPECIFIED  
Potential Description: NONE SPECIFIED  
Alias Name: 19000027  
Alias Type: Envirostor ID Number

**Completed Info:**

Completed Area Name: Not reported  
Completed Sub Area Name: Not reported  
Completed Document Type: Not reported  
Completed Date: Not reported  
Comments: Not reported

Future Area Name: Not reported  
Future Sub Area Name: Not reported  
Future Document Type: Not reported  
Future Due Date: Not reported  
Schedule Area Name: Not reported  
Schedule Sub Area Name: Not reported  
Schedule Document Type: Not reported  
Schedule Due Date: Not reported  
Schedule Revised Date: Not reported

Map ID  
 Direction  
 Distance  
 Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number  
 EPA ID Number

**82**  
**ENE**  
**1/2-1**  
**0.603 mi.**  
**3184 ft.**

**LARRY SMITH CLEANERS**  
**1904 W ROSECRANS AV**  
**COMPTON, CA 90220**

**LA Co. Site Mitigation**  
**CA DRYCLEANERS**  
**CA EMI**  
**CA ENVIROSTOR**

**S103638397**  
**N/A**

**Relative:**  
**Lower**

LA Co. Site Mitigation:

Facility ID: FA0022371  
 Site ID: SD0000119  
 Jurisdiction: County  
 Case ID: RO0000123  
 Abated: No  
 Assigned To: Richard Clark  
 Entered Date: 09/02/2004

**Actual:**  
**103 ft.**

DRYCLEANERS:

EPA Id: CAL000025358  
 NAICS Code: 81232  
 NAICS Description: Drycleaning and Laundry Services (except Coin-Operated)  
 SIC Code: 7211  
 SIC Description: Power Laundries, Family and Commercial  
 Create Date: 12/03/2009  
 Facility Active: Yes  
 Inactive Date: Not reported  
 Facility Addr2: Not reported  
 Owner Name: CHUN CHOONG CHA  
 Owner Address: 1904 W ROSECRANZ  
 Owner Address 2: Not reported  
 Owner Telephone: 3106325765  
 Contact Name: CHOONG CHUN  
 Contact Address: 1904 W ROSECRANZ  
 Contact Address 2: Not reported  
 Contact Telephone: 3106325765  
 Mailing Name: Not reported  
 Mailing Address 1: 1904 W ROSECRANZ  
 Mailing Address 2: Not reported  
 Mailing City: COMPTON  
 Mailing State: CA  
 Mailing Zip: 902200000  
 Owner Fax: Not reported  
 Region Code: 3

EMI:

Year: 1987  
 County Code: 19  
 Air Basin: SC  
 Facility ID: 36819  
 Air District Name: SC  
 SIC Code: 7216  
 Air District Name: SOUTH COAST AQMD  
 Community Health Air Pollution Info System: Not reported  
 Consolidated Emission Reporting Rule: Not reported  
 Total Organic Hydrocarbon Gases Tons/Yr: 1  
 Reactive Organic Gases Tons/Yr: 0  
 Carbon Monoxide Emissions Tons/Yr: 0  
 NOX - Oxides of Nitrogen Tons/Yr: 0  
 SOX - Oxides of Sulphur Tons/Yr: 0  
 Particulate Matter Tons/Yr: 0

Map ID  
Direction  
Distance  
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number  
EPA ID Number

**LARRY SMITH CLEANERS (Continued)**

**S103638397**

Part. Matter 10 Micrometers & Smlr Tons/Yr: 0

Year: 1990  
County Code: 19  
Air Basin: SC  
Facility ID: 36819  
Air District Name: SC  
SIC Code: 7216  
Air District Name: SOUTH COAST AQMD  
Community Health Air Pollution Info System: Not reported  
Consolidated Emission Reporting Rule: Not reported  
Total Organic Hydrocarbon Gases Tons/Yr: 1  
Reactive Organic Gases Tons/Yr: 0  
Carbon Monoxide Emissions Tons/Yr: 0  
NOX - Oxides of Nitrogen Tons/Yr: 0  
SOX - Oxides of Sulphur Tons/Yr: 0  
Particulate Matter Tons/Yr: 0  
Part. Matter 10 Micrometers & Smlr Tons/Yr: 0

**ENVIROSTOR:**

Facility ID: 19720019  
Status: Refer: 1248 Local Agency  
Status Date: 09/07/2004  
Site Code: Not reported  
Site Type: Evaluation  
Site Type Detailed: Evaluation  
Acres: Not reported  
NPL: NO  
Regulatory Agencies: NONE SPECIFIED  
Lead Agency: NONE SPECIFIED  
Program Manager: Not reported  
Supervisor: Referred - Not Assigned  
Division Branch: Cleanup Cypress  
Assembly: 64  
Senate: 35  
Special Program: Not reported  
Restricted Use: NO  
Site Mgmt Req: NONE SPECIFIED  
Funding: Not Applicable  
Latitude: 33.90199  
Longitude: -118.2517  
APN: NONE SPECIFIED  
Past Use: NONE SPECIFIED  
Potential COC: NONE SPECIFIED  
Confirmed COC: NONE SPECIFIED  
Potential Description: NONE SPECIFIED  
Alias Name: 19720019  
Alias Type: Envirostor ID Number

**Completed Info:**

Completed Area Name: Not reported  
Completed Sub Area Name: Not reported  
Completed Document Type: Not reported  
Completed Date: Not reported  
Comments: Not reported

Future Area Name: Not reported

Map ID  
Direction  
Distance  
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number  
EPA ID Number

**LARRY SMITH CLEANERS (Continued)**

**S103638397**

Future Sub Area Name: Not reported  
Future Document Type: Not reported  
Future Due Date: Not reported  
Schedule Area Name: Not reported  
Schedule Sub Area Name: Not reported  
Schedule Document Type: Not reported  
Schedule Due Date: Not reported  
Schedule Revised Date: Not reported

**83**  
**West**  
**1/2-1**  
**0.642 mi.**  
**3391 ft.**

**CALIFORNIA RANCHWEAR**  
**14600 S MAIN ST**  
**GARDENA, CA 90248**

**CA NPDES**  
**LA Co. Site Mitigation**  
**CA ENVIROSTOR**

**S106843198**  
**N/A**

**Relative:**  
**Higher**

**Actual:**  
**114 ft.**

NPDES:  
Npdes Number: CAS000001  
Facility Status: Terminated  
Agency Id: 0  
Region: 4  
Regulatory Measure Id: 401870  
Order No: 97-03-DWQ  
Regulatory Measure Type: Enrollee  
Place Id: Not reported  
WDID: 4 19I022501  
Program Type: Industrial  
Adoption Date Of Regulatory Measure: Not reported  
Effective Date Of Regulatory Measure: 01/27/2010  
Expiration Date Of Regulatory Measure: Not reported  
Termination Date Of Regulatory Measure: 06/26/2014  
Discharge Name: Proplas Technologies  
Discharge Address: 14600 S Main St  
Discharge City: Gardena  
Discharge State: California  
Discharge Zip: 90248

LA Co. Site Mitigation:

Facility ID: Not reported  
Site ID: SD0010003  
Jurisdiction: State  
Case ID: RO0000365  
Abated: Yes  
Assigned To: Kim Clark  
Entered Date: 05/11/2004

ENVIROSTOR:

Facility ID: 19560001  
Status: Refer: 1248 Local Agency  
Status Date: 04/13/2000  
Site Code: Not reported  
Site Type: Evaluation  
Site Type Detailed: Evaluation  
Acres: 0  
NPL: NO  
Regulatory Agencies: LOS ANGELES COUNTY  
Lead Agency: LOS ANGELES COUNTY  
Program Manager: Not reported

Map ID  
Direction  
Distance  
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number  
EPA ID Number

**CALIFORNIA RANCHWEAR (Continued)**

**S106843198**

Supervisor: Referred - Not Assigned  
Division Branch: Cleanup Cypress  
Assembly: 64  
Senate: 35  
Special Program: Not reported  
Restricted Use: NO  
Site Mgmt Req: NONE SPECIFIED  
Funding: Not Applicable  
Latitude: 33.89912  
Longitude: -118.2734  
APN: 6129010040  
Past Use: NONE SPECIFIED  
Potential COC: NONE SPECIFIED  
Confirmed COC: NONE SPECIFIED  
Potential Description: NONE SPECIFIED  
Alias Name: 6129010040  
Alias Type: APN  
Alias Name: 19560001  
Alias Type: Envirostor ID Number

Completed Info:

Completed Area Name: PROJECT WIDE  
Completed Sub Area Name: Not reported  
Completed Document Type: SB 1248 Notification  
Completed Date: 04/06/2000  
Comments: DTSC is not involved with this project.

Future Area Name: Not reported  
Future Sub Area Name: Not reported  
Future Document Type: Not reported  
Future Due Date: Not reported  
Schedule Area Name: Not reported  
Schedule Sub Area Name: Not reported  
Schedule Document Type: Not reported  
Schedule Due Date: Not reported  
Schedule Revised Date: Not reported

84  
South  
1/2-1  
0.795 mi.  
4198 ft.

**ALONDRA REGIONAL PARK  
2901 WEST ALONDRA BOULEVARD  
COMPTON, CA 90220**

**CA ENVIROSTOR S113883341  
N/A**

Relative:  
Lower

ENVIROSTOR:

Facility ID: 60001913  
Status: Inactive - Action Required  
Status Date: 05/29/2013  
Site Code: 301583  
Site Type: Evaluation  
Site Type Detailed: Evaluation  
Acres: 17  
NPL: NO  
Regulatory Agencies: SMBRP  
Lead Agency: SMBRP  
Program Manager: Maryam Tasnif-Abbasi  
Supervisor: Emad Yemut  
Division Branch: Southern California Schools & Brownfields Outreach  
Assembly: 64

Actual:  
69 ft.

Map ID  
Direction  
Distance  
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number  
EPA ID Number

**ALONDRA REGIONAL PARK (Continued)**

**S113883341**

Senate: 35  
Special Program: EPA - Target Site Investigation  
Restricted Use: NO  
Site Mgmt Req: NONE SPECIFIED  
Funding: EPA Grant  
Latitude: 0  
Longitude: 0  
APN: NONE SPECIFIED  
Past Use: NONE SPECIFIED  
Potential COC: NONE SPECIFIED  
Confirmed COC: NONE SPECIFIED  
Potential Description: NONE SPECIFIED  
Alias Name: 301583  
Alias Type: Project Code (Site Code)  
Alias Name: 60001913  
Alias Type: Envirostor ID Number

Completed Info:

Completed Area Name: PROJECT WIDE  
Completed Sub Area Name: Not reported  
Completed Document Type: Site Characterization Workplan  
Completed Date: 03/30/2013  
Comments: Targeted Site Investigation Work Plan

Completed Area Name: PROJECT WIDE  
Completed Sub Area Name: Not reported  
Completed Document Type: Site Characterization Report  
Completed Date: 04/30/2013  
Comments: Not reported

Future Area Name: Not reported  
Future Sub Area Name: Not reported  
Future Document Type: Not reported  
Future Due Date: Not reported  
Schedule Area Name: Not reported  
Schedule Sub Area Name: Not reported  
Schedule Document Type: Not reported  
Schedule Due Date: Not reported  
Schedule Revised Date: Not reported

85  
SSE  
1/2-1  
0.822 mi.  
4341 ft.

**COMPTON DUMP**  
**2701-2801 WEST ALONDRA BOULEVARD**  
**COMPTON, CA 90221**

**CA ENVIROSTOR S101480983**  
**N/A**

**Relative:**  
**Lower**

ENVIROSTOR:

Facility ID: 19490209  
Status: Refer: RWQCB  
Status Date: 08/15/1995  
Site Code: Not reported  
Site Type: Historical  
Site Type Detailed: \* Historical  
Acres: Not reported  
NPL: NO  
Regulatory Agencies: NONE SPECIFIED  
Lead Agency: NONE SPECIFIED  
Program Manager: Not reported

**Actual:**  
**85 ft.**

Map ID  
Direction  
Distance  
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number  
EPA ID Number

**COMPTON DUMP (Continued)**

**S101480983**

Supervisor: \* Mmonroy  
Division Branch: Cleanup Chatsworth  
Assembly: 64  
Senate: 35  
Special Program: Not reported  
Restricted Use: NO  
Site Mgmt Req: NONE SPECIFIED  
Funding: Not reported  
Latitude: 33.88657  
Longitude: -118.2573  
APN: 6139029013  
Past Use: NONE SPECIFIED  
Potential COC: NONE SPECIFIED  
Confirmed COC: NONE SPECIFIED  
Potential Description: NONE SPECIFIED  
Alias Name: 6139029013  
Alias Type: APN  
Alias Name: CAD982523979  
Alias Type: EPA Identification Number  
Alias Name: 19490209  
Alias Type: Envirostor ID Number

**Completed Info:**

Completed Area Name: PROJECT WIDE  
Completed Sub Area Name: Not reported  
Completed Document Type: \* Discovery  
Completed Date: 03/22/1990  
Comments: FACILITY IDENTIFIED EPA FIT PRELIMINARY ASSESSMENT EPA COMPLETED PRELIMINARY ASSESSMENT AND RECOMMEND NO FURTHER ACTION STATE RECOMMENDS SITE SCREENING.

Completed Area Name: PROJECT WIDE  
Completed Sub Area Name: Not reported  
Completed Document Type: Site Screening  
Completed Date: 04/25/1995  
Comments: EPA FIT Preliminary Assessment completed. NFA for DTSC.

Completed Area Name: PROJECT WIDE  
Completed Sub Area Name: Not reported  
Completed Document Type: Site Screening  
Completed Date: 03/05/1991  
Comments: RWQCB SITE SITE SCREENING DONE CURRENTLY AN INACTIVE LANDFILL USED AS A CLASS 2 LANDFILL FROM 1956 TO 1977. IT WAS USED FOR CLAY MINING IN THE EARLY 1900'S AND THE RESULTANT 63 FOOT PIT LATER USED FOR DUMPING. THIS PIT'S BOT- ATION & LEACHATE SAMPLES DETECTED CONTAMINATION W/ HEAVY METALS LIKE LEAD, MAGNESIUM, IRON, CHROMIUM AND PETROLEUM HYDROCARBONS. DETECTED DEPTHS 27-50 FEET PENDING-SITE MONITORED BY RWQCB AND LA COUNTY HEALTH DEPARTMENT. TOM IS VERY CLOSE TO GAGE AQUIFER AND IS

Future Area Name: Not reported  
Future Sub Area Name: Not reported  
Future Document Type: Not reported  
Future Due Date: Not reported  
Schedule Area Name: Not reported  
Schedule Sub Area Name: Not reported  
Schedule Document Type: Not reported  
Schedule Due Date: Not reported

Map ID  
Direction  
Distance  
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number  
EPA ID Number

COMPTON DUMP (Continued)

S101480983

Schedule Revised Date: Not reported

P86  
SSW  
1/2-1  
0.837 mi.  
4417 ft.

TP INDUSTRIAL INC  
525 E. ALONDRA BLVD  
GARDENA, CA 90248  
Site 1 of 2 in cluster P

RCRA-TSDF 1000256005  
CORRACTS CAD097465132  
RCRA-LQG  
CA LOS ANGELES CO. HMS  
US FIN ASSUR  
CA HWP

Relative:  
Lower

RCRA-TSDF:

Actual:  
56 ft.

Date form received by agency: 06/14/2010  
Facility name: TP INDUSTRIAL INC  
Facility address: 525 E. ALONDRA BLVD  
GARDENA, CA 90248  
EPA ID: CAD097465132  
Mailing address: N. 300W  
KEHI, UT 84043  
Contact: JEFFREY M SMITH  
Contact address: N. 300W  
KEHI, UT 84043  
Contact country: US  
Contact telephone: (718) 510-6003  
Contact email: JEFFREYSMITH@GMAIL.COM  
EPA Region: 09  
Land type: Private  
Classification: TSDF  
Description: Handler is engaged in the treatment, storage or disposal of hazardous waste  
Classification: Large Quantity Generator  
Description: Handler: generates 1,000 kg or more of hazardous waste during any calendar month; or generates more than 1 kg of acutely hazardous waste during any calendar month; or generates more than 100 kg of any residue or contaminated soil, waste or other debris resulting from the cleanup of a spill, into or on any land or water, of acutely hazardous waste during any calendar month; or generates 1 kg or less of acutely hazardous waste during any calendar month, and accumulates more than 1 kg of acutely hazardous waste at any time; or generates 100 kg or less of any residue or contaminated soil, waste or other debris resulting from the cleanup of a spill, into or on any land or water, of acutely hazardous waste during any calendar month, and accumulates more than 100 kg of that material at any time

Owner/Operator Summary:

Owner/operator name: GUY GRANT  
Owner/operator address: E. ALONDRA BLVD  
GARDENA, CA 90248  
Owner/operator country: Not reported  
Owner/operator telephone: (310) 856-0120  
Legal status: Private  
Owner/Operator Type: Owner  
Owner/Op start date: 01/01/2004  
Owner/Op end date: Not reported

Owner/operator name: JEFFREY M SMITH  
Owner/operator address: 5757 WILSHIRE BLVD STE 600  
LOS ANGELES, CA 90036  
Owner/operator country: Not reported

Map ID  
Direction  
Distance  
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number  
EPA ID Number

**TP INDUSTRIAL INC (Continued)**

**1000256005**

Owner/operator telephone: (323) 954-1106  
Legal status: Private  
Owner/Operator Type: Owner  
Owner/Op start date: Not reported  
Owner/Op end date: Not reported

Owner/operator name: TP INDUSTRIAL INC  
Owner/operator address: Not reported  
Not reported

Owner/operator country: US  
Owner/operator telephone: Not reported  
Legal status: Private  
Owner/Operator Type: Operator  
Owner/Op start date: 07/29/2000  
Owner/Op end date: Not reported

Owner/operator name: TP INDUSTRIAL, INC  
Owner/operator address: Not reported  
Not reported  
Owner/operator country: Not reported  
Owner/operator telephone: Not reported  
Legal status: Private  
Owner/Operator Type: Operator  
Owner/Op start date: 01/01/1986  
Owner/Op end date: Not reported

Owner/operator name: BARON-BLAKSLEE DIVISION PUREX CORP  
Owner/operator address: 2001 N JANICE  
CITY NOT REPORTED, IL 99999  
Owner/operator country: Not reported  
Owner/operator telephone: (312) 450-3900  
Legal status: Private  
Owner/Operator Type: Operator  
Owner/Op start date: Not reported  
Owner/Op end date: Not reported

Owner/operator name: TP INDUSTRIAL  
Owner/operator address: 19782 MACARTHUR BLVD STE 260  
IRVINE, CA 92612  
Owner/operator country: US  
Owner/operator telephone: Not reported  
Legal status: Private  
Owner/Operator Type: Owner  
Owner/Op start date: 07/29/2000  
Owner/Op end date: Not reported

**Handler Activities Summary:**

U.S. importer of hazardous waste: No  
Mixed waste (haz. and radioactive): No  
Recycler of hazardous waste: No  
Transporter of hazardous waste: No  
Treater, storer or disposer of HW: No  
Underground injection activity: No  
On-site burner exemption: No  
Furnace exemption: No  
Used oil fuel burner: No  
Used oil processor: No

Map ID  
Direction  
Distance  
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number  
EPA ID Number

**TP INDUSTRIAL INC (Continued)**

**1000256005**

User oil refiner: No  
Used oil fuel marketer to burner: No  
Used oil Specification marketer: No  
Used oil transfer facility: No  
Used oil transporter: No

Historical Generators:

Date form received by agency: 01/12/2004  
Site name: TP INDUSTRIAL INC  
Classification: Small Quantity Generator

Date form received by agency: 02/02/2001  
Site name: TP INDUSTRIAL INC  
Classification: Small Quantity Generator

Date form received by agency: 10/12/1993  
Site name: TP INDUSTRIAL INC  
Classification: Not a generator, verified

Hazardous Waste Summary:

Waste code: F001  
Waste name: THE FOLLOWING SPENT HALOGENATED SOLVENTS USED IN DEGREASING: TETRACHLOROETHYLENE, TRICHLOROETHYLENE, METHYLENE CHLORIDE, 1,1,1-TRICHLOROETHANE, CARBON TETRACHLORIDE, AND CHLORINATED FLUOROCARBONS; ALL SPENT SOLVENT MIXTURES/BLENDS USED IN DEGREASING CONTAINING, BEFORE USE, A TOTAL OF TEN PERCENT OR MORE (BY VOLUME) OF ONE OR MORE OF THE ABOVE HALOGENATED SOLVENTS OR THOSE SOLVENTS LISTED IN F002, F004, AND F005, AND STILL BOTTOMS FROM THE RECOVERY OF THESE SPENT SOLVENTS AND SPENT SOLVENT MIXTURES.

Waste code: F001  
Waste name: THE FOLLOWING SPENT HALOGENATED SOLVENTS USED IN DEGREASING: TETRACHLOROETHYLENE, TRICHLOROETHYLENE, METHYLENE CHLORIDE, 1,1,1-TRICHLOROETHANE, CARBON TETRACHLORIDE, AND CHLORINATED FLUOROCARBONS; ALL SPENT SOLVENT MIXTURES/BLENDS USED IN DEGREASING CONTAINING, BEFORE USE, A TOTAL OF TEN PERCENT OR MORE (BY VOLUME) OF ONE OR MORE OF THE ABOVE HALOGENATED SOLVENTS OR THOSE SOLVENTS LISTED IN F002, F004, AND F005, AND STILL BOTTOMS FROM THE RECOVERY OF THESE SPENT SOLVENTS AND SPENT SOLVENT MIXTURES.

Waste code: D029  
Waste name: 1,1-DICHLOROETHYLENE

Waste code: F001  
Waste name: THE FOLLOWING SPENT HALOGENATED SOLVENTS USED IN DEGREASING: TETRACHLOROETHYLENE, TRICHLOROETHYLENE, METHYLENE CHLORIDE, 1,1,1-TRICHLOROETHANE, CARBON TETRACHLORIDE, AND CHLORINATED FLUOROCARBONS; ALL SPENT SOLVENT MIXTURES/BLENDS USED IN DEGREASING CONTAINING, BEFORE USE, A TOTAL OF TEN PERCENT OR MORE (BY VOLUME) OF ONE OR MORE OF THE ABOVE HALOGENATED SOLVENTS OR THOSE SOLVENTS LISTED IN F002, F004, AND F005, AND STILL BOTTOMS FROM THE RECOVERY OF THESE SPENT SOLVENTS AND SPENT SOLVENT MIXTURES.

Corrective Action Summary:

Event date: 12/31/1990  
Event: RFA Completed, Assessment was an RFA.

Map ID  
Direction  
Distance  
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number  
EPA ID Number

**TP INDUSTRIAL INC (Continued)**

**1000256005**

Event date:	12/31/1990
Event:	Corrective Action Process Terminated
Event date:	03/15/1993
Event:	CA Prioritization, Facility or area was assigned a medium corrective action priority.
Event date:	03/15/1993
Event:	Stabilization Measures Evaluation, This facility is amenable to stabilization activity based on the status of corrective action work at the facility, technical factors, the degree of risk, timing considerations and administrative considerations.
Event date:	06/10/2004
Event:	RFI Workplan Approved
Event date:	06/30/2006
Event:	RFI Approved
Event date:	06/29/2007
Event:	Stabilization Measures Evaluation
Event date:	05/12/2009
Event:	Stabilization Measures Implemented, Primary measure is source removal and/or treatment (e.g., soil or waste excavation, in-situ soil treatment, off-site treatment).
Event date:	06/09/2010
Event:	RFI Workplan Received
Event date:	08/10/2010
Event:	RFI Workplan Received
Event date:	08/17/2010
Event:	RFI Workplan Modification Requested By Agency
Event date:	08/17/2010
Event:	RFI Workplan Notice Of Deficiency Issued
Event date:	10/14/2010
Event:	RFI Workplan Modification Requested By Agency
Event date:	10/14/2010
Event:	RFI Workplan Notice Of Deficiency Issued
Event date:	12/28/2010
Event:	RFI Workplan Approved
Event date:	04/01/2012
Event:	RFI Supplemental Implementation Begun
Event date:	05/30/2013
Event:	RFI Workplan Approved
Event date:	04/08/2014
Event:	RFI Report Received

Map ID  
Direction  
Distance  
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number  
EPA ID Number

**TP INDUSTRIAL INC (Continued)**

**1000256005**

Event date: 04/21/2014  
Event: CMS Workplan Received

Event date: 06/23/2014  
Event: CMS Workplan Approved

Event date: 06/23/2014  
Event: RFI Approved

Event date: Not reported  
Event: RFI Workplan Approved

Facility Has Received Notices of Violations:

Regulation violated: Not reported  
Area of violation: TSD - General Facility Standards  
Date violation determined: 06/29/2004  
Date achieved compliance: 11/17/2005  
Violation lead agency: State  
Enforcement action: SINGLE SITE CA/FO  
Enforcement action date: 11/17/2005  
Enf. disposition status: Not reported  
Enf. disp. status date: Not reported  
Enforcement lead agency: State  
Proposed penalty amount: Not reported  
Final penalty amount: 9120  
Paid penalty amount: Not reported

Regulation violated: Not reported  
Area of violation: TSD - General Facility Standards  
Date violation determined: 06/29/2004  
Date achieved compliance: 11/17/2005  
Violation lead agency: State  
Enforcement action: WRITTEN INFORMAL  
Enforcement action date: 07/27/2004  
Enf. disposition status: Not reported  
Enf. disp. status date: Not reported  
Enforcement lead agency: State  
Proposed penalty amount: Not reported  
Final penalty amount: Not reported  
Paid penalty amount: Not reported

Regulation violated: Not reported  
Area of violation: Generators - Pre-transport  
Date violation determined: 06/25/2003  
Date achieved compliance: 11/17/2005  
Violation lead agency: State  
Enforcement action: WRITTEN INFORMAL  
Enforcement action date: 09/24/2003  
Enf. disposition status: Not reported  
Enf. disp. status date: Not reported  
Enforcement lead agency: State  
Proposed penalty amount: Not reported  
Final penalty amount: Not reported  
Paid penalty amount: Not reported

Regulation violated: Not reported  
Area of violation: TSD IS-Ground-Water Monitoring

Map ID  
Direction  
Distance  
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number  
EPA ID Number

**TP INDUSTRIAL INC (Continued)**

**1000256005**

Date violation determined: 06/25/2003  
Date achieved compliance: 11/17/2005  
Violation lead agency: State  
Enforcement action: WRITTEN INFORMAL  
Enforcement action date: 09/24/2003  
Enf. disposition status: Not reported  
Enf. disp. status date: Not reported  
Enforcement lead agency: State  
Proposed penalty amount: Not reported  
Final penalty amount: Not reported  
Paid penalty amount: Not reported

Regulation violated: Not reported  
Area of violation: Generators - General  
Date violation determined: 06/25/2003  
Date achieved compliance: 10/23/2003  
Violation lead agency: State  
Enforcement action: SINGLE SITE CA/FO  
Enforcement action date: 11/17/2005  
Enf. disposition status: Not reported  
Enf. disp. status date: Not reported  
Enforcement lead agency: State  
Proposed penalty amount: Not reported  
Final penalty amount: 9120  
Paid penalty amount: Not reported

Regulation violated: Not reported  
Area of violation: Generators - Pre-transport  
Date violation determined: 06/25/2003  
Date achieved compliance: 11/17/2005  
Violation lead agency: State  
Enforcement action: SINGLE SITE CA/FO  
Enforcement action date: 11/17/2005  
Enf. disposition status: Not reported  
Enf. disp. status date: Not reported  
Enforcement lead agency: State  
Proposed penalty amount: Not reported  
Final penalty amount: 9120  
Paid penalty amount: Not reported

Regulation violated: Not reported  
Area of violation: TSD IS-Ground-Water Monitoring  
Date violation determined: 06/25/2003  
Date achieved compliance: 11/17/2005  
Violation lead agency: State  
Enforcement action: SINGLE SITE CA/FO  
Enforcement action date: 11/17/2005  
Enf. disposition status: Not reported  
Enf. disp. status date: Not reported  
Enforcement lead agency: State  
Proposed penalty amount: Not reported  
Final penalty amount: 9120  
Paid penalty amount: Not reported

Regulation violated: Not reported  
Area of violation: Generators - General  
Date violation determined: 06/25/2003

Map ID  
Direction  
Distance  
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number  
EPA ID Number

**TP INDUSTRIAL INC (Continued)**

**1000256005**

Date achieved compliance: 10/23/2003  
Violation lead agency: State  
Enforcement action: WRITTEN INFORMAL  
Enforcement action date: 09/24/2003  
Enf. disposition status: Not reported  
Enf. disp. status date: Not reported  
Enforcement lead agency: State  
Proposed penalty amount: Not reported  
Final penalty amount: Not reported  
Paid penalty amount: Not reported

Regulation violated: F - 264.90-94.F  
Area of violation: TSD IS-Ground-Water Monitoring  
Date violation determined: 05/09/1999  
Date achieved compliance: 01/01/2000  
Violation lead agency: State  
Enforcement action: WRITTEN INFORMAL  
Enforcement action date: 05/09/1999  
Enf. disposition status: Not reported  
Enf. disp. status date: Not reported  
Enforcement lead agency: State  
Proposed penalty amount: Not reported  
Final penalty amount: Not reported  
Paid penalty amount: Not reported

Regulation violated: FR - 264.50-56.D  
Area of violation: TSD - General  
Date violation determined: 03/30/1995  
Date achieved compliance: 05/01/1995  
Violation lead agency: State  
Enforcement action: WRITTEN INFORMAL  
Enforcement action date: 03/30/1995  
Enf. disposition status: Not reported  
Enf. disp. status date: Not reported  
Enforcement lead agency: State  
Proposed penalty amount: Not reported  
Final penalty amount: Not reported  
Paid penalty amount: Not reported

Regulation violated: FR - 264.140-150.H  
Area of violation: TSD - Financial Requirements  
Date violation determined: 06/29/1994  
Date achieved compliance: 07/05/1994  
Violation lead agency: State  
Enforcement action: WRITTEN INFORMAL  
Enforcement action date: 06/29/1994  
Enf. disposition status: Not reported  
Enf. disp. status date: Not reported  
Enforcement lead agency: State  
Proposed penalty amount: Not reported  
Final penalty amount: Not reported  
Paid penalty amount: Not reported

Regulation violated: FR - 264.140-150.H  
Area of violation: TSD - Financial Requirements  
Date violation determined: 04/27/1993  
Date achieved compliance: 03/21/1994

Map ID  
Direction  
Distance  
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number  
EPA ID Number

**TP INDUSTRIAL INC (Continued)**

**1000256005**

Violation lead agency: State  
Enforcement action: WRITTEN INFORMAL  
Enforcement action date: 05/21/1993  
Enf. disposition status: Not reported  
Enf. disp. status date: Not reported  
Enforcement lead agency: State  
Proposed penalty amount: Not reported  
Final penalty amount: Not reported  
Paid penalty amount: Not reported

Regulation violated: FR - 264.140-150.H  
Area of violation: TSD - Financial Requirements  
Date violation determined: 10/05/1992  
Date achieved compliance: 03/21/1994  
Violation lead agency: State  
Enforcement action: WRITTEN INFORMAL  
Enforcement action date: 10/05/1992  
Enf. disposition status: Not reported  
Enf. disp. status date: Not reported  
Enforcement lead agency: State  
Proposed penalty amount: Not reported  
Final penalty amount: Not reported  
Paid penalty amount: Not reported

Regulation violated: FR - 262.10-12.A  
Area of violation: Generators - General  
Date violation determined: 04/13/1992  
Date achieved compliance: 07/14/1993  
Violation lead agency: State  
Enforcement action: WRITTEN INFORMAL  
Enforcement action date: 04/13/1992  
Enf. disposition status: Not reported  
Enf. disp. status date: Not reported  
Enforcement lead agency: State  
Proposed penalty amount: Not reported  
Final penalty amount: Not reported  
Paid penalty amount: Not reported

Regulation violated: FR - 270  
Area of violation: TSD - General  
Date violation determined: 04/13/1992  
Date achieved compliance: 04/03/1995  
Violation lead agency: State  
Enforcement action: WRITTEN INFORMAL  
Enforcement action date: 04/13/1992  
Enf. disposition status: Not reported  
Enf. disp. status date: Not reported  
Enforcement lead agency: State  
Proposed penalty amount: Not reported  
Final penalty amount: Not reported  
Paid penalty amount: Not reported

Regulation violated: FR - 264.50-56.D  
Area of violation: TSD - General  
Date violation determined: 04/13/1992  
Date achieved compliance: 04/03/1995  
Violation lead agency: State

Map ID  
Direction  
Distance  
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number  
EPA ID Number

**TP INDUSTRIAL INC (Continued)**

**1000256005**

Enforcement action: WRITTEN INFORMAL  
Enforcement action date: 04/13/1992  
Enf. disposition status: Not reported  
Enf. disp. status date: Not reported  
Enforcement lead agency: State  
Proposed penalty amount: Not reported  
Final penalty amount: Not reported  
Paid penalty amount: Not reported

Regulation violated: FR - 264.110-120.G  
Area of violation: TSD - Closure/Post-Closure  
Date violation determined: 04/13/1992  
Date achieved compliance: 04/03/1995  
Violation lead agency: State  
Enforcement action: WRITTEN INFORMAL  
Enforcement action date: 04/13/1992  
Enf. disposition status: Not reported  
Enf. disp. status date: Not reported  
Enforcement lead agency: State  
Proposed penalty amount: Not reported  
Final penalty amount: Not reported  
Paid penalty amount: Not reported

Regulation violated: FR - 262.20-23.B  
Area of violation: Generators - General  
Date violation determined: 04/13/1992  
Date achieved compliance: 04/03/1995  
Violation lead agency: State  
Enforcement action: WRITTEN INFORMAL  
Enforcement action date: 04/13/1992  
Enf. disposition status: Not reported  
Enf. disp. status date: Not reported  
Enforcement lead agency: State  
Proposed penalty amount: Not reported  
Final penalty amount: Not reported  
Paid penalty amount: Not reported

Regulation violated: FR - 264.140-150.H  
Area of violation: TSD - Financial Requirements  
Date violation determined: 02/20/1992  
Date achieved compliance: 01/01/1993  
Violation lead agency: EPA  
Enforcement action: WRITTEN INFORMAL  
Enforcement action date: 10/05/1992  
Enf. disposition status: Not reported  
Enf. disp. status date: Not reported  
Enforcement lead agency: State  
Proposed penalty amount: Not reported  
Final penalty amount: Not reported  
Paid penalty amount: Not reported

Regulation violated: FR - 264.140-150.H  
Area of violation: TSD - Financial Requirements  
Date violation determined: 11/21/1991  
Date achieved compliance: 03/21/1994  
Violation lead agency: EPA  
Enforcement action: WRITTEN INFORMAL

Map ID  
Direction  
Distance  
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number  
EPA ID Number

**TP INDUSTRIAL INC (Continued)**

**1000256005**

Enforcement action date: 10/05/1992  
Enf. disposition status: Not reported  
Enf. disp. status date: Not reported  
Enforcement lead agency: State  
Proposed penalty amount: Not reported  
Final penalty amount: Not reported  
Paid penalty amount: Not reported

Regulation violated: FR - 262.10-12.A  
Area of violation: Generators - General  
Date violation determined: 09/18/1986  
Date achieved compliance: 01/01/1987  
Violation lead agency: State  
Enforcement action: Not reported  
Enforcement action date: Not reported  
Enf. disposition status: Not reported  
Enf. disp. status date: Not reported  
Enforcement lead agency: Not reported  
Proposed penalty amount: Not reported  
Final penalty amount: Not reported  
Paid penalty amount: Not reported

**Evaluation Action Summary:**

Evaluation date: 01/13/2014  
Evaluation: FINANCIAL RECORD REVIEW  
Area of violation: Not reported  
Date achieved compliance: Not reported  
Evaluation lead agency: State

Evaluation date: 12/18/2013  
Evaluation: COMPLIANCE EVALUATION INSPECTION ON-SITE  
Area of violation: Not reported  
Date achieved compliance: Not reported  
Evaluation lead agency: State

Evaluation date: 06/18/2012  
Evaluation: FINANCIAL RECORD REVIEW  
Area of violation: Not reported  
Date achieved compliance: Not reported  
Evaluation lead agency: State

Evaluation date: 02/29/2012  
Evaluation: COMPLIANCE EVALUATION INSPECTION ON-SITE  
Area of violation: Not reported  
Date achieved compliance: Not reported  
Evaluation lead agency: State

Evaluation date: 05/21/2008  
Evaluation: FINANCIAL RECORD REVIEW  
Area of violation: Not reported  
Date achieved compliance: Not reported  
Evaluation lead agency: State

Evaluation date: 05/13/2008  
Evaluation: COMPLIANCE EVALUATION INSPECTION ON-SITE  
Area of violation: Not reported  
Date achieved compliance: Not reported

Map ID  
Direction  
Distance  
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number  
EPA ID Number

**TP INDUSTRIAL INC (Continued)**

**1000256005**

Evaluation lead agency: State

Evaluation date: 12/19/2006  
Evaluation: COMPLIANCE EVALUATION INSPECTION ON-SITE  
Area of violation: Not reported  
Date achieved compliance: Not reported  
Evaluation lead agency: State

Evaluation date: 12/14/2006  
Evaluation: FINANCIAL RECORD REVIEW  
Area of violation: Not reported  
Date achieved compliance: Not reported  
Evaluation lead agency: State

Evaluation date: 05/18/2006  
Evaluation: FINANCIAL RECORD REVIEW  
Area of violation: Not reported  
Date achieved compliance: Not reported  
Evaluation lead agency: State

Evaluation date: 03/21/2006  
Evaluation: COMPLIANCE EVALUATION INSPECTION ON-SITE  
Area of violation: Not reported  
Date achieved compliance: Not reported  
Evaluation lead agency: State

Evaluation date: 11/17/2005  
Evaluation: NOT A SIGNIFICANT NON-COMPLIER  
Area of violation: Not reported  
Date achieved compliance: Not reported  
Evaluation lead agency: State

Evaluation date: 06/29/2004  
Evaluation: FOLLOW-UP INSPECTION  
Area of violation: TSD - General Facility Standards  
Date achieved compliance: 11/17/2005  
Evaluation lead agency: State

Evaluation date: 06/25/2003  
Evaluation: COMPLIANCE EVALUATION INSPECTION ON-SITE  
Area of violation: Generators - General  
Date achieved compliance: 10/23/2003  
Evaluation lead agency: State

Evaluation date: 06/25/2003  
Evaluation: SIGNIFICANT NON-COMPLIER  
Area of violation: Not reported  
Date achieved compliance: Not reported  
Evaluation lead agency: State

Evaluation date: 06/25/2003  
Evaluation: COMPLIANCE EVALUATION INSPECTION ON-SITE  
Area of violation: Generators - Pre-transport  
Date achieved compliance: 11/17/2005  
Evaluation lead agency: State

Evaluation date: 06/25/2003

Map ID  
Direction  
Distance  
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number  
EPA ID Number

**TP INDUSTRIAL INC (Continued)**

**1000256005**

Evaluation: COMPLIANCE EVALUATION INSPECTION ON-SITE  
Area of violation: TSD IS-Ground-Water Monitoring  
Date achieved compliance: 11/17/2005  
Evaluation lead agency: State

Evaluation date: 08/13/2002  
Evaluation: FINANCIAL RECORD REVIEW  
Area of violation: Not reported  
Date achieved compliance: Not reported  
Evaluation lead agency: State

Evaluation date: 03/14/2001  
Evaluation: FINANCIAL RECORD REVIEW  
Area of violation: Not reported  
Date achieved compliance: Not reported  
Evaluation lead agency: State

Evaluation date: 12/27/2000  
Evaluation: COMPLIANCE EVALUATION INSPECTION ON-SITE  
Area of violation: Not reported  
Date achieved compliance: Not reported  
Evaluation lead agency: State

Evaluation date: 01/26/1999  
Evaluation: COMPLIANCE EVALUATION INSPECTION ON-SITE  
Area of violation: Not reported  
Date achieved compliance: Not reported  
Evaluation lead agency: State

Evaluation date: 12/27/1998  
Evaluation: GROUNDWATER MONITORING EVALUATION  
Area of violation: TSD IS-Ground-Water Monitoring  
Date achieved compliance: 01/01/2000  
Evaluation lead agency: State

Evaluation date: 06/30/1998  
Evaluation: COMPLIANCE EVALUATION INSPECTION ON-SITE  
Area of violation: Not reported  
Date achieved compliance: Not reported  
Evaluation lead agency: State

Evaluation date: 12/23/1996  
Evaluation: GROUNDWATER MONITORING EVALUATION  
Area of violation: Not reported  
Date achieved compliance: Not reported  
Evaluation lead agency: State

Evaluation date: 03/30/1995  
Evaluation: COMPLIANCE EVALUATION INSPECTION ON-SITE  
Area of violation: TSD - General  
Date achieved compliance: 05/01/1995  
Evaluation lead agency: State

Evaluation date: 06/24/1994  
Evaluation: FINANCIAL RECORD REVIEW  
Area of violation: TSD - Financial Requirements  
Date achieved compliance: 07/05/1994

Map ID  
Direction  
Distance  
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number  
EPA ID Number

**TP INDUSTRIAL INC (Continued)**

**1000256005**

Evaluation lead agency: State

Evaluation date: 05/11/1993  
Evaluation: FINANCIAL RECORD REVIEW  
Area of violation: TSD - Financial Requirements  
Date achieved compliance: 03/21/1994  
Evaluation lead agency: State

Evaluation date: 10/05/1992  
Evaluation: FINANCIAL RECORD REVIEW  
Area of violation: TSD - Financial Requirements  
Date achieved compliance: 03/21/1994  
Evaluation lead agency: State

Evaluation date: 02/20/1992  
Evaluation: FINANCIAL RECORD REVIEW  
Area of violation: TSD - Financial Requirements  
Date achieved compliance: 01/01/1993  
Evaluation lead agency: EPA Contractor/Grantee

Evaluation date: 01/30/1992  
Evaluation: COMPLIANCE EVALUATION INSPECTION ON-SITE  
Area of violation: TSD - General  
Date achieved compliance: 04/03/1995  
Evaluation lead agency: State

Evaluation date: 01/30/1992  
Evaluation: COMPLIANCE EVALUATION INSPECTION ON-SITE  
Area of violation: Generators - General  
Date achieved compliance: 04/03/1995  
Evaluation lead agency: State

Evaluation date: 01/30/1992  
Evaluation: COMPLIANCE EVALUATION INSPECTION ON-SITE  
Area of violation: TSD - Closure/Post-Closure  
Date achieved compliance: 04/03/1995  
Evaluation lead agency: State

Evaluation date: 01/30/1992  
Evaluation: COMPLIANCE EVALUATION INSPECTION ON-SITE  
Area of violation: Generators - General  
Date achieved compliance: 07/14/1993  
Evaluation lead agency: State

Evaluation date: 11/21/1991  
Evaluation: FINANCIAL RECORD REVIEW  
Area of violation: TSD - Financial Requirements  
Date achieved compliance: 03/21/1994  
Evaluation lead agency: EPA Contractor/Grantee

Evaluation date: 09/18/1986  
Evaluation: COMPLIANCE EVALUATION INSPECTION ON-SITE  
Area of violation: Generators - General  
Date achieved compliance: 01/01/1987  
Evaluation lead agency: State

Evaluation date: 08/07/1985

Map ID  
Direction  
Distance  
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number  
EPA ID Number

**TP INDUSTRIAL INC (Continued)**

**1000256005**

Evaluation: FINANCIAL RECORD REVIEW  
Area of violation: Not reported  
Date achieved compliance: Not reported  
Evaluation lead agency: State

Evaluation date: 04/08/1985  
Evaluation: COMPLIANCE EVALUATION INSPECTION ON-SITE  
Area of violation: Not reported  
Date achieved compliance: Not reported  
Evaluation lead agency: State

Evaluation date: 04/08/1985  
Evaluation: GROUNDWATER MONITORING EVALUATION  
Area of violation: Not reported  
Date achieved compliance: Not reported  
Evaluation lead agency: State

Evaluation date: 04/08/1985  
Evaluation: FINANCIAL RECORD REVIEW  
Area of violation: Not reported  
Date achieved compliance: Not reported  
Evaluation lead agency: State

Evaluation date: 02/25/1985  
Evaluation: FINANCIAL RECORD REVIEW  
Area of violation: Not reported  
Date achieved compliance: Not reported  
Evaluation lead agency: State

**CORRACTS:**

EPA ID: CAD097465132  
EPA Region: 09  
Area Name: ENTIRE FACILITY  
Actual Date: 20120401  
Action: CA180 - RFI Supplemental Implementation Begun  
NAICS Code(s): 56291  
Remediation Services  
Original schedule date: Not reported  
Schedule end date: Not reported

EPA ID: CAD097465132  
EPA Region: 09  
Area Name: ENTIRE FACILITY  
Actual Date: 20140408  
Action: CA190 - RFI Report Received  
NAICS Code(s): 56291  
Remediation Services  
Original schedule date: Not reported  
Schedule end date: Not reported

EPA ID: CAD097465132  
EPA Region: 09  
Area Name: ENTIRE FACILITY  
Actual Date: 20100609  
Action: CA110 - RFI Workplan Received  
NAICS Code(s): 56291

Map ID  
Direction  
Distance  
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number  
EPA ID Number

**TP INDUSTRIAL INC (Continued)**

**1000256005**

Remediation Services  
Original schedule date: 20100131  
Schedule end date: 20100816

EPA ID: CAD097465132  
EPA Region: 09  
Area Name: ENTIRE FACILITY  
Actual Date: 20100810  
Action: CA110 - RFI Workplan Received  
NAICS Code(s): 56291  
Remediation Services  
Original schedule date: 20100808  
Schedule end date: 20100901

EPA ID: CAD097465132  
EPA Region: 09  
Area Name: ENTIRE FACILITY  
Actual Date: 20040610  
Action: CA150 - RFI Workplan Approved  
NAICS Code(s): 56291  
Remediation Services  
Original schedule date: Not reported  
Schedule end date: Not reported

EPA ID: CAD097465132  
EPA Region: 09  
Area Name: ENTIRE FACILITY  
Actual Date: 20090512  
Action: CA600SR - Stabilization Measures Implemented, Primary measure is source removal and/or treatment  
NAICS Code(s): 56291  
Remediation Services  
Original schedule date: Not reported  
Schedule end date: Not reported

EPA ID: CAD097465132  
EPA Region: 09  
Area Name: ENTIRE FACILITY  
Actual Date: 20101014  
Action: CA120 - RFI Workplan Modification Requested By Agency  
NAICS Code(s): 56291  
Remediation Services  
Original schedule date: 20101009  
Schedule end date: 20101020

EPA ID: CAD097465132  
EPA Region: 09  
Area Name: ENTIRE FACILITY  
Actual Date: 20101014  
Action: CA140 - RFI Workplan Notice Of Deficiency Issued  
NAICS Code(s): 56291  
Remediation Services  
Original schedule date: 20101009  
Schedule end date: 20101020

EPA ID: CAD097465132  
EPA Region: 09

Map ID  
Direction  
Distance  
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number  
EPA ID Number

**TP INDUSTRIAL INC (Continued)**

**1000256005**

Area Name: ENTIRE FACILITY  
Actual Date: 19930315  
Action: CA075ME - CA Prioritization, Facility or area was assigned a medium corrective action priority  
NAICS Code(s): 56291  
Remediation Services  
Original schedule date: 19930315  
Schedule end date: Not reported

EPA ID: CAD097465132  
EPA Region: 09  
Area Name: ENTIRE FACILITY  
Actual Date: 19930315  
Action: CA225YE - Stabilization Measures Evaluation, This facility ,is amenable to stabilization activity based on the, status of corrective action work at the facility, technical factors, the degree of risk, timing considerations and administrative considerations  
NAICS Code(s): 56291  
Remediation Services  
Original schedule date: 19930315  
Schedule end date: Not reported

EPA ID: CAD097465132  
EPA Region: 09  
Area Name: ENTIRE FACILITY  
Actual Date: 20100817  
Action: CA120 - RFI Workplan Modification Requested By Agency  
NAICS Code(s): 56291  
Remediation Services  
Original schedule date: 20100709  
Schedule end date: 20100818

EPA ID: CAD097465132  
EPA Region: 09  
Area Name: ENTIRE FACILITY  
Actual Date: 20100817  
Action: CA140 - RFI Workplan Notice Of Deficiency Issued  
NAICS Code(s): 56291  
Remediation Services  
Original schedule date: 20100709  
Schedule end date: 20100818

EPA ID: CAD097465132  
EPA Region: 09  
Area Name: ENTIRE FACILITY  
Actual Date: 20140421  
Action: CA260 - CMS Workplan Received  
NAICS Code(s): 56291  
Remediation Services  
Original schedule date: Not reported  
Schedule end date: Not reported

EPA ID: CAD097465132  
EPA Region: 09  
Area Name: ENTIRE FACILITY  
Actual Date: 20140623  
Action: CA300 - CMS Workplan Approved

Map ID  
Direction  
Distance  
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number  
EPA ID Number

**TP INDUSTRIAL INC (Continued)**

**1000256005**

NAICS Code(s): 56291  
Remediation Services  
Original schedule date: Not reported  
Schedule end date: Not reported

EPA ID: CAD097465132  
EPA Region: 09  
Area Name: ENTIRE FACILITY  
Actual Date: 20140623  
Action: CA200 - RFI Approved  
NAICS Code(s): 56291  
Remediation Services  
Original schedule date: Not reported  
Schedule end date: Not reported

EPA ID: CAD097465132  
EPA Region: 09  
Area Name: ENTIRE FACILITY  
Actual Date: 20101228  
Action: CA150 - RFI Workplan Approved  
NAICS Code(s): 56291  
Remediation Services  
Original schedule date: Not reported  
Schedule end date: Not reported

EPA ID: CAD097465132  
EPA Region: 09  
Area Name: ENTIRE FACILITY  
Actual Date: 20070629  
Action: CA225 - Stabilization Measures Evaluation  
NAICS Code(s): 56291  
Remediation Services  
Original schedule date: Not reported  
Schedule end date: Not reported

EPA ID: CAD097465132  
EPA Region: 09  
Area Name: ENTIRE FACILITY  
Actual Date: 20060630  
Action: CA200 - RFI Approved  
NAICS Code(s): 56291  
Remediation Services  
Original schedule date: Not reported  
Schedule end date: Not reported

EPA ID: CAD097465132  
EPA Region: 09  
Area Name: ENTIRE FACILITY  
Actual Date: 20130530  
Action: CA150 - RFI Workplan Approved  
NAICS Code(s): 56291  
Remediation Services  
Original schedule date: 20130630  
Schedule end date: 20130630

EPA ID: CAD097465132  
EPA Region: 09

Map ID  
Direction  
Distance  
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number  
EPA ID Number

**TP INDUSTRIAL INC (Continued)**

**1000256005**

Area Name: ENTIRE FACILITY  
Actual Date: 19901231  
Action: CA999 - Corrective Action Process Terminated  
NAICS Code(s): 56291  
Remediation Services  
Original schedule date: Not reported  
Schedule end date: Not reported  
  
EPA ID: CAD097465132  
EPA Region: 09  
Area Name: ENTIRE FACILITY  
Actual Date: 19901231  
Action: CA050RF - RFA Completed, Assessment was an RFA  
NAICS Code(s): 56291  
Remediation Services  
Original schedule date: Not reported  
Schedule end date: Not reported

**LOS ANGELES CO. HMS:**

Region: LA  
Facility Id: 003904-I04043  
Facility Type: I01  
Facility Status: Permit  
Area: 29  
Permit Number: 000011127  
Permit Status: Permit

Region: LA  
Facility Id: 003904-045291  
Facility Type: SS5  
Facility Status: Permit  
Area: 29  
Permit Number: 000529182  
Permit Status: Permit

Region: LA  
Facility Id: 003904-044052  
Facility Type: Not reported  
Facility Status: OPEN  
Area: 29  
Permit Number: Not reported  
Permit Status: Not reported

**US FIN ASSUR:**

EPA ID: CAD097465132  
Provider: AISLIC  
EPA region: 9  
County: LOS ANGELES  
Mechanism type: INSURANCE  
Mechanism ID: 8199108  
Cost estimate: 5000000  
Face value: 4700000  
Effective date: 1997-01-01 00:00:00

EPA ID: CAD097465132  
Provider: AISLIC

Map ID  
Direction  
Distance  
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number  
EPA ID Number

**TP INDUSTRIAL INC (Continued)**

**1000256005**

EPA region: 9  
County: LOS ANGELES  
Mechanism type: INSURANCE  
Mechanism ID: PLS8193237  
Cost estimate: 2000000  
Face value: 2000000  
Effective date: 1997-01-01 00:00:00

EPA ID: CAD097465132  
Provider: AISLIC  
EPA region: 9  
County: LOS ANGELES  
Mechanism type: INSURANCE  
Mechanism ID: PLS8193237  
Cost estimate: 6000000  
Face value: 6000000  
Effective date: 1997-01-01 00:00:00

EPA ID: CAD097465132  
Provider: AISLIC  
EPA region: 9  
County: LOS ANGELES  
Mechanism type: INSURANCE  
Mechanism ID: PLS8193237  
Cost estimate: 8000000  
Face value: 8000000  
Effective date: 1997-01-01 00:00:00

**HWP:**

EPA Id: CAD097465132  
Cleanup Status: POST CLOSURE PERMIT  
Latitude: 33.88636  
Longitude: -118.2663  
Facility Type: Post-Closure Permitted  
Facility Size: Medium Postclosure  
Team: PHILLIP BLUM  
Supervisor: RAMESHWOR KAPHLE  
Site Code: 300242  
Assembly District: 64  
Senate District: 35  
Public Information Officer: Not reported

**Activities:**

EPA Id: CAD097465132  
Facility Type: Post-Closure Permitted  
Unit Names: HWMU 10, HWMU s1, 2 & 3  
Event Description: PC Renewal PC - With Changes - FINAL POST-CLOSURE PERMIT  
Actual Date: 10/07/2010

EPA Id: CAD097465132  
Facility Type: Post-Closure Permitted  
Unit Names: HWMU 10, HWMU s1, 2 & 3  
Event Description: PC Renewal PC - With Changes - CEQA DETERMINATION  
Actual Date: 10/07/2010

EPA Id: CAD097465132  
Facility Type: Post-Closure Permitted

Map ID  
Direction  
Distance  
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number  
EPA ID Number

**TP INDUSTRIAL INC (Continued)**

**1000256005**

Unit Names: HWMU 10, HWMU s1, 2 & 3  
Event Description: PC Renewal PC - With Changes - FINAL PART A & PART B RECEIVED  
Actual Date: 04/09/2010

EPA Id: CAD097465132  
Facility Type: Post-Closure Permitted  
Unit Names: HWMU 10, HWMU s1, 2 & 3  
Event Description: PC Renewal PC - With Changes - 3RD NOTICE OF DEFICIENCY ISSUED  
Actual Date: 02/03/2009

EPA Id: CAD097465132  
Facility Type: Post-Closure Permitted  
Unit Names: HWMU 10, HWMU s1, 2 & 3  
Event Description: PC Renewal PC - With Changes - FINAL POST-CLOSURE PERMIT (EXPIRES)  
Actual Date: 11/10/2020

EPA Id: CAD097465132  
Facility Type: Post-Closure Permitted  
Unit Names: HWMU 10, HWMU s1, 2 & 3  
Event Description: PC Renewal PC - With Changes - PUBLIC COMMENT (BEGIN)  
Actual Date: 04/16/2010

EPA Id: CAD097465132  
Facility Type: Post-Closure Permitted  
Unit Names: HWMU 10, HWMU s1, 2 & 3  
Event Description: PC Renewal PC - With Changes - FINAL POST-CLOSURE PERMIT (EFFECTIVE)  
Actual Date: 11/11/2010

EPA Id: CAD097465132  
Facility Type: Post-Closure Permitted  
Unit Names: HWMU 10, HWMU s1, 2 & 3  
Event Description: PC Renewal PC - With Changes - 2ND NOTICE OF DEFICIENCY ISSUED  
Actual Date: 08/02/2007

EPA Id: CAD097465132  
Facility Type: Post-Closure Permitted  
Unit Names: HWMU 10, HWMU s1, 2 & 3  
Event Description: PC Renewal PC - With Changes - APPLICATION PART B RECEIVED  
Actual Date: 02/04/2004

EPA Id: CAD097465132  
Facility Type: Post-Closure Permitted  
Unit Names: HWMU 10, HWMU s1, 2 & 3  
Event Description: PC Renewal PC - With Changes - PUBLIC COMMENT (END)  
Actual Date: 06/02/2010

EPA Id: CAD097465132  
Facility Type: Post-Closure Permitted  
Unit Names: HWMU 10, HWMU s1, 2 & 3  
Event Description: PC Renewal PC - With Changes - TECHNICAL COMPLETE LETTER  
Actual Date: 04/09/2010

EPA Id: CAD097465132  
Facility Type: Post-Closure Permitted  
Unit Names: HWMU 10, HWMU s1, 2 & 3  
Event Description: PC Renewal PC - With Changes - 1ST NOTICE OF DEFICIENCY ISSUED  
Actual Date: 07/10/2006

Map ID  
Direction  
Distance  
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number  
EPA ID Number

**TP INDUSTRIAL INC (Continued)**

**1000256005**

EPA Id: CAD097465132  
Facility Type: Post-Closure Permitted  
Unit Names: CONTAIN1, OTHRTRT1, OTHRTRT2, OTHRTRT3, TANKSTR1-Flow Equalization Tank, TANKSTR2-Holding Tank, TANKSTR3-Separation Tank  
Event Description: New Operating Permit - FINAL PERMIT - WITHDRAWAL REQUEST ACKNOWLEDGED  
Actual Date: 11/06/1991

EPA Id: CAD097465132  
Facility Type: Post-Closure Permitted  
Unit Names: HWMU 10, HWMU s1, 2 & 3  
Event Description: PC Renewal PC - With Changes - DRAFT POST-CLOSURE PERMIT  
Actual Date: 04/16/2010

EPA Id: CAD097465132  
Facility Type: Post-Closure Permitted  
Unit Names: CONTAIN1, OTHRTRT1, OTHRTRT2, OTHRTRT3, TANKSTR1-Flow Equalization Tank, TANKSTR2-Holding Tank, TANKSTR3-Separation Tank  
Event Description: New Operating Permit - CALL-IN LETTER ISSUED  
Actual Date: 02/02/1983

EPA Id: CAD097465132  
Facility Type: Post-Closure Permitted  
Unit Names: CONTAIN1, OTHRTRT1, OTHRTRT2, OTHRTRT3, TANKSTR1-Flow Equalization Tank, TANKSTR2-Holding Tank, TANKSTR3-Separation Tank  
Event Description: New Operating Permit - APPLICATION PART A RECEIVED  
Actual Date: 11/19/1980

EPA Id: CAD097465132  
Facility Type: Post-Closure Permitted  
Unit Names: CONTAIN1, OTHRTRT1, OTHRTRT2, OTHRTRT3, TANKSTR1-Flow Equalization Tank, TANKSTR2-Holding Tank, TANKSTR3-Separation Tank  
Event Description: New Operating Permit - APPLICATION PART B RECEIVED  
Actual Date: 04/01/1983

EPA Id: CAD097465132  
Facility Type: Post-Closure Permitted  
Unit Names: HWMU 10, HWMU s1, 2 & 3  
Event Description: PC Renewal PC - With Changes - DISCLOSURE (CLEARED)  
Actual Date: 10/03/2008

Closure:  
EPA Id: CAD097465132  
Facility Type: Post-Closure Permitted  
Unit Names: CONTAIN1, HWMU 10, HWMU 11, HWMU 4, HWMU 5, HWMU s1, 2 & 3, HWMUs 6, 7, 8 & 9, OTHRTRT1, OTHRTRT2, OTHRTRT3, TANKSTR1-Flow Equalization Tank, TANKSTR2-Holding Tank, TANKSTR3-Separation Tank  
Event Description: New Post-Closure Permit - 1ST NOTICE OF DEFICIENCY ISSUED  
Actual Date: 06/11/1992

EPA Id: CAD097465132  
Facility Type: Post-Closure Permitted  
Unit Names: HWMU 11, HWMU 4, HWMU 5, HWMUs 6, 7, 8 & 9  
Event Description: Closure - ISSUE CLOSURE VERIFICATION  
Actual Date: 11/07/2008

EPA Id: CAD097465132  
Facility Type: Post-Closure Permitted

Map ID  
Direction  
Distance  
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number  
EPA ID Number

**TP INDUSTRIAL INC (Continued)**

**1000256005**

Unit Names: CONTAIN1, HWMU 10, HWMU 11, HWMU 4, HWMU 5, HWMU s1, 2 & 3, HWMUs 6, 7, 8 & 9, OTHRTRT1, OTHRTRT2, OTHRTRT3, TANKSTR1-Flow Equalization Tank, TANKSTR2-Holding Tank, TANKSTR3-Separation Tank

Event Description: New Post-Closure Permit - FINAL POST-CLOSURE PERMIT  
Actual Date: 06/30/1994

EPA Id: CAD097465132  
Facility Type: Post-Closure Permitted  
Unit Names: CONTAIN1, HWMU 10, HWMU 11, HWMU 4, HWMU 5, HWMU s1, 2 & 3, HWMUs 6, 7, 8 & 9, OTHRTRT1, OTHRTRT2, OTHRTRT3, TANKSTR1-Flow Equalization Tank, TANKSTR2-Holding Tank, TANKSTR3-Separation Tank

Event Description: New Post-Closure Permit - FINAL PART A & PART B RECEIVED  
Actual Date: 03/01/1994

EPA Id: CAD097465132  
Facility Type: Post-Closure Permitted  
Unit Names: CONTAIN1, HWMU 10, HWMU 11, HWMU 4, HWMU 5, HWMU s1, 2 & 3, HWMUs 6, 7, 8 & 9, OTHRTRT1, OTHRTRT2, OTHRTRT3, TANKSTR1-Flow Equalization Tank, TANKSTR2-Holding Tank, TANKSTR3-Separation Tank

Event Description: New Post-Closure Permit - APPLICATION PART B RECEIVED  
Actual Date: 12/01/1991

EPA Id: CAD097465132  
Facility Type: Post-Closure Permitted  
Unit Names: CONTAIN1, HWMU 10, HWMU 11, HWMU 4, HWMU 5, HWMU s1, 2 & 3, HWMUs 6, 7, 8 & 9, OTHRTRT1, OTHRTRT2, OTHRTRT3, TANKSTR1-Flow Equalization Tank, TANKSTR2-Holding Tank, TANKSTR3-Separation Tank

Event Description: New Post-Closure Permit - PUBLIC COMMENT (END)  
Actual Date: 06/10/1994

EPA Id: CAD097465132  
Facility Type: Post-Closure Permitted  
Unit Names: CONTAIN1, HWMU 10, HWMU 11, HWMU 4, HWMU 5, HWMU s1, 2 & 3, HWMUs 6, 7, 8 & 9, OTHRTRT1, OTHRTRT2, OTHRTRT3, TANKSTR1-Flow Equalization Tank, TANKSTR2-Holding Tank, TANKSTR3-Separation Tank

Event Description: New Post-Closure Permit - DRAFT POST-CLOSURE PERMIT  
Actual Date: 04/26/1994

EPA Id: CAD097465132  
Facility Type: Post-Closure Permitted  
Unit Names: CONTAIN1, HWMU 10, HWMU 11, HWMU 4, HWMU 5, HWMU s1, 2 & 3, HWMUs 6, 7, 8 & 9, OTHRTRT1, OTHRTRT2, OTHRTRT3, TANKSTR1-Flow Equalization Tank, TANKSTR2-Holding Tank, TANKSTR3-Separation Tank

Event Description: New Post-Closure Permit - FINAL POST-CLOSURE PERMIT (EXPIRES)  
Actual Date: 07/31/2004

EPA Id: CAD097465132  
Facility Type: Post-Closure Permitted  
Unit Names: CONTAIN1, HWMU 10, HWMU 11, HWMU 4, HWMU 5, HWMU s1, 2 & 3, HWMUs 6, 7, 8 & 9, OTHRTRT1, OTHRTRT2, OTHRTRT3, TANKSTR1-Flow Equalization Tank, TANKSTR2-Holding Tank, TANKSTR3-Separation Tank

Event Description: New Post-Closure Permit - PUBLIC COMMENT (BEGIN)  
Actual Date: 04/26/1994

EPA Id: CAD097465132  
Facility Type: Post-Closure Permitted  
Unit Names: CONTAIN1, OTHRTRT1, OTHRTRT2, OTHRTRT3, TANKSTR1-Flow Equalization

Map ID  
Direction  
Distance  
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number  
EPA ID Number

TP INDUSTRIAL INC (Continued)

1000256005

Event Description: Tank, TANKSTR2-Holding Tank, TANKSTR3-Separation Tank  
Closure Administrative - ISSUE CLOSURE VERIFICATION  
Actual Date: 01/06/2014

EPA Id: CAD097465132  
Facility Type: Post-Closure Permitted  
Unit Names: CONTAIN1, OTHRTRT1, OTHRTRT2, OTHRTRT3, TANKSTR1-Flow Equalization Tank, TANKSTR2-Holding Tank, TANKSTR3-Separation Tank

Event Description: Closure - ISSUE CLOSURE VERIFICATION  
Actual Date: 02/16/1993

EPA Id: CAD097465132  
Facility Type: Post-Closure Permitted  
Unit Names: CONTAIN1, HWMU 10, HWMU 11, HWMU 4, HWMU 5, HWMU s1, 2 & 3, HWMUs 6, 7, 8 & 9, OTHRTRT1, OTHRTRT2, OTHRTRT3, TANKSTR1-Flow Equalization Tank, TANKSTR2-Holding Tank, TANKSTR3-Separation Tank

Event Description: New Post-Closure Permit - FINAL POST-CLOSURE PERMIT (EFFECTIVE)  
Actual Date: 08/03/1994

EPA Id: CAD097465132  
Facility Type: Post-Closure Permitted  
Unit Names: CONTAIN1, OTHRTRT1, OTHRTRT2, OTHRTRT3, TANKSTR1-Flow Equalization Tank, TANKSTR2-Holding Tank, TANKSTR3-Separation Tank

Event Description: Closure - CLOSURE NOTICE RECEIVED  
Actual Date: 11/06/1991

EPA Id: CAD097465132  
Facility Type: Post-Closure Permitted  
Unit Names: CONTAIN1, HWMU 10, HWMU 11, HWMU 4, HWMU 5, HWMU s1, 2 & 3, HWMUs 6, 7, 8 & 9, OTHRTRT1, OTHRTRT2, OTHRTRT3, TANKSTR1-Flow Equalization Tank, TANKSTR2-Holding Tank, TANKSTR3-Separation Tank

Event Description: New Post-Closure Permit - 2ND NOTICE OF DEFICIENCY ISSUED  
Actual Date: 06/24/1992

Alias:

EPA Id: CAD097465132  
Facility Type: Post-Closure Permitted  
Alias Type: Project Code (Site Code)  
Alias: 300242

EPA Id: CAD097465132  
Facility Type: Post-Closure Permitted  
Alias Type: APN  
Alias: 6125012016

EPA Id: CAD097465132  
Facility Type: Post-Closure Permitted  
Alias Type: APN  
Alias: 6125012015

Maintenance:

EPA Id: CAD097465132  
Title: Deed restriction for the TP Industries AKA Purex industries, Inc. dated 3/25/1987.  
Document Type: Deed Restriction / LUC Issued  
Received Date: 03/25/1987

Map ID  
 Direction  
 Distance  
 Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number  
 EPA ID Number

**P87** TP INDUSTRIAL, INC  
**SSW** 525 E ALONDRA BL  
**1/2-1** GARDENA, CA 90248  
**0.837 mi.**  
**4417 ft.** Site 2 of 2 in cluster P

CA SLIC U001563139  
 CA HIST UST N/A  
 LA Co. Site Mitigation  
 CA DEED  
 CA EMI  
 CA ENVIROSTOR  
 CA Financial Assurance

Relative:  
 Lower

Actual:  
 56 ft.

SLIC:

Region: STATE  
**Facility Status: Open - Site Assessment**  
 Status Date: 01/01/1965  
 Global Id: SLT4306159  
 Lead Agency: DEPARTMENT OF TOXIC SUBSTANCES CONTROL  
 Lead Agency Case Number: 80001731  
 Latitude: 33.88647  
 Longitude: -118.26661  
 Case Type: Cleanup Program Site  
 Case Worker: Not reported  
 Local Agency: Not reported  
 RB Case Number: 0103  
 File Location: Not reported  
 Potential Media Affected: Not reported  
 Potential Contaminants of Concern: Not reported  
 Site History: Not reported

[Click here to access the California GeoTracker records for this facility:](#)

HIST UST:

Region: STATE  
 Facility ID: 00000021058  
 Facility Type: Other  
 Other Type: DISTRB. SOLVENTS  
 Contact Name: JOE NEVES  
 Telephone: 2135320730  
 Owner Name: BARON-BLAKESLEE, INC.  
 Owner Address: 525 E. ALONDRA BLVD.  
 Owner City,St,Zip: GARDENA, CA 90248  
 Total Tanks: 0004

Tank Num: 001  
 Container Num: 1  
 Year Installed: Not reported  
 Tank Capacity: 00005000  
 Tank Used for: WASTE  
 Type of Fuel: Not reported  
 Container Construction Thickness: Not reported  
 Leak Detection: Groundwater Monitoring Well

Tank Num: 002  
 Container Num: 2  
 Year Installed: Not reported  
 Tank Capacity: 00007500  
 Tank Used for: WASTE  
 Type of Fuel: WASTE OIL  
 Container Construction Thickness: Not reported  
 Leak Detection: Groundwater Monitoring Well

Tank Num: 003

Map ID  
Direction  
Distance  
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number  
EPA ID Number

**TP INDUSTRIAL, INC (Continued)**

**U001563139**

Container Num: 3  
Year Installed: Not reported  
Tank Capacity: 00005000  
Tank Used for: WASTE  
Type of Fuel: WASTE OIL  
Container Construction Thickness: Not reported  
Leak Detection: Groundwater Monitoring Well

Tank Num: 004  
Container Num: 4  
Year Installed: Not reported  
Tank Capacity: 00000150  
Tank Used for: WASTE  
Type of Fuel: Not reported  
Container Construction Thickness: Not reported  
Leak Detection: Groundwater Monitoring Well

LA Co. Site Mitigation:

Facility ID: Not reported  
Site ID: SD0012147  
Jurisdiction: County  
Case ID: RO0001196  
Abated: Not reported  
Assigned To: Not reported  
Entered Date: 05/11/2004

DEED:

Area: Not reported  
Sub Area: Not reported  
Site Type: POST CLOSURE PERMIT  
Status: POST CLOSURE PERMIT  
Agency: Not reported  
Covenant Uploaded: Not reported  
Deed Date(s): Not reported  
EDR Link ID: CAD097465132

EMI:

Year: 1990  
County Code: 19  
Air Basin: SC  
Facility ID: 51619  
Air District Name: SC  
SIC Code: 0  
Air District Name: SOUTH COAST AQMD  
Community Health Air Pollution Info System: Not reported  
Consolidated Emission Reporting Rule: Not reported  
Total Organic Hydrocarbon Gases Tons/Yr: 0  
Reactive Organic Gases Tons/Yr: 0  
Carbon Monoxide Emissions Tons/Yr: 0  
NOX - Oxides of Nitrogen Tons/Yr: 0  
SOX - Oxides of Sulphur Tons/Yr: 0  
Particulate Matter Tons/Yr: 0  
Part. Matter 10 Micrometers & Smllr Tons/Yr: 0  
  
Year: 1995  
County Code: 19

Map ID  
Direction  
Distance  
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number  
EPA ID Number

**TP INDUSTRIAL, INC (Continued)**

**U001563139**

Air Basin: SC  
Facility ID: 51619  
Air District Name: SC  
SIC Code: 2869  
Air District Name: SOUTH COAST AQMD  
Community Health Air Pollution Info System: Not reported  
Consolidated Emission Reporting Rule: Not reported  
Total Organic Hydrocarbon Gases Tons/Yr: 3  
Reactive Organic Gases Tons/Yr: 2  
Carbon Monoxide Emissions Tons/Yr: 0  
NOX - Oxides of Nitrogen Tons/Yr: 0  
SOX - Oxides of Sulphur Tons/Yr: 0  
Particulate Matter Tons/Yr: 0  
Part. Matter 10 Micrometers & Smlr Tons/Yr: 0

Year: 1997  
County Code: 19  
Air Basin: SC  
Facility ID: 51619  
Air District Name: SC  
SIC Code: 2869  
Air District Name: SOUTH COAST AQMD  
Community Health Air Pollution Info System: Not reported  
Consolidated Emission Reporting Rule: Not reported  
Total Organic Hydrocarbon Gases Tons/Yr: 1  
Reactive Organic Gases Tons/Yr: 1  
Carbon Monoxide Emissions Tons/Yr: 0  
NOX - Oxides of Nitrogen Tons/Yr: 0  
SOX - Oxides of Sulphur Tons/Yr: 0  
Particulate Matter Tons/Yr: 0  
Part. Matter 10 Micrometers & Smlr Tons/Yr: 0

Year: 1998  
County Code: 19  
Air Basin: SC  
Facility ID: 51619  
Air District Name: SC  
SIC Code: 2869  
Air District Name: SOUTH COAST AQMD  
Community Health Air Pollution Info System: Not reported  
Consolidated Emission Reporting Rule: Not reported  
Total Organic Hydrocarbon Gases Tons/Yr: 1  
Reactive Organic Gases Tons/Yr: 1  
Carbon Monoxide Emissions Tons/Yr: 0  
NOX - Oxides of Nitrogen Tons/Yr: 0  
SOX - Oxides of Sulphur Tons/Yr: 0  
Particulate Matter Tons/Yr: 0  
Part. Matter 10 Micrometers & Smlr Tons/Yr: 0

Year: 1999  
County Code: 19  
Air Basin: SC  
Facility ID: 51619  
Air District Name: SC  
SIC Code: 2869  
Air District Name: SOUTH COAST AQMD  
Community Health Air Pollution Info System: Not reported

Map ID  
Direction  
Distance  
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number  
EPA ID Number

**TP INDUSTRIAL, INC (Continued)**

**U001563139**

Consolidated Emission Reporting Rule: Not reported  
Total Organic Hydrocarbon Gases Tons/Yr: 1  
Reactive Organic Gases Tons/Yr: 1  
Carbon Monoxide Emissions Tons/Yr: 0  
NOX - Oxides of Nitrogen Tons/Yr: 0  
SOX - Oxides of Sulphur Tons/Yr: 0  
Particulate Matter Tons/Yr: 0  
Part. Matter 10 Micrometers & Smlr Tons/Yr: 0

Year: 2000  
County Code: 19  
Air Basin: SC  
Facility ID: 51619  
Air District Name: SC  
SIC Code: 2869  
Air District Name: SOUTH COAST AQMD  
Community Health Air Pollution Info System: Not reported  
Consolidated Emission Reporting Rule: Not reported  
Total Organic Hydrocarbon Gases Tons/Yr: 1  
Reactive Organic Gases Tons/Yr: 1  
Carbon Monoxide Emissions Tons/Yr: 0  
NOX - Oxides of Nitrogen Tons/Yr: 0  
SOX - Oxides of Sulphur Tons/Yr: 0  
Particulate Matter Tons/Yr: 0  
Part. Matter 10 Micrometers & Smlr Tons/Yr: 0

Year: 2001  
County Code: 19  
Air Basin: SC  
Facility ID: 51619  
Air District Name: SC  
SIC Code: 2869  
Air District Name: SOUTH COAST AQMD  
Community Health Air Pollution Info System: Not reported  
Consolidated Emission Reporting Rule: Not reported  
Total Organic Hydrocarbon Gases Tons/Yr: 1  
Reactive Organic Gases Tons/Yr: 1  
Carbon Monoxide Emissions Tons/Yr: 0  
NOX - Oxides of Nitrogen Tons/Yr: 0  
SOX - Oxides of Sulphur Tons/Yr: 0  
Particulate Matter Tons/Yr: 0  
Part. Matter 10 Micrometers & Smlr Tons/Yr: 0

**ENVIROSTOR:**

Facility ID: 80001731  
Status: Active  
Status Date: 05/15/2009  
Site Code: 300242  
Site Type: Corrective Action  
Site Type Detailed: Corrective Action  
Acres: 1.5  
NPL: NO  
Regulatory Agencies: SMBRP  
Lead Agency: WM  
Program Manager: Richard Allen  
Supervisor: Javier Hinojosa  
Division Branch: Cleanup Chatsworth

Map ID  
Direction  
Distance  
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number  
EPA ID Number

**TP INDUSTRIAL, INC (Continued)**

**U001563139**

Assembly: 64  
Senate: 35  
Special Program: Not reported  
Restricted Use: NO  
Site Mgmt Req: NONE SPECIFIED  
Funding: Not reported  
Latitude: 33.88635  
Longitude: -118.2665  
APN: 6125012016  
Past Use: ABOVE GROUND STORAGE TANKS, RECYCLING - OTHER, UNDERGROUND STORAGE TANKS, RECYCLING - OTHER, UNDERGROUND STORAGE TANKS  
Potential COC: Benzene Tetrachloroethylene (PCE 1,1,1-Trichloroethane (TCA Trichloroethylene (TCE Vinyl chloride 1,4-Dioxane 1,1,1-Trichloroethane (TCA Trichloroethylene (TCE Acetone 1,1-Dichloroethylene 1,2-Dichloroethylene (cis Toluene Xylenes  
Confirmed COC: Benzene Tetrachloroethylene (PCE 1,1,1-Trichloroethane (TCA 1,4-Dioxane Trichloroethylene (TCE Vinyl chloride 30026-NO 30032-NO 30195-NO 30550-NO 30593-NO 30027-NO 30194-NO  
Potential Description: OTH, SOIL, SV, IA, OTH, SED, SOIL, SV  
Alias Name: 6125012016  
Alias Type: APN  
Alias Name: CAD097465132  
Alias Type: EPA Identification Number  
Alias Name: SLT4306159  
Alias Type: GeoTracker Global ID  
Alias Name: 300242  
Alias Type: Project Code (Site Code)  
Alias Name: 80001731  
Alias Type: Envirostor ID Number

**Completed Info:**

Completed Area Name: PROJECT WIDE  
Completed Sub Area Name: Not reported  
Completed Document Type: Correspondence  
Completed Date: 10/01/2014  
Comments: Not reported  
  
Completed Area Name: PROJECT WIDE  
Completed Sub Area Name: Not reported  
Completed Document Type: \* Historical Post Closure Permit Authority  
Completed Date: 06/10/2004  
Comments: Not reported  
  
Completed Area Name: PROJECT WIDE  
Completed Sub Area Name: Not reported  
Completed Document Type: RFI Report  
Completed Date: 06/30/2006  
Comments: Installation and monitoring of deep soil probes.  
  
Completed Area Name: PROJECT WIDE  
Completed Sub Area Name: Not reported  
Completed Document Type: RFI Workplan  
Completed Date: 06/10/2004  
Comments: Conditional approval for soil gas investigation and workplan approved.  
Not reported  
  
Completed Area Name: PROJECT WIDE  
Completed Sub Area Name: Not reported

Map ID  
Direction  
Distance  
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number  
EPA ID Number

**TP INDUSTRIAL, INC (Continued)**

**U001563139**

Completed Document Type: RFI Workplan  
Completed Date: 12/28/2010  
Comments: Not reported

Completed Area Name: PROJECT WIDE  
Completed Sub Area Name: Not reported  
Completed Document Type: Other Report  
Completed Date: 02/02/2010  
Comments: Not reported

Completed Area Name: PROJECT WIDE  
Completed Sub Area Name: Not reported  
Completed Document Type: Other Report  
Completed Date: 02/03/2010  
Comments: Completed, No DTSC approval required

Completed Area Name: PROJECT WIDE  
Completed Sub Area Name: Not reported  
Completed Document Type: Other Report  
Completed Date: 02/03/2010  
Comments: Not reported

Completed Area Name: PROJECT WIDE  
Completed Sub Area Name: Not reported  
Completed Document Type: Technical Report  
Completed Date: 08/10/2010  
Comments: Not reported

Completed Area Name: PROJECT WIDE  
Completed Sub Area Name: Not reported  
Completed Document Type: Monitoring Report  
Completed Date: 10/07/2010  
Comments: Not reported

Completed Area Name: PROJECT WIDE  
Completed Sub Area Name: Not reported  
Completed Document Type: RFI Workplan  
Completed Date: 05/30/2013  
Comments: Not reported

Completed Area Name: PROJECT WIDE  
Completed Sub Area Name: Not reported  
Completed Document Type: Technical Report  
Completed Date: 11/01/2011  
Comments: Not reported

Completed Area Name: PROJECT WIDE  
Completed Sub Area Name: Not reported  
Completed Document Type: Monitoring Report  
Completed Date: 08/24/2010  
Comments: Not reported

Completed Area Name: PROJECT WIDE  
Completed Sub Area Name: Not reported  
Completed Document Type: Health & Safety Plan  
Completed Date: 11/18/2010  
Comments: This is complete

Map ID  
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MAP FINDINGS

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**TP INDUSTRIAL, INC (Continued)**

**U001563139**

Completed Area Name: PROJECT WIDE  
Completed Sub Area Name: Not reported  
Completed Document Type: \*Correspondence - Received  
Completed Date: 08/04/2010  
Comments: Not reported

Completed Area Name: PROJECT WIDE  
Completed Sub Area Name: Not reported  
Completed Document Type: \*Correspondence - Received  
Completed Date: 04/21/2011  
Comments: Not reported

Completed Area Name: PROJECT WIDE  
Completed Sub Area Name: Not reported  
Completed Document Type: Fieldwork  
Completed Date: 04/01/2012  
Comments: field work complete, no documents associated with this task

Completed Area Name: PROJECT WIDE  
Completed Sub Area Name: Not reported  
Completed Document Type: Interim Measures Workplan  
Completed Date: 05/12/2009  
Comments: Not reported

Completed Area Name: PROJECT WIDE  
Completed Sub Area Name: Not reported  
Completed Document Type: RFI Workplan Addendum  
Completed Date: 09/04/2013  
Comments: Not reported

Completed Area Name: PROJECT WIDE  
Completed Sub Area Name: Not reported  
Completed Document Type: Monitoring Report  
Completed Date: 05/20/2012  
Comments: Routine report

Completed Area Name: PROJECT WIDE  
Completed Sub Area Name: Not reported  
Completed Document Type: Other Report  
Completed Date: 11/22/2013  
Comments: Not reported

Completed Area Name: PROJECT WIDE  
Completed Sub Area Name: Not reported  
Completed Document Type: Technical Report  
Completed Date: 09/04/2013  
Comments: Not reported

Completed Area Name: PROJECT WIDE  
Completed Sub Area Name: Not reported  
Completed Document Type: Technical Report  
Completed Date: 09/12/2013  
Comments: Not reported

Completed Area Name: PROJECT WIDE  
Completed Sub Area Name: Not reported  
Completed Document Type: Technical Report

Map ID  
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MAP FINDINGS

Site

Database(s)

EDR ID Number  
EPA ID Number

**TP INDUSTRIAL, INC (Continued)**

**U001563139**

Completed Date: 12/10/2013  
Comments: Not reported

Completed Area Name: PROJECT WIDE  
Completed Sub Area Name: Not reported  
Completed Document Type: Monitoring Report  
Completed Date: 03/10/2014  
Comments: Not reported

Completed Area Name: PROJECT WIDE  
Completed Sub Area Name: Not reported  
Completed Document Type: RFI Report  
Completed Date: 06/23/2014  
Comments: Not reported

Completed Area Name: PROJECT WIDE  
Completed Sub Area Name: Not reported  
Completed Document Type: Corrective Measures Study Workplan  
Completed Date: 06/23/2014  
Comments: Not reported

Completed Area Name: PROJECT WIDE  
Completed Sub Area Name: Not reported  
Completed Document Type: Technical Workplan  
Completed Date: 06/23/2014  
Comments: Not reported

Completed Area Name: PROJECT WIDE  
Completed Sub Area Name: Not reported  
Completed Document Type: Risk Assessment Workplan  
Completed Date: 08/14/2014  
Comments: Not reported

Completed Area Name: PROJECT WIDE  
Completed Sub Area Name: Not reported  
Completed Document Type: Consent Order  
Completed Date: 01/04/2010  
Comments: signed copy returned to facility

Completed Area Name: PROJECT WIDE  
Completed Sub Area Name: Not reported  
Completed Document Type: Site Inspections/Visit (Non LUR)  
Completed Date: 01/08/2014  
Comments: Not reported

Completed Area Name: PROJECT WIDE  
Completed Sub Area Name: Not reported  
Completed Document Type: RCRA Facility Assessment Report  
Completed Date: 12/31/1990  
Comments: Not reported

Completed Area Name: PROJECT WIDE  
Completed Sub Area Name: Not reported  
Completed Document Type: Interim Measures Questionnaire  
Completed Date: 03/15/1993  
Comments: Not reported

Map ID  
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Distance  
Elevation

MAP FINDINGS

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Database(s)

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EPA ID Number

**TP INDUSTRIAL, INC (Continued)**

**U001563139**

Completed Area Name: PROJECT WIDE  
Completed Sub Area Name: Not reported  
Completed Document Type: Correspondence  
Completed Date: 10/17/2013  
Comments: Not reported

Completed Area Name: PROJECT WIDE  
Completed Sub Area Name: Not reported  
Completed Document Type: Interim Measures Questionnaire  
Completed Date: 06/29/2007  
Comments: In Situ Chemical Oxidation Pilot Test Workplan, TP Industrial, Inc.

Future Area Name: Not reported  
Future Sub Area Name: Not reported  
Future Document Type: Not reported  
Future Due Date: Not reported  
Schedule Area Name: Not reported  
Schedule Sub Area Name: Not reported  
Schedule Document Type: Not reported  
Schedule Due Date: Not reported  
Schedule Revised Date: Not reported

CA Financial Assurance 1:  
EPA ID Number: CAD097465132  
Sudden Amount1: 2,000,000.00  
Non Sudden Amount1: 6,000,000.00  
Closure Mechanism: Not reported  
Closure Amount: Not reported  
Post Closure Mechanism: Ins.  
Post Closure Amount: \$4,700,000.00  
Corrective Action Mechanism: Not reported  
Corrective Action Amount: Not reported  
Sudden Mechanism Type: Ins.  
Sudden Mechanism Amount: 1,000,000.00  
Non Sudden Mechanism Type: Ins.  
Non Sudden Mechanism Amount: 3,000,000.00  
O&M Mechanism Type: Not reported  
O&M Amount: Not reported

**Q88**  
**WSW**  
**1/2-1**  
**0.904 mi.**  
**4774 ft.**

**ACCU-CHROME PLATING CO.**  
**119 W. 154TH STREET**  
**GARDENA, CA 90248**

**CA ENVIROSTOR** **S111120535**  
**N/A**

**Site 1 of 3 in cluster Q**

**Relative:**  
**Lower**

ENVIROSTOR:  
Facility ID: 60001497  
Status: Inactive - Action Required  
Status Date: 06/27/2013  
Site Code: Not reported  
Site Type: Evaluation  
Site Type Detailed: Evaluation  
Acres: 0.1  
NPL: NO  
Regulatory Agencies: SMBRP  
Lead Agency: SMBRP  
Program Manager: Not reported

**Actual:**  
**57 ft.**

Map ID  
Direction  
Distance  
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MAP FINDINGS

Site

Database(s)

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EPA ID Number

**ACCU-CHROME PLATING CO. (Continued)**

**S111120535**

Supervisor: Javier Hinojosa  
Division Branch: Cleanup Chatsworth  
Assembly: 64  
Senate: 35  
Special Program: EPA - PASI  
Restricted Use: NO  
Site Mgmt Req: NONE SPECIFIED  
Funding: EPA Grant  
Latitude: 33.89190  
Longitude: -118.2764  
APN: NONE SPECIFIED  
Past Use: UNKNOWN  
Potential COC: Under Investigation  
Confirmed COC: 31000-NO 31001-NO  
Potential Description: NMA  
Alias Name: 60001497  
Alias Type: Envirostor ID Number

Completed Info:

Completed Area Name: Not reported  
Completed Sub Area Name: Not reported  
Completed Document Type: Not reported  
Completed Date: Not reported  
Comments: Not reported

Future Area Name: Not reported  
Future Sub Area Name: Not reported  
Future Document Type: Not reported  
Future Due Date: Not reported  
Schedule Area Name: Not reported  
Schedule Sub Area Name: Not reported  
Schedule Document Type: Not reported  
Schedule Due Date: Not reported  
Schedule Revised Date: Not reported

**89**  
**South**  
**1/2-1**  
**0.907 mi.**  
**4790 ft.**

**CORONET MANUFACTURING**  
**16210 S AVALON BLVD**  
**GARDENA, CA 90247**

**RCRA-SQG 1000338678**  
**CA NPDES CAD083912824**  
**CA LOS ANGELES CO. HMS**  
**CA EMI**  
**CA ENVIROSTOR**  
**US AIRS**

**Relative:**  
**Lower**

RCRA-SQG:

Date form received by agency: 02/20/2004

**Actual:**  
**59 ft.**

Facility name: CORONET MANUFACTURING  
Facility address: 16210 S AVALON BLVD  
GARDENA, CA 90247

EPA ID: CAD083912824  
Contact: TONY AYALA  
Contact address: Not reported  
Not reported

Contact country: US  
Contact telephone: (310) 327-6700  
Contact email: Not reported

EPA Region: 09  
Classification: Small Small Quantity Generator  
Description: Handler: generates more than 100 and less than 1000 kg of hazardous waste during any calendar month and accumulates less than 6000 kg of

Map ID  
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MAP FINDINGS

Site

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EDR ID Number  
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**CORONET MANUFACTURING (Continued)**

**1000338678**

hazardous waste at any time; or generates 100 kg or less of hazardous waste during any calendar month, and accumulates more than 1000 kg of hazardous waste at any time

Owner/Operator Summary:

Owner/operator name: DASOL INC  
Owner/operator address: 16210 S AVALON BLVD  
GARDENA, CA 90247  
Owner/operator country: US  
Owner/operator telephone: Not reported  
Legal status: Private  
Owner/Operator Type: Owner  
Owner/Op start date: 01/01/1947  
Owner/Op end date: Not reported

Owner/operator name: TONY AYALA  
Owner/operator address: Not reported  
Not reported  
Owner/operator country: US  
Owner/operator telephone: Not reported  
Legal status: Private  
Owner/Operator Type: Operator  
Owner/Op start date: 01/01/1984  
Owner/Op end date: Not reported

Handler Activities Summary:

U.S. importer of hazardous waste: No  
Mixed waste (haz. and radioactive): No  
Recycler of hazardous waste: No  
Transporter of hazardous waste: No  
Treater, storer or disposer of HW: No  
Underground injection activity: No  
On-site burner exemption: No  
Furnace exemption: No  
Used oil fuel burner: No  
Used oil processor: No  
User oil refiner: No  
Used oil fuel marketer to burner: No  
Used oil Specification marketer: No  
Used oil transfer facility: No  
Used oil transporter: No

Historical Generators:

Date form received by agency: 02/20/2004  
Site name: CORONET MANUFACTURING  
Classification: Large Quantity Generator

Date form received by agency: 02/15/2002  
Site name: CORONET MANUFACTURING COMPANY INC.  
Classification: Large Quantity Generator

Date form received by agency: 03/04/1999  
Site name: CORONET MANUFACTURING CO. INC.  
Classification: Large Quantity Generator

Date form received by agency: 02/04/1998

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**CORONET MANUFACTURING (Continued)**

**1000338678**

Site name: CORONET MFG CO INC  
Classification: Large Quantity Generator

Date form received by agency: 09/01/1996

Site name: CORONET MFG CO INC  
Classification: Large Quantity Generator

Date form received by agency: 05/28/1996

Site name: CORONET MANUFACTURING CO, INC.  
Classification: Large Quantity Generator

Date form received by agency: 12/09/1994

Site name: CORONET MANUFACTURING CO, INC  
Classification: Large Quantity Generator

Date form received by agency: 12/26/1980

Site name: CORONET MFG CO INC  
Classification: Large Quantity Generator

Date form received by agency: 12/26/1980

Site name: CORONET MFG CO INC  
Classification: Large Quantity Generator

**Hazardous Waste Summary:**

Waste code: D001

Waste name: IGNITABLE HAZARDOUS WASTES ARE THOSE WASTES WHICH HAVE A FLASHPOINT OF LESS THAN 140 DEGREES FAHRENHEIT AS DETERMINED BY A PENSKEY-MARTENS CLOSED CUP FLASH POINT TESTER. ANOTHER METHOD OF DETERMINING THE FLASH POINT OF A WASTE IS TO REVIEW THE MATERIAL SAFETY DATA SHEET, WHICH CAN BE OBTAINED FROM THE MANUFACTURER OR DISTRIBUTOR OF THE MATERIAL. LACQUER THINNER IS AN EXAMPLE OF A COMMONLY USED SOLVENT WHICH WOULD BE CONSIDERED AS IGNITABLE HAZARDOUS WASTE.

Waste code: D003

Waste name: A MATERIAL IS CONSIDERED TO BE A REACTIVE HAZARDOUS WASTE IF IT IS NORMALLY UNSTABLE, REACTS VIOLENTLY WITH WATER, GENERATES TOXIC GASES WHEN EXPOSED TO WATER OR CORROSIVE MATERIALS, OR IF IT IS CAPABLE OF DETONATION OR EXPLOSION WHEN EXPOSED TO HEAT OR A FLAME. ONE EXAMPLE OF SUCH WASTE WOULD BY WASTE GUNPOWDER.

Waste code: F002

Waste name: THE FOLLOWING SPENT HALOGENATED SOLVENTS: TETRACHLOROETHYLENE, METHYLENE CHLORIDE, TRICHLOROETHYLENE, 1,1,1-TRICHLOROETHANE, CHLOROBENZENE, 1,1,2-TRICHLORO-1,2,2-TRIFLUOROETHANE, ORTHO-DICHLOROBENZENE, TRICHLOROFLUOROMETHANE, AND 1,1,2-TRICHLOROETHANE; ALL SPENT SOLVENT MIXTURES/BLENDS CONTAINING, BEFORE USE, A TOTAL OF TEN PERCENT OR MORE (BY VOLUME) OF ONE OR MORE OF THE ABOVE HALOGENATED SOLVENTS OR THOSE LISTED IN F001, F004, OR F005, AND STILL BOTTOMS FROM THE RECOVERY OF THESE SPENT SOLVENTS AND SPENT SOLVENT MIXTURES.

Waste code: D001

Waste name: IGNITABLE HAZARDOUS WASTES ARE THOSE WASTES WHICH HAVE A FLASHPOINT OF LESS THAN 140 DEGREES FAHRENHEIT AS DETERMINED BY A PENSKEY-MARTENS CLOSED CUP FLASH POINT TESTER. ANOTHER METHOD OF DETERMINING THE FLASH POINT OF A WASTE IS TO REVIEW THE MATERIAL SAFETY DATA SHEET, WHICH CAN BE OBTAINED FROM THE MANUFACTURER OR DISTRIBUTOR OF THE

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MAP FINDINGS

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**CORONET MANUFACTURING (Continued)**

**1000338678**

MATERIAL. LACQUER THINNER IS AN EXAMPLE OF A COMMONLY USED SOLVENT WHICH WOULD BE CONSIDERED AS IGNITABLE HAZARDOUS WASTE.

Waste code: D003  
Waste name: A MATERIAL IS CONSIDERED TO BE A REACTIVE HAZARDOUS WASTE IF IT IS NORMALLY UNSTABLE, REACTS VIOLENTLY WITH WATER, GENERATES TOXIC GASES WHEN EXPOSED TO WATER OR CORROSIVE MATERIALS, OR IF IT IS CAPABLE OF DETONATION OR EXPLOSION WHEN EXPOSED TO HEAT OR A FLAME. ONE EXAMPLE OF SUCH WASTE WOULD BY WASTE GUNPOWDER.

Waste code: D008  
Waste name: LEAD

Waste code: F001  
Waste name: THE FOLLOWING SPENT HALOGENATED SOLVENTS USED IN DEGREASING: TETRACHLOROETHYLENE, TRICHLOROETHYLENE, METHYLENE CHLORIDE, 1,1,1-TRICHLOROETHANE, CARBON TETRACHLORIDE, AND CHLORINATED FLUOROCARBONS; ALL SPENT SOLVENT MIXTURES/BLENDS USED IN DEGREASING CONTAINING, BEFORE USE, A TOTAL OF TEN PERCENT OR MORE (BY VOLUME) OF ONE OR MORE OF THE ABOVE HALOGENATED SOLVENTS OR THOSE SOLVENTS LISTED IN F002, F004, AND F005, AND STILL BOTTOMS FROM THE RECOVERY OF THESE SPENT SOLVENTS AND SPENT SOLVENT MIXTURES.

Violation Status: No violations found

**NPDES:**

Npdes Number: CAS000001  
Facility Status: Active  
Agency Id: 0  
Region: 4  
Regulatory Measure Id: 189657  
Order No: 97-03-DWQ  
Regulatory Measure Type: Enrollee  
Place Id: Not reported  
WDID: 4 19I006953  
Program Type: Industrial  
Adoption Date Of Regulatory Measure: Not reported  
Effective Date Of Regulatory Measure: 05/12/1992  
Expiration Date Of Regulatory Measure: Not reported  
Termination Date Of Regulatory Measure: Not reported  
Discharge Name: Coronet Manufacturing Co  
Discharge Address: 16210 S Avalon Blvd  
Discharge City: Gardena  
Discharge State: California  
Discharge Zip: 90248

**LOS ANGELES CO. HMS:**

Region: LA  
Facility Id: 005200-047512  
Facility Type: SS6  
Facility Status: Closed  
Area: 22  
Permit Number: CGI006953  
Permit Status: Closed

Region: LA  
Facility Id: 005200-I05399

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**CORONET MANUFACTURING (Continued)**

**1000338678**

Facility Type: I01  
Facility Status: Permit  
Area: 22  
Permit Number: 000005333  
Permit Status: Permit

**EMI:**

Year: 1987  
County Code: 19  
Air Basin: SC  
Facility ID: 19144  
Air District Name: SC  
SIC Code: 3645  
Air District Name: SOUTH COAST AQMD  
Community Health Air Pollution Info System: Not reported  
Consolidated Emission Reporting Rule: Not reported  
Total Organic Hydrocarbon Gases Tons/Yr: 30  
Reactive Organic Gases Tons/Yr: 24  
Carbon Monoxide Emissions Tons/Yr: 0  
NOX - Oxides of Nitrogen Tons/Yr: 2  
SOX - Oxides of Sulphur Tons/Yr: 0  
Particulate Matter Tons/Yr: 0  
Part. Matter 10 Micrometers & Smlr Tons/Yr: 0

Year: 1990  
County Code: 19  
Air Basin: SC  
Facility ID: 19144  
Air District Name: SC  
SIC Code: 3645  
Air District Name: SOUTH COAST AQMD  
Community Health Air Pollution Info System: Not reported  
Consolidated Emission Reporting Rule: Not reported  
Total Organic Hydrocarbon Gases Tons/Yr: 40  
Reactive Organic Gases Tons/Yr: 27  
Carbon Monoxide Emissions Tons/Yr: 0  
NOX - Oxides of Nitrogen Tons/Yr: 1  
SOX - Oxides of Sulphur Tons/Yr: 0  
Particulate Matter Tons/Yr: 0  
Part. Matter 10 Micrometers & Smlr Tons/Yr: 0

Year: 1993  
County Code: 19  
Air Basin: SC  
Facility ID: 19144  
Air District Name: SC  
SIC Code: 3645  
Air District Name: SOUTH COAST AQMD  
Community Health Air Pollution Info System: Not reported  
Consolidated Emission Reporting Rule: Not reported  
Total Organic Hydrocarbon Gases Tons/Yr: 31  
Reactive Organic Gases Tons/Yr: 17  
Carbon Monoxide Emissions Tons/Yr: 0  
NOX - Oxides of Nitrogen Tons/Yr: 1  
SOX - Oxides of Sulphur Tons/Yr: 0  
Particulate Matter Tons/Yr: 0  
Part. Matter 10 Micrometers & Smlr Tons/Yr: 0

Map ID  
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MAP FINDINGS

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Database(s)

EDR ID Number  
EPA ID Number

**CORONET MANUFACTURING (Continued)**

**1000338678**

Year: 1995  
County Code: 19  
Air Basin: SC  
Facility ID: 19144  
Air District Name: SC  
SIC Code: 3645  
Air District Name: SOUTH COAST AQMD  
Community Health Air Pollution Info System: Not reported  
Consolidated Emission Reporting Rule: Not reported  
Total Organic Hydrocarbon Gases Tons/Yr: 31  
Reactive Organic Gases Tons/Yr: 17  
Carbon Monoxide Emissions Tons/Yr: 0  
NOX - Oxides of Nitrogen Tons/Yr: 1  
SOX - Oxides of Sulphur Tons/Yr: 0  
Particulate Matter Tons/Yr: 0  
Part. Matter 10 Micrometers & Smlr Tons/Yr: 0

Year: 1996  
County Code: 19  
Air Basin: SC  
Facility ID: 19144  
Air District Name: SC  
SIC Code: 3645  
Air District Name: SOUTH COAST AQMD  
Community Health Air Pollution Info System: Not reported  
Consolidated Emission Reporting Rule: Not reported  
Total Organic Hydrocarbon Gases Tons/Yr: 22  
Reactive Organic Gases Tons/Yr: 14  
Carbon Monoxide Emissions Tons/Yr: 0  
NOX - Oxides of Nitrogen Tons/Yr: 1  
SOX - Oxides of Sulphur Tons/Yr: 0  
Particulate Matter Tons/Yr: 0  
Part. Matter 10 Micrometers & Smlr Tons/Yr: 0

Year: 1997  
County Code: 19  
Air Basin: SC  
Facility ID: 19144  
Air District Name: SC  
SIC Code: 3645  
Air District Name: SOUTH COAST AQMD  
Community Health Air Pollution Info System: Not reported  
Consolidated Emission Reporting Rule: Not reported  
Total Organic Hydrocarbon Gases Tons/Yr: 22  
Reactive Organic Gases Tons/Yr: 13  
Carbon Monoxide Emissions Tons/Yr: 0  
NOX - Oxides of Nitrogen Tons/Yr: 0  
SOX - Oxides of Sulphur Tons/Yr: 0  
Particulate Matter Tons/Yr: 0  
Part. Matter 10 Micrometers & Smlr Tons/Yr: 0

Year: 1998  
County Code: 19  
Air Basin: SC  
Facility ID: 19144  
Air District Name: SC  
SIC Code: 3645

Map ID  
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MAP FINDINGS

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Database(s)

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**CORONET MANUFACTURING (Continued)**

**1000338678**

Air District Name: SOUTH COAST AQMD  
Community Health Air Pollution Info System: Not reported  
Consolidated Emission Reporting Rule: Not reported  
Total Organic Hydrocarbon Gases Tons/Yr: 23  
Reactive Organic Gases Tons/Yr: 14  
Carbon Monoxide Emissions Tons/Yr: 0  
NOX - Oxides of Nitrogen Tons/Yr: 0  
SOX - Oxides of Sulphur Tons/Yr: 0  
Particulate Matter Tons/Yr: 0  
Part. Matter 10 Micrometers & Smlr Tons/Yr: 0

Year: 1999  
County Code: 19  
Air Basin: SC  
Facility ID: 19144  
Air District Name: SC  
SIC Code: 3645  
Air District Name: SOUTH COAST AQMD  
Community Health Air Pollution Info System: Not reported  
Consolidated Emission Reporting Rule: Not reported  
Total Organic Hydrocarbon Gases Tons/Yr: 22  
Reactive Organic Gases Tons/Yr: 13  
Carbon Monoxide Emissions Tons/Yr: 0  
NOX - Oxides of Nitrogen Tons/Yr: 0  
SOX - Oxides of Sulphur Tons/Yr: 0  
Particulate Matter Tons/Yr: 0  
Part. Matter 10 Micrometers & Smlr Tons/Yr: 0

Year: 2000  
County Code: 19  
Air Basin: SC  
Facility ID: 19144  
Air District Name: SC  
SIC Code: 3645  
Air District Name: SOUTH COAST AQMD  
Community Health Air Pollution Info System: Not reported  
Consolidated Emission Reporting Rule: Not reported  
Total Organic Hydrocarbon Gases Tons/Yr: 22  
Reactive Organic Gases Tons/Yr: 13  
Carbon Monoxide Emissions Tons/Yr: 0  
NOX - Oxides of Nitrogen Tons/Yr: 0  
SOX - Oxides of Sulphur Tons/Yr: 0  
Particulate Matter Tons/Yr: 0  
Part. Matter 10 Micrometers & Smlr Tons/Yr: 0

Year: 2001  
County Code: 19  
Air Basin: SC  
Facility ID: 19144  
Air District Name: SC  
SIC Code: 3645  
Air District Name: SOUTH COAST AQMD  
Community Health Air Pollution Info System: Not reported  
Consolidated Emission Reporting Rule: Not reported  
Total Organic Hydrocarbon Gases Tons/Yr: 2  
Reactive Organic Gases Tons/Yr: 2  
Carbon Monoxide Emissions Tons/Yr: 0

Map ID  
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MAP FINDINGS

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**CORONET MANUFACTURING (Continued)**

**1000338678**

NOX - Oxides of Nitrogen Tons/Yr: 0  
SOX - Oxides of Sulphur Tons/Yr: 0  
Particulate Matter Tons/Yr: 0  
Part. Matter 10 Micrometers & Smlr Tons/Yr: 0

Year: 2002  
County Code: 19  
Air Basin: SC  
Facility ID: 19144  
Air District Name: SC  
SIC Code: 3471  
Air District Name: SOUTH COAST AQMD  
Community Health Air Pollution Info System: Not reported  
Consolidated Emission Reporting Rule: Not reported  
Total Organic Hydrocarbon Gases Tons/Yr: 6  
Reactive Organic Gases Tons/Yr: 5  
Carbon Monoxide Emissions Tons/Yr: 0  
NOX - Oxides of Nitrogen Tons/Yr: 0  
SOX - Oxides of Sulphur Tons/Yr: 0  
Particulate Matter Tons/Yr: 0  
Part. Matter 10 Micrometers & Smlr Tons/Yr: 0

Year: 2003  
County Code: 19  
Air Basin: SC  
Facility ID: 19144  
Air District Name: SC  
SIC Code: 3471  
Air District Name: SOUTH COAST AQMD  
Community Health Air Pollution Info System: Not reported  
Consolidated Emission Reporting Rule: Not reported  
Total Organic Hydrocarbon Gases Tons/Yr: 6  
Reactive Organic Gases Tons/Yr: 5  
Carbon Monoxide Emissions Tons/Yr: 0  
NOX - Oxides of Nitrogen Tons/Yr: 0  
SOX - Oxides of Sulphur Tons/Yr: 0  
Particulate Matter Tons/Yr: 0  
Part. Matter 10 Micrometers & Smlr Tons/Yr: 0

Year: 2004  
County Code: 19  
Air Basin: SC  
Facility ID: 19144  
Air District Name: SC  
SIC Code: 3471  
Air District Name: SOUTH COAST AQMD  
Community Health Air Pollution Info System: Not reported  
Consolidated Emission Reporting Rule: Not reported  
Total Organic Hydrocarbon Gases Tons/Yr: 5.5208  
Reactive Organic Gases Tons/Yr: 5.08  
Carbon Monoxide Emissions Tons/Yr: 0.0708  
NOX - Oxides of Nitrogen Tons/Yr: 0.2345  
SOX - Oxides of Sulphur Tons/Yr: 0.001491  
Particulate Matter Tons/Yr: 0.01373  
Part. Matter 10 Micrometers & Smlr Tons/Yr: 0.01

Year: 2005

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MAP FINDINGS

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Database(s)

EDR ID Number  
EPA ID Number

**CORONET MANUFACTURING (Continued)**

**1000338678**

County Code: 19  
Air Basin: SC  
Facility ID: 19144  
Air District Name: SC  
SIC Code: 3471  
Air District Name: SOUTH COAST AQMD  
Community Health Air Pollution Info System: Not reported  
Consolidated Emission Reporting Rule: Not reported  
Total Organic Hydrocarbon Gases Tons/Yr: 4.03828  
Reactive Organic Gases Tons/Yr: 3.454737636  
Carbon Monoxide Emissions Tons/Yr: .08173  
NOX - Oxides of Nitrogen Tons/Yr: .3032  
SOX - Oxides of Sulphur Tons/Yr: .00139  
Particulate Matter Tons/Yr: .58371684  
Part. Matter 10 Micrometers & Smlr Tons/Yr: .4641767996

Year: 2006  
County Code: 19  
Air Basin: SC  
Facility ID: 19144  
Air District Name: SC  
SIC Code: 3471  
Air District Name: SOUTH COAST AQMD  
Community Health Air Pollution Info System: Not reported  
Consolidated Emission Reporting Rule: Not reported  
Total Organic Hydrocarbon Gases Tons/Yr: 4.226640895709088910  
Reactive Organic Gases Tons/Yr: 4.076  
Carbon Monoxide Emissions Tons/Yr: .123  
NOX - Oxides of Nitrogen Tons/Yr: .457  
SOX - Oxides of Sulphur Tons/Yr: .002  
Particulate Matter Tons/Yr: .263  
Part. Matter 10 Micrometers & Smlr Tons/Yr: .25347

Year: 2007  
County Code: 19  
Air Basin: SC  
Facility ID: 19144  
Air District Name: SC  
SIC Code: 3471  
Air District Name: SOUTH COAST AQMD  
Community Health Air Pollution Info System: Not reported  
Consolidated Emission Reporting Rule: Not reported  
Total Organic Hydrocarbon Gases Tons/Yr: 4.226640895709088910  
Reactive Organic Gases Tons/Yr: 4.076  
Carbon Monoxide Emissions Tons/Yr: .123  
NOX - Oxides of Nitrogen Tons/Yr: .457  
SOX - Oxides of Sulphur Tons/Yr: .002  
Particulate Matter Tons/Yr: .263  
Part. Matter 10 Micrometers & Smlr Tons/Yr: .25347

Year: 2008  
County Code: 19  
Air Basin: SC  
Facility ID: 19144  
Air District Name: SC  
SIC Code: 3641  
Air District Name: SOUTH COAST AQMD

Map ID  
Direction  
Distance  
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number  
EPA ID Number

**CORONET MANUFACTURING (Continued)**

**1000338678**

Community Health Air Pollution Info System: Not reported  
Consolidated Emission Reporting Rule: Not reported  
Total Organic Hydrocarbon Gases Tons/Yr: 2.503606984769140997  
Reactive Organic Gases Tons/Yr: 2.45996345  
Carbon Monoxide Emissions Tons/Yr: .04  
NOX - Oxides of Nitrogen Tons/Yr: .18  
SOX - Oxides of Sulphur Tons/Yr: .00085401  
Particulate Matter Tons/Yr: .01002928541  
Part. Matter 10 Micrometers & Smlr Tons/Yr: .0100055642279

Year: 2009  
County Code: 19  
Air Basin: SC  
Facility ID: 19144  
Air District Name: SC  
SIC Code: 3641  
Air District Name: SOUTH COAST AQMD  
Community Health Air Pollution Info System: Not reported  
Consolidated Emission Reporting Rule: Not reported  
Total Organic Hydrocarbon Gases Tons/Yr: 1.7349363993089399  
Reactive Organic Gases Tons/Yr: 1.7029700000000001  
Carbon Monoxide Emissions Tons/Yr: 4.000000000000001E-2  
NOX - Oxides of Nitrogen Tons/Yr: 0.14999999999999999  
SOX - Oxides of Sulphur Tons/Yr: 7.0200000000000004E-4  
Particulate Matter Tons/Yr: 1.566812000000001E-2  
Part. Matter 10 Micrometers & Smlr Tons/Yr: 1.5347842800000001E-2

Year: 2010  
County Code: 19  
Air Basin: SC  
Facility ID: 19144  
Air District Name: SC  
SIC Code: 3641  
Air District Name: SOUTH COAST AQMD  
Community Health Air Pollution Info System: Not reported  
Consolidated Emission Reporting Rule: Not reported  
Total Organic Hydrocarbon Gases Tons/Yr: 4.6264569169470704  
Reactive Organic Gases Tons/Yr: 4.5609099999999998  
Carbon Monoxide Emissions Tons/Yr: 3.5740000000000001E-2  
NOX - Oxides of Nitrogen Tons/Yr: 0.1327500000000001  
SOX - Oxides of Sulphur Tons/Yr: 6.099999999999997E-4  
Particulate Matter Tons/Yr: 2.270000000000001E-2  
Part. Matter 10 Micrometers & Smlr Tons/Yr: 2.208260000000001E-2

Year: 2011  
County Code: 19  
Air Basin: SC  
Facility ID: 19144  
Air District Name: SC  
SIC Code: 3641  
Air District Name: SOUTH COAST AQMD  
Community Health Air Pollution Info System: Not reported  
Consolidated Emission Reporting Rule: Not reported  
Total Organic Hydrocarbon Gases Tons/Yr: 2.2127717456  
Reactive Organic Gases Tons/Yr: 2.1743  
Carbon Monoxide Emissions Tons/Yr: 0.04366  
NOX - Oxides of Nitrogen Tons/Yr: 0.16218

Map ID  
Direction  
Distance  
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number  
EPA ID Number

**CORONET MANUFACTURING (Continued)**

**1000338678**

SOX - Oxides of Sulphur Tons/Yr: 0.00074  
Particulate Matter Tons/Yr: 0.018420000492  
Part. Matter 10 Micrometers & Smlr Tons/Yr: 0.018041800094  
  
Year: 2012  
County Code: 19  
Air Basin: SC  
Facility ID: 19144  
Air District Name: SC  
SIC Code: 3641  
Air District Name: SOUTH COAST AQMD  
Community Health Air Pollution Info System: Not reported  
Consolidated Emission Reporting Rule: Not reported  
Total Organic Hydrocarbon Gases Tons/Yr: 2.0277353035  
Reactive Organic Gases Tons/Yr: 1.99031  
Carbon Monoxide Emissions Tons/Yr: 0.04812  
NOX - Oxides of Nitrogen Tons/Yr: 0.17875  
SOX - Oxides of Sulphur Tons/Yr: 0.00082  
Particulate Matter Tons/Yr: 0.017500000661  
Part. Matter 10 Micrometers & Smlr Tons/Yr: 0.017197000126

**ENVIROSTOR:**

Facility ID: 71002611  
Status: Refer: Other Agency  
Status Date: Not reported  
Site Code: Not reported  
Site Type: Tiered Permit  
Site Type Detailed: Tiered Permit  
Acres: Not reported  
NPL: NO  
Regulatory Agencies: NONE SPECIFIED  
Lead Agency: NONE SPECIFIED  
Program Manager: Not reported  
Supervisor: Not reported  
Division Branch: Cleanup Chatsworth  
Assembly: 64  
Senate: 35  
Special Program: Not reported  
Restricted Use: NO  
Site Mgmt Req: NONE SPECIFIED  
Funding: Not reported  
Latitude: 33.88441  
Longitude: -118.2649  
APN: NONE SPECIFIED  
Past Use: NONE SPECIFIED  
Potential COC: NONE SPECIFIED  
Confirmed COC: NONE SPECIFIED  
Potential Description: NONE SPECIFIED  
Alias Name: CAD083912824  
Alias Type: EPA Identification Number  
Alias Name: 110000474497  
Alias Type: EPA (FRS #)  
Alias Name: 71002611  
Alias Type: Envirostor ID Number

**Completed Info:**

Completed Area Name: Not reported

Map ID  
Direction  
Distance  
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number  
EPA ID Number

**CORONET MANUFACTURING (Continued)**

**1000338678**

Completed Sub Area Name: Not reported  
Completed Document Type: Not reported  
Completed Date: Not reported  
Comments: Not reported

Future Area Name: Not reported  
Future Sub Area Name: Not reported  
Future Document Type: Not reported  
Future Due Date: Not reported  
Schedule Area Name: Not reported  
Schedule Sub Area Name: Not reported  
Schedule Document Type: Not reported  
Schedule Due Date: Not reported  
Schedule Revised Date: Not reported

**AIRS (AFS):**

**Compliance and Violation Data Major Sources:**

EPA plant ID: 110000474497  
Plant name: CORONET MFG CO INC  
Plant address: 16210 S AVALON BLVD  
GARDENA, CA 902480000  
County: LOS ANGELES  
Region code: 09  
Dunn & Bradst #: 083912824  
Air quality cntrl region: 024  
Sic code: 3645  
Sic code desc: RESIDENTIAL LIGHTING FIXTURES  
North Am. industrial classf: 335121  
NAIC code description: Residential Electric Lighting Fixture Manufacturing  
Default compliance status: IN COMPLIANCE - INSPECTION  
Default classification: ACTUAL OR POTENTIAL EMISSIONS ARE ABOVE THE APPLICABLE MAJOR SOURCE THRESHOLDS  
Govt facility: ALL OTHER FACILITIES NOT OWNED OR OPERATED BY A FEDERAL, STATE, OR LOCAL GOVERNMENT  
Current HPV: Not reported

**90  
SW  
1/2-1  
0.920 mi.  
4860 ft.**

**SAFETY KLEEN CORP 7 088 04  
139 E 175TH ST  
GARDENA, CA 90248**

**Relative:  
Lower**

**Actual:  
50 ft.**

**RCRA-TSDF 1000224420  
CERC-NFRAP CAT000613919  
CORRACTS  
RCRA NonGen / NLR  
FINDS  
CA HIST CORTESE  
CA LUST  
CA HIST UST  
LA Co. Site Mitigation  
CA ENVIROSTOR  
US FIN ASSUR  
CA Financial Assurance  
CA HWP**

**RCRA-TSDF:**

Date form received by agency: 06/01/1993  
Facility name: SAFETY KLEEN CORP 7 088 04  
Facility address: 139 E 175TH ST  
GARDENA, CA 90248

Map ID  
Direction  
Distance  
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number  
EPA ID Number

**SAFETY KLEEN CORP 7 088 04 (Continued)**

**1000224420**

EPA ID: CAT000613919  
Mailing address: 777 BIG TIMBER RD  
ELGIN, IL 60120  
Contact: Not reported  
Contact address: Not reported  
Not reported  
Contact country: US  
Contact telephone: Not reported  
Contact email: Not reported  
EPA Region: 09  
Land type: Private  
Classification: TSDF  
Description: Handler is engaged in the treatment, storage or disposal of hazardous waste  
Classification: Non-Generator  
Description: Handler: Non-Generators do not presently generate hazardous waste

**Owner/Operator Summary:**

Owner/operator name: SAFETY-KLEEN CORP ELGIN IL  
Owner/operator address: 777 BIG TIMBER RD  
ELGIN, IL 60120  
Owner/operator country: Not reported  
Owner/operator telephone: (312) 697-8460  
Legal status: Private  
Owner/Operator Type: Operator  
Owner/Op start date: Not reported  
Owner/Op end date: Not reported

Owner/operator name: M LARNER BRUCE  
Owner/operator address: 1924 SHERBOURNE DR  
LOS ANGELES, CA 90034  
Owner/operator country: Not reported  
Owner/operator telephone: (213) 838-9769  
Legal status: Private  
Owner/Operator Type: Owner  
Owner/Op start date: Not reported  
Owner/Op end date: Not reported

**Handler Activities Summary:**

U.S. importer of hazardous waste: No  
Mixed waste (haz. and radioactive): No  
Recycler of hazardous waste: No  
Transporter of hazardous waste: No  
Treater, storer or disposer of HW: No  
Underground injection activity: No  
On-site burner exemption: No  
Furnace exemption: No  
Used oil fuel burner: No  
Used oil processor: No  
User oil refiner: No  
Used oil fuel marketer to burner: No  
Used oil Specification marketer: No  
Used oil transfer facility: No  
Used oil transporter: No

Map ID  
Direction  
Distance  
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number  
EPA ID Number

**SAFETY KLEEN CORP 7 088 04 (Continued)**

**1000224420**

Historical Generators:

Date form received by agency: 03/23/1992  
Site name: SAFETY-KLEEN CORP.  
Classification: Large Quantity Generator

Date form received by agency: 04/12/1990  
Site name: SAFETY-KLEEN CORP (7 088 04)  
Classification: Large Quantity Generator

Date form received by agency: 08/18/1980  
Site name: SAFETY KLEEN CORP 7 088 04  
Classification: Not a generator, verified

Corrective Action Summary:

Event date: 08/23/1991  
Event: CA029EP

Event date: 08/23/1991  
Event: CA049PA

Event date: 08/23/1991  
Event: CA Prioritization, Facility or area was assigned a low corrective action priority.

Event date: 08/23/1991  
Event: RFA Completed, Assessment was a PA-Plus.

Event date: 08/23/1991  
Event: RFA Completed

Event date: 02/20/1992  
Event: CA Prioritization, Facility or area was assigned a low corrective action priority.

Event date: 02/20/1992  
Event: Stabilization Measures Evaluation, This facility is not amenable to stabilization activity at the present time for reasons other than 1- it appears to be technically infeasible or inappropriate (NF) or 2- there is a lack of technical information (IN). Reasons for this conclusion may be the status of closure at the facility, the degree of risk, timing considerations, the status of corrective action work at the facility, or other administrative considerations.

Event date: 06/23/2000  
Event: RFI Workplan Received

Event date: 02/13/2001  
Event: RFI Workplan Notice Of Deficiency Issued

Event date: 09/20/2001  
Event: RFI Workplan Received

Violation Status: No violations found

Evaluation Action Summary:

Evaluation date: 03/10/1997

Map ID  
Direction  
Distance  
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number  
EPA ID Number

**SAFETY KLEEN CORP 7 088 04 (Continued)**

**1000224420**

Evaluation: FOCUSED COMPLIANCE INSPECTION  
Area of violation: Not reported  
Date achieved compliance: Not reported  
Evaluation lead agency: State

Evaluation date: 01/17/1992  
Evaluation: COMPLIANCE EVALUATION INSPECTION ON-SITE  
Area of violation: Not reported  
Date achieved compliance: Not reported  
Evaluation lead agency: State

**CERC-NFRAP:**

Site ID: 0903375  
Federal Facility: Not a Federal Facility  
NPL Status: Not on the NPL  
Non NPL Status: NFRAP-Site does not qualify for the NPL based on existing information

**CERCLIS-NFRAP Site Contact Details:**

Contact Sequence ID: 13289200.00000  
Person ID: 13003854.00000

Contact Sequence ID: 13294795.00000  
Person ID: 13003858.00000

Contact Sequence ID: 13300653.00000  
Person ID: 13004003.00000

**Program Priority:**

Description: RCRA Deferral - New Decision

**CERCLIS-NFRAP Assessment History:**

Action: DISCOVERY  
Date Started: / /  
Date Completed: 01/01/91  
Priority Level: Not reported

Action: ARCHIVE SITE  
Date Started: / /  
Date Completed: 01/23/96  
Priority Level: Not reported

Action: PRELIMINARY ASSESSMENT  
Date Started: / /  
Date Completed: 08/29/91  
Priority Level: Deferred to RCRA (Subtitle C)

**CORRACTS:**

EPA ID: CAT000613919  
EPA Region: 09  
Area Name: ENTIRE FACILITY  
Actual Date: 20010213  
Action: CA140 - RFI Workplan Notice Of Deficiency Issued  
NAICS Code(s): 44131 42183 42272  
Automotive Parts and Accessories Stores

Map ID  
Direction  
Distance  
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number  
EPA ID Number

**SAFETY KLEEN CORP 7 088 04 (Continued)**

**1000224420**

Original schedule date: Not reported  
Schedule end date: Not reported

EPA ID: CAT000613919  
EPA Region: 09  
Area Name: ENTIRE FACILITY  
Actual Date: 19920220  
Action: CA075LO - CA Prioritization, Facility or area was assigned a low corrective action priority  
NAICS Code(s): 44131 42183 42272  
Automotive Parts and Accessories Stores

Original schedule date: Not reported  
Schedule end date: Not reported

EPA ID: CAT000613919  
EPA Region: 09  
Area Name: ENTIRE FACILITY  
Actual Date: 20010920  
Action: CA110 - RFI Workplan Received  
NAICS Code(s): 44131 42183 42272  
Automotive Parts and Accessories Stores

Original schedule date: Not reported  
Schedule end date: Not reported

EPA ID: CAT000613919  
EPA Region: 09  
Area Name: ENTIRE FACILITY  
Actual Date: 19910823  
Action: CA075LO - CA Prioritization, Facility or area was assigned a low corrective action priority  
NAICS Code(s): 44131 42183 42272  
Automotive Parts and Accessories Stores

Original schedule date: Not reported  
Schedule end date: Not reported

EPA ID: CAT000613919  
EPA Region: 09  
Area Name: ENTIRE FACILITY  
Actual Date: 19910823  
Action: CA050 - RFA Completed  
NAICS Code(s): 44131 42183 42272  
Automotive Parts and Accessories Stores

Original schedule date: 19910823  
Schedule end date: Not reported

EPA ID: CAT000613919  
EPA Region: 09  
Area Name: ENTIRE FACILITY  
Actual Date: 19910823  
Action: CA050PA - RFA Completed, Assessment was a PA-Plus  
NAICS Code(s): 44131 42183 42272  
Automotive Parts and Accessories Stores

Original schedule date: Not reported  
Schedule end date: Not reported

EPA ID: CAT000613919  
EPA Region: 09

Map ID  
Direction  
Distance  
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number  
EPA ID Number

**SAFETY KLEEN CORP 7 088 04 (Continued)**

**1000224420**

Area Name: ENTIRE FACILITY  
Actual Date: 20000623  
Action: CA110 - RFI Workplan Received  
NAICS Code(s): 44131 42183 42272  
Automotive Parts and Accessories Stores  
Original schedule date: Not reported  
Schedule end date: Not reported

**FINDS:**

Registry ID: 110002943101

**Environmental Interest/Information System**

California Hazardous Waste Tracking System - Datamart (HWTS-DATAMART) provides California with information on hazardous waste shipments for generators, transporters, and treatment, storage, and disposal facilities.

RCRAInfo is a national information system that supports the Resource Conservation and Recovery Act (RCRA) program through the tracking of events and activities related to facilities that generate, transport, and treat, store, or dispose of hazardous waste. RCRAInfo allows RCRA program staff to track the notification, permit, compliance, and corrective action activities required under RCRA.

**HIST CORTESE:**

Region: CORTESE  
Facility County Code: 19  
Reg By: LTNKA  
Reg Id: 902480043

**LUST:**

Region: STATE  
Global Id: T0603701279  
Latitude: 33.889591  
Longitude: -118.274931  
Case Type: LUST Cleanup Site  
Status: Completed - Case Closed  
Status Date: 07/19/1996  
Lead Agency: LOS ANGELES RWQCB (REGION 4)  
Case Worker: YR  
Local Agency: LOS ANGELES COUNTY  
RB Case Number: 902480043  
LOC Case Number: Not reported  
File Location: Not reported  
Potential Media Affect: Soil  
Potential Contaminants of Concern: Stoddard solvent / Mineral Sprits / Distillates  
Site History: Not reported

[Click here to access the California GeoTracker records for this facility:](#)

**Contact:**

Global Id: T0603701279  
Contact Type: Regional Board Caseworker  
Contact Name: YUE RONG

Map ID  
Direction  
Distance  
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number  
EPA ID Number

**SAFETY KLEEN CORP 7 088 04 (Continued)**

**1000224420**

Organization Name: LOS ANGELES RWQCB (REGION 4)  
Address: 320 W. 4TH ST., SUITE 200  
City: Los Angeles  
Email: yrong@waterboards.ca.gov  
Phone Number: Not reported

Global Id: T0603701279  
Contact Type: Local Agency Caseworker  
Contact Name: JOHN AWUJO  
Organization Name: LOS ANGELES COUNTY  
Address: 900 S FREMONT AVE  
City: ALHAMBRA  
Email: jawujo@dpw.lacounty.gov  
Phone Number: 6264583507

Status History:

Global Id: T0603701279  
Status: Completed - Case Closed  
Status Date: 07/19/1996

Global Id: T0603701279  
Status: Open - Case Begin Date  
Status Date: 04/30/1985

Global Id: T0603701279  
Status: Open - Site Assessment  
Status Date: 09/14/1993

Regulatory Activities:

Global Id: T0603701279  
Action Type: Other  
Date: 04/30/1985  
Action: Leak Reported

LUST REG 4:

Region: 4  
Regional Board: 04  
County: Los Angeles  
Facility Id: 902480043  
Status: Case Closed  
Substance: Mineral Spirits  
Substance Quantity: Not reported  
Local Case No: Not reported  
Case Type: Soil  
Abatement Method Used at the Site: Not reported  
Global ID: T0603701279  
W Global ID: Not reported  
Staff: UNK  
Local Agency: 19000  
Cross Street: Not reported  
Enforcement Type: Not reported  
Date Leak Discovered: Not reported  
Date Leak First Reported: 4/30/1985  
Date Leak Record Entered: 12/31/1986  
Date Confirmation Began: Not reported

Map ID  
Direction  
Distance  
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number  
EPA ID Number

**SAFETY KLEEN CORP 7 088 04 (Continued)**

**1000224420**

Date Leak Stopped: Not reported  
Date Case Last Changed on Database: 6/16/1998  
Date the Case was Closed: 7/19/1996  
How Leak Discovered: Not reported  
How Leak Stopped: Not reported  
Cause of Leak: UNK  
Leak Source: UNK  
Operator: Not reported  
Water System: Not reported  
Well Name: Not reported  
Approx. Dist To Production Well (ft): 4621.0017630449604867811179985  
Source of Cleanup Funding: UNK  
Preliminary Site Assessment Workplan Submitted: Not reported  
Preliminary Site Assessment Began: Not reported  
Pollution Characterization Began: 9/14/1993  
Remediation Plan Submitted: Not reported  
Remedial Action Underway: Not reported  
Post Remedial Action Monitoring Began: Not reported  
Enforcement Action Date: Not reported  
Historical Max MTBE Date: Not reported  
Hist Max MTBE Conc in Groundwater: Not reported  
Hist Max MTBE Conc in Soil: Not reported  
Significant Interim Remedial Action Taken: Not reported  
GW Qualifier: Not reported  
Soil Qualifier: Not reported  
Organization: Not reported  
Owner Contact: Not reported  
Responsible Party: FORMER SAFETY-KLEEN SERV CTR  
RP Address: 139 E 157TH ST, GARDENA CA 90248  
Program: LUST  
Lat/Long: 33.889422 / -1  
Local Agency Staff: Not reported  
Beneficial Use: Not reported  
Priority: Not reported  
Cleanup Fund Id: Not reported  
Suspended: Not reported  
Assigned Name: Not reported  
Summary: \*PROBABLY SOLVENTS. CLOSURE PLAN SUBMITTED TO CDHS/TSCD. 02/13/97 -  
4TH QTR RPT 08/18/97 - QTRLY  
ACTIVITIES RPT 1997 11/25/97 - QTRLY ACTIVITIES  
RPT

**HIST UST:**

Region: STATE  
Facility ID: 00000004795  
Facility Type: Other  
Other Type: PARTS WASHER SER. CT  
Contact Name: STEVE VAGUE  
Telephone: 3126978460  
Owner Name: SAFETY-KLEEN CORP.  
Owner Address: 655 BIG TIMBER ROAD  
Owner City,St,Zip: ELGIN, IL 60120  
Total Tanks: 0003  
  
Tank Num: 001  
Container Num: 01  
Year Installed: 1976

Map ID  
Direction  
Distance  
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number  
EPA ID Number

**SAFETY KLEEN CORP 7 088 04 (Continued)**

**1000224420**

Tank Capacity: 00012000  
Tank Used for: WASTE  
Type of Fuel: Not reported  
Container Construction Thickness: .25  
Leak Detection: Visual, Stock Inventor

Tank Num: 002  
Container Num: 02  
Year Installed: 1976  
Tank Capacity: 00001000  
Tank Used for: WASTE  
Type of Fuel: Not reported  
Container Construction Thickness: .1875  
Leak Detection: Visual, Stock Inventor

Tank Num: 003  
Container Num: 03  
Year Installed: 1976  
Tank Capacity: 00012000  
Tank Used for: PRODUCT  
Type of Fuel: Not reported  
Container Construction Thickness: .25  
Leak Detection: Visual, Stock Inventor

LA Co. Site Mitigation:

Facility ID: Not reported  
Site ID: SD0012139  
Jurisdiction: State  
Case ID: RO0001100  
Abated: Not reported  
Assigned To: Not reported  
Entered Date: 05/11/2004

ENVIROSTOR:

Facility ID: 80001783  
Status: Active  
Status Date: 01/01/2008  
Site Code: 530004  
Site Type: Corrective Action  
Site Type Detailed: Corrective Action  
Acres: 0.25  
NPL: NO  
Regulatory Agencies: SMBRP  
Lead Agency: WM  
Program Manager: Daniel Zogaib  
Supervisor: Emad Yemut  
Division Branch: Southern California Schools & Brownfields Outreach  
Assembly: 64  
Senate: 35  
Special Program: Not reported  
Restricted Use: NO  
Site Mgmt Req: NONE SPECIFIED  
Funding: Not reported  
Latitude: 33.88957  
Longitude: -118.2749  
APN: 6129020037

Map ID  
Direction  
Distance  
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number  
EPA ID Number

**SAFETY KLEEN CORP 7 088 04 (Continued)**

**1000224420**

Past Use: DISTRIBUTOR - CHEMICAL  
Potential COC: TPH-Stoddard Solvent  
Confirmed COC: TPH-Stoddard Solvent  
Potential Description: SOIL  
Alias Name: 6129020037  
Alias Type: APN  
Alias Name: CAT000613919  
Alias Type: EPA Identification Number  
Alias Name: 530004  
Alias Type: Project Code (Site Code)  
Alias Name: 80001783  
Alias Type: Envirostor ID Number

Completed Info:

Completed Area Name: PROJECT WIDE  
Completed Sub Area Name: Not reported  
Completed Document Type: Consent Order  
Completed Date: 01/01/1993  
Comments: Not reported

Completed Area Name: PROJECT WIDE  
Completed Sub Area Name: Not reported  
Completed Document Type: Consent Order  
Completed Date: 01/21/2014  
Comments: Signed and executed.

Completed Area Name: PROJECT WIDE  
Completed Sub Area Name: Not reported  
Completed Document Type: Preliminary Assessment Report  
Completed Date: 08/23/1991  
Comments: Not reported

Completed Area Name: PROJECT WIDE  
Completed Sub Area Name: Not reported  
Completed Document Type: Technical Workplan  
Completed Date: 02/08/2011  
Comments: Not reported

Completed Area Name: PROJECT WIDE  
Completed Sub Area Name: Not reported  
Completed Document Type: Monitoring Report  
Completed Date: 01/05/2012  
Comments: Approved

Completed Area Name: PROJECT WIDE  
Completed Sub Area Name: Not reported  
Completed Document Type: Monitoring Report  
Completed Date: 03/23/2012  
Comments: Completed

Completed Area Name: PROJECT WIDE  
Completed Sub Area Name: Not reported  
Completed Document Type: RFI Workplan  
Completed Date: 01/07/2013  
Comments: Conditional Approval

Completed Area Name: PROJECT WIDE  
Completed Sub Area Name: Not reported

Map ID  
Direction  
Distance  
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number  
EPA ID Number

**SAFETY KLEEN CORP 7 088 04 (Continued)**

**1000224420**

Completed Document Type: Monitoring Report  
Completed Date: 01/28/2013  
Comments: Approved

Completed Area Name: PROJECT WIDE  
Completed Sub Area Name: Not reported  
Completed Document Type: RCRA Facility Assessment Report  
Completed Date: 08/23/1991  
Comments: Preliminary Assessment

Completed Area Name: PROJECT WIDE  
Completed Sub Area Name: Not reported  
Completed Document Type: Monitoring Report  
Completed Date: 04/22/2014  
Comments: Completed.

Completed Area Name: PROJECT WIDE  
Completed Sub Area Name: Not reported  
Completed Document Type: Monitoring Report  
Completed Date: 02/21/2014  
Comments: Approved

Completed Area Name: PROJECT WIDE  
Completed Sub Area Name: Not reported  
Completed Document Type: Monitoring Report  
Completed Date: 06/27/2014  
Comments: Completed

Completed Area Name: PROJECT WIDE  
Completed Sub Area Name: Not reported  
Completed Document Type: Annual Oversight Cost Estimate  
Completed Date: 08/13/2014  
Comments: Completed

Completed Area Name: PROJECT WIDE  
Completed Sub Area Name: Not reported  
Completed Document Type: Interim Measures Questionnaire  
Completed Date: 02/20/1992  
Comments: Not reported

Future Area Name: PROJECT WIDE  
Future Sub Area Name: Not reported  
Future Document Type: Operations and Maintenance Plan  
Future Due Date: 2017  
Future Area Name: PROJECT WIDE  
Future Sub Area Name: Not reported  
Future Document Type: RFI Report  
Future Due Date: 2015  
Future Area Name: PROJECT WIDE  
Future Sub Area Name: Not reported  
Future Document Type: Public Notice  
Future Due Date: 2016  
Future Area Name: PROJECT WIDE  
Future Sub Area Name: Not reported  
Future Document Type: Corrective Measure Implementation Workplan  
Future Due Date: 2016  
Future Area Name: PROJECT WIDE

Map ID  
Direction  
Distance  
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number  
EPA ID Number

**SAFETY KLEEN CORP 7 088 04 (Continued)**

**1000224420**

Future Sub Area Name: Not reported  
Future Document Type: Corrective Action Completion Determination  
Future Due Date: 2017  
Future Area Name: PROJECT WIDE  
Future Sub Area Name: Not reported  
Future Document Type: Remedy Selection and Statement of Basis  
Future Due Date: 2016  
Schedule Area Name: PROJECT WIDE  
Schedule Sub Area Name: Not reported  
Schedule Document Type: Public Participation Plan / Community Relations Plan  
Schedule Due Date: 03/20/2015  
Schedule Revised Date: Not reported  
Schedule Area Name: PROJECT WIDE  
Schedule Sub Area Name: Not reported  
Schedule Document Type: Fact Sheets  
Schedule Due Date: 03/20/2015  
Schedule Revised Date: Not reported

US FIN ASSUR:

EPA ID: CAT000613919  
Provider: INDIAN HARBOR INS. CO.  
EPA region: 9  
County: LOS ANGELES  
Mechanism type: INSURANCE  
Mechanism ID: PEC000707309  
Cost estimate: 316473  
Face value: 316473  
Effective date: 2010-11-17 00:00:00

EPA ID: CAT000613919  
Provider: GREENWICH INS. CO.  
EPA region: 9  
County: LOS ANGELES  
Mechanism type: INSURANCE  
Mechanism ID: PEC002102005  
Cost estimate: 2000000  
Face value: 2000000  
Effective date: 2011-09-01 00:00:00

CA Financial Assurance 1:

EPA ID Number: CAT000613919/80001783  
Sudden Amount1: 2,000,000.00  
Non Sudden Amount1: Not reported  
Closure Mechanism: Ins.  
Closure Amount: \$332,224.00  
Post Closure Mechanism: Not reported  
Post Closure Amount: Not reported  
Corrective Action Mechanism: Not reported  
Corrective Action Amount: Not reported  
Sudden Mechanism Type: Ins.  
Sudden Mechanism Amount: 1,000,000.00  
Non Sudden Mechanism Type: Not reported  
Non Sudden Mechanism Amount: Not reported  
O&M Mechanism Type: Not reported  
O&M Amount: Not reported

Map ID  
Direction  
Distance  
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number  
EPA ID Number

**SAFETY KLEEN CORP 7 088 04 (Continued)**

**1000224420**

HWP:

EPA Id: CAT000613919  
Cleanup Status: CLOSED  
Latitude: 33.90195  
Longitude: -118.2753  
Facility Type: Historical - Non-Operating  
Facility Size: Not reported  
Team: Not reported  
Supervisor: Not reported  
Site Code: 530004  
Assembly District: 64  
Senate District: 35  
Public Information Officer: Not reported

Activities:

EPA Id: CAT000613919  
Facility Type: Historical - Non-Operating  
Unit Names: Not reported  
Event Description: New Operating Permit - APPLICATION PART B RECEIVED  
Actual Date: 01/26/1984

EPA Id: CAT000613919  
Facility Type: Historical - Non-Operating  
Unit Names: Not reported  
Event Description: New Operating Permit - CALL-IN LETTER ISSUED  
Actual Date: 03/09/1983

EPA Id: CAT000613919  
Facility Type: Historical - Non-Operating  
Unit Names: Not reported  
Event Description: New Operating Permit - APPLICATION PART A RECEIVED  
Actual Date: 11/18/1980

EPA Id: CAT000613919  
Facility Type: Historical - Non-Operating  
Unit Names: Not reported  
Event Description: New Operating Permit - FINAL PERMIT - WITHDRAWAL REQUEST RECEIVED  
Actual Date: 02/08/1983

EPA Id: CAT000613919  
Facility Type: Historical - Non-Operating  
Unit Names: Not reported  
Event Description: New Operating Permit - FINAL PERMIT - WITHDRAWAL REQUEST ACKNOWLEDGED  
Actual Date: 07/17/1985

Closure:

EPA Id: CAT000613919  
Facility Type: Historical - Non-Operating  
Unit Names: CONTAIN1  
Event Description: Closure Final - RECEIVE CLOSURE CERTIFICATION  
Actual Date: 09/03/1997

EPA Id: CAT000613919  
Facility Type: Historical - Non-Operating  
Unit Names: CONTAIN1  
Event Description: Closure Final - ISSUE CLOSURE VERIFICATION  
Actual Date: 06/16/1998

Map ID  
Direction  
Distance  
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number  
EPA ID Number

**SAFETY KLEEN CORP 7 088 04 (Continued)**

**1000224420**

Alias:  
EPA Id: CAT000613919  
Facility Type: Historical - Non-Operating  
Alias Type: Project Code (Site Code)  
Alias: 530004

**Q91**  
**WSW**  
**1/2-1**  
**0.922 mi.**  
**4867 ft.**

**COAST PLATING CO**  
**128 W 154TH ST # 150**  
**GARDENA, CA 90248**  
**Site 2 of 3 in cluster Q**

**CA NPDES**  
**CA LOS ANGELES CO. HMS**  
**CA ENVIROSTOR**  
**CA WDS**

**S101480809**  
**N/A**

**Relative:**  
**Lower**

NPDES:  
Npdes Number: CAS000001  
Facility Status: Active  
Agency Id: 0  
Region: 4  
Regulatory Measure Id: 189335  
Order No: 97-03-DWQ  
Regulatory Measure Type: Enrollee  
Place Id: Not reported  
WDID: 4 19I004271  
Program Type: Industrial  
Adoption Date Of Regulatory Measure: Not reported  
Effective Date Of Regulatory Measure: 04/06/1992  
Expiration Date Of Regulatory Measure: Not reported  
Termination Date Of Regulatory Measure: Not reported  
Discharge Name: Coast Plating  
Discharge Address: 128 W 154th St  
Discharge City: Gardena  
Discharge State: California  
Discharge Zip: 90248

**Actual:**  
**56 ft.**

**LOS ANGELES CO. HMS:**

Region: LA  
Facility Id: 004619-I04797  
Facility Type: I01  
Facility Status: Closed  
Area: 29  
Permit Number: 000004054  
Permit Status: Closed

Region: LA  
Facility Id: 004619-045120  
Facility Type: SS6  
Facility Status: Closed  
Area: 29  
Permit Number: CGI004271  
Permit Status: Closed

**ENVIROSTOR:**

Facility ID: 19340663  
Status: Refer: Other Agency  
Status Date: 08/31/1995  
Site Code: Not reported

Map ID  
Direction  
Distance  
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number  
EPA ID Number

**COAST PLATING CO (Continued)**

**S101480809**

Site Type: Historical  
Site Type Detailed: \* Historical  
Acres: Not reported  
NPL: NO  
Regulatory Agencies: NONE SPECIFIED  
Lead Agency: NONE SPECIFIED  
Program Manager: Not reported  
Supervisor: \* Mmonroy  
Division Branch: Cleanup Chatsworth  
Assembly: 64  
Senate: 35  
Special Program: \* Site Char & Assess Grant (CERCLA 104)  
Restricted Use: NO  
Site Mgmt Req: NONE SPECIFIED  
Funding: Not reported  
Latitude: 33.89172  
Longitude: -118.2773  
APN: 6129007035  
Past Use: NONE SPECIFIED  
Potential COC: \* HALOGENATED ORGANIC COMPOUNDS \* Metals - Sludge \* OXYGENATED SOLVENTS \* AQUEOUS SOLUTION WITH METALS \* ACID SOLUTION 2>PH WITH METALS \* Sludge - Paint \* TANK BOTTOM WASTES \* UNSPECIFIED ACID SOLUTION Lead Cadmium and compounds  
Confirmed COC: NONE SPECIFIED  
Potential Description: NONE SPECIFIED  
Alias Name: COAST ENGINEERING CO (1959-64)  
Alias Type: Alternate Name  
Alias Name: 6129007035  
Alias Type: APN  
Alias Name: CAD009588278  
Alias Type: EPA Identification Number  
Alias Name: 19340663  
Alias Type: Envirostor ID Number

**Completed Info:**

Completed Area Name: PROJECT WIDE  
Completed Sub Area Name: Not reported  
Completed Document Type: \*Site Inspection (SI) Report  
Completed Date: 04/06/1993  
Comments: EPA Site Assessment decision was NFA do to: 1) facility operations are indoors above a concrete floor 2) empty lot where the illegal dumping occurred is now occupied by a building 3) industrial area, no schools, etc 4) drinking water 250 ft with clay layer of 50 ft above and 1.5 miles to nearest drinking water well NFA recommended per DTSC. Not reported

Completed Area Name: PROJECT WIDE  
Completed Sub Area Name: Not reported  
Completed Document Type: Site Screening  
Completed Date: 11/23/1987  
Comments: SITE SCREENING DONE ZIP CODE IS WRONG ON PROP 65 LIST SHOULD BE 90247, NOT 90248 MEDIUM INSPECTION REQUIRED BY LOSANGELES COUNTY HEALTH DEPT.

Completed Area Name: PROJECT WIDE  
Completed Sub Area Name: Not reported  
Completed Document Type: \* Discovery  
Completed Date: 02/11/1983

Map ID  
Direction  
Distance  
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number  
EPA ID Number

**COAST PLATING CO (Continued)**

**S101480809**

Comments: FACILITY IDENTIFIED L. A. CHAM OF COMM BUS DIR 1969

Future Area Name: Not reported  
Future Sub Area Name: Not reported  
Future Document Type: Not reported  
Future Due Date: Not reported  
Schedule Area Name: Not reported  
Schedule Sub Area Name: Not reported  
Schedule Document Type: Not reported  
Schedule Due Date: Not reported  
Schedule Revised Date: Not reported

**CA WDS:**

Facility ID: 4 19I004271  
Facility Type: Industrial - Facility that treats and/or disposes of liquid or semisolid wastes from any servicing, producing, manufacturing or processing operation of whatever nature, including mining, gravel washing, geothermal operations, air conditioning, ship building and repairing, oil production, storage and disposal operations, water pumping.  
Facility Status: Active - Any facility with a continuous or seasonal discharge that is under Waste Discharge Requirements.  
NPDES Number: CAS000001 The 1st 2 characters designate the state. The remaining 7 are assigned by the Regional Board  
Subregion: 4  
Facility Telephone: 3237700240  
Facility Contact: BEAUVAIS MICHAEL  
Agency Name: COAST PLATING CO  
Agency Address: 128 W 154th St  
Agency City,St,Zip: Gardena 902482282  
Agency Contact: BEAUVAIS MICHAEL  
Agency Telephone: 2137700240  
Agency Type: Private  
SIC Code: 0  
SIC Code 2: Not reported  
Primary Waste Type: Not reported  
Primary Waste: Not reported  
Waste Type2: Not reported  
Waste2: Not reported  
Primary Waste Type: Not reported  
Secondary Waste: Not reported  
Secondary Waste Type: Not reported  
Design Flow: 0  
Baseline Flow: 0  
Reclamation: Not reported  
POTW: Not reported  
Treat To Water: Minor Threat to Water Quality. A violation of a regional board order should cause a relatively minor impairment of beneficial uses compared to a major or minor threat. Not: All nurds without a TTWQ will be considered a minor threat to water quality unless coded at a higher Level. A Zero (0) may be used to code those NURDS that are found to represent no threat to water quality.  
Complexity: Category C - Facilities having no waste treatment systems, such as cooling water dischargers or those who must comply through best management practices, facilities with passive waste treatment and disposal systems, such as septic systems with subsurface disposal, or dischargers having waste storage systems with land disposal such as

Map ID  
Direction  
Distance  
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number  
EPA ID Number

COAST PLATING CO (Continued)

S101480809

dairy waste ponds.

92  
West  
1/2-1  
0.928 mi.  
4902 ft.

CHEMTRUST INDUSTRIES CORP CALIFORNIA  
333 WEST CROWN VISTA DRIVE  
GARDENA, CA 90248

CA ENVIROSTOR S101480647  
N/A

Relative:  
Lower

ENVIROSTOR:

Actual:  
97 ft.

Facility ID: 19280876  
Status: No Further Action  
Status Date: 06/01/1985  
Site Code: Not reported  
Site Type: Historical  
Site Type Detailed: \* Historical  
Acres: Not reported  
NPL: NO  
Regulatory Agencies: NONE SPECIFIED  
Lead Agency: NONE SPECIFIED  
Program Manager: Not reported  
Supervisor: \* Mmonroy  
Division Branch: Cleanup Cypress  
Assembly: 64  
Senate: 35  
Special Program: \* Site Char & Assess Grant (CERCLA 104)  
Restricted Use: NO  
Site Mgmt Req: NONE SPECIFIED  
Funding: Not reported  
Latitude: 33.89704  
Longitude: -118.2804  
APN: NONE SPECIFIED  
Past Use: MANUFACTURING - CHEMICALS  
Potential COC: Lead Barium and compounds Cadmium and compounds Nickel Zinc  
Confirmed COC: 30067-NO 30108-NO 30407-NO 30013-NO 30594-NO  
Potential Description: SOIL  
Alias Name: MADISON BIONICS (1974-1975)  
Alias Type: Alternate Name  
Alias Name: MADISON CHEMICAL (1967-1974)  
Alias Type: Alternate Name  
Alias Name: T & V INDUSTRIES (1982-PRESENT)  
Alias Type: Alternate Name  
Alias Name: CAD980449458  
Alias Type: EPA Identification Number  
Alias Name: 19280876  
Alias Type: Envirostor ID Number

Completed Info:

Completed Area Name: PROJECT WIDE  
Completed Sub Area Name: Not reported  
Completed Document Type: \* Discovery  
Completed Date: 05/08/1980  
Comments: FACILITY IDENTIFIED IW SURVEY QUESTIONNAIRE 12580 QUEST RECEIVED.  
<100GAL/YR WASTE WASTEWATER TREATED BEFORE DISPOSAL

Completed Area Name: PROJECT WIDE  
Completed Sub Area Name: Not reported  
Completed Document Type: Site Screening  
Completed Date: 10/28/1994

Map ID  
 Direction  
 Distance  
 Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number  
 EPA ID Number

**CHEMTRUST INDUSTRIES CORP CALIFORNIA (Continued)**

**S101480647**

Comments: DATABASE VERIFICATION PROJECT CONFIRMS NFA FOR DTSC.

Completed Area Name: PROJECT WIDE  
 Completed Sub Area Name: Not reported  
 Completed Document Type: Preliminary Assessment Report  
 Completed Date: 06/01/1985  
 Comments: PRECAST TANK, EPOXY LINED & COVERED W/ METAL GRATING, INTERCEPTER,  
 2TRENCH DRAN SOURCE ACT: LACE IW SURVEY 1/67,11/68 - MFG & STORE  
 BLENDED FORMULATED CLEANERS, DEODORANT,& JANITORIAL PRODS.ALSO PACKAG  
 4045,1/28/85- 2 UNDER-G TANKS-478GAL FAC TYPE: T/C W/  
 W.THORSON,T&V,213-770- SUBMIT TO EPA PRELIM ASSESS DONE CERCLA 104

Future Area Name: Not reported  
 Future Sub Area Name: Not reported  
 Future Document Type: Not reported  
 Future Due Date: Not reported  
 Schedule Area Name: Not reported  
 Schedule Sub Area Name: Not reported  
 Schedule Document Type: Not reported  
 Schedule Due Date: Not reported  
 Schedule Revised Date: Not reported

93  
 WSW  
 1/2-1  
 0.942 mi.  
 4972 ft.

**J. L. MANTA**  
**133 WEST 155TH STREET**  
**GARDENA, CA 90248**

**CA HIST Cal-Sites S102008366**  
**CA RESPONSE N/A**  
**CA ENVIROSTOR**

**Relative:**  
**Lower**  
  
**Actual:**  
**53 ft.**

Calsite:  
 Region: GLENDALE  
 Facility ID: 19990016  
 Facility Type: RP  
 Type: RESPONSIBLE PARTY  
 Branch: SA  
 Branch Name: SO CAL - GLENDALE  
 File Name: Not reported  
 State Senate District: 01011981  
 Status: CERTIFIED AS HAVING BEEN REMEDIED SATISFACTORILY UNDER DTSC OVERSIGHT  
 Status Name: CERTIFIED  
 Lead Agency: N/A  
 NPL: Not reported  
 SIC Code: 99  
 SIC Name: NONCLASSIFIABLE ESTABLISHMENTS  
 Access: Not reported  
 Cortese: Not reported  
 Hazardous Ranking Score: Not reported  
 Date Site Hazard Ranked: Not reported  
 Groundwater Contamination: Not reported  
 Staff Member Responsible for Site: Not reported  
 Supervisor Responsible for Site: Not reported  
 Region Water Control Board: Not reported  
 Region Water Control Board Name: Not reported  
 Lat/Long Direction: Not reported  
 Lat/Long (dms): 0 0 0 / 0 0 0  
 Lat/long Method: Not reported  
 Lat/Long Description: Not reported  
 State Assembly District Code: 51  
 State Senate District Code: 25

Map ID  
Direction  
Distance  
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number  
EPA ID Number

**J. L. MANTA (Continued)**

**S102008366**

Facility ID: 19990016  
Activity: CERT  
Activity Name: CERTIFICATION  
AWP Code: Not reported  
Proposed Budget: 0  
AWP Completion Date: Not reported  
Revised Due Date: Not reported  
Comments Date: 01011981  
Est Person-Yrs to complete: 0  
Estimated Size: Not reported  
Request to Delete Activity: Not reported  
Activity Status: CERT  
Definition of Status: CERTIFIED  
Liquids Removed (Gals): 0  
Liquids Treated (Gals): 0  
Action Included Capping: Not reported  
Well Decommissioned: Not reported  
Action Included Fencing: Not reported  
Removal Action Certification: Not reported  
Activity Comments: Not reported  
For Commercial Reuse: 0  
For Industrial Reuse: 0  
For Residential Reuse: 0  
Unknown Type: 0  
Alternate Address: 133 WEST 155TH STREET  
Alternate City,St,Zip: GARDENA, CA 90248  
Background Info: Not reported  
Comments Date: 01011981  
Comments: 860 cubic yards of contaminated soil were removed.  
Comments Date: 01011981  
Comments: This certification was confirmed by a report prepared by the  
Comments Date: 01011981  
Comments: Auditor General. The Auditor General conducted an audit of  
Comments Date: 01011981  
Comments: the Department's records to confirm a list of sites where  
Comments Date: 01011981  
Comments: the Department was involved in the cleanup and the cleanup  
Comments Date: 01011981  
Comments: had been completed. This Auditor General list became the  
Comments Date: 01011981  
Comments: basis for our historical certification information. Many of  
Comments Date: 01011981  
Comments: the sites on this list were handled by our Surveillance and  
Comments Date: 01011981  
Comments: Enforcement Staff. Much of this work was in response to  
Comments Date: 01011981  
Comments: complaints from the public or reports from industry and the  
Comments Date: 01011981  
Comments: response action may have only addressed the immediate  
Comments Date: 01011981  
Comments: problem and not the entire facility.  
Comments Date: 01251996  
Comments: Our records do not indicate the actual date this site was  
Comments Date: 01251996  
Comments: certified. Our records show 1981 as the certification year.  
Comments Date: 01251996  
Comments: We have used 01/01/1981 because this gives us the earliest

Map ID  
Direction  
Distance  
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number  
EPA ID Number

**J. L. MANTA (Continued)**

**S102008366**

Comments Date: 01251996  
Comments: statute of limitations.  
ID Name: Not reported  
ID Value: Not reported  
Alternate Name: J. L. MANTA  
Special Programs Code: Not reported  
Special Programs Name: Not reported

**RESPONSE:**

Facility ID: 19990016  
Site Type: State Response  
Site Type Detail: State Response or NPL  
Acres: 0  
National Priorities List: NO  
Cleanup Oversight Agencies: NONE SPECIFIED  
Lead Agency Description: Not reported  
Project Manager: Not reported  
Supervisor: Sayareh Amirebrahimi  
Division Branch: Cleanup Chatsworth  
Site Code: Not reported  
Site Mgmt. Req.: NONE SPECIFIED  
Assembly: 64  
Senate: 35  
Special Program Status: Not reported  
Status: Certified  
Status Date: 01/01/1981  
Restricted Use: NO  
Funding: Responsible Party  
Latitude: 33.89132  
Longitude: -118.2773  
APN: 6129-007-045, 6129007045  
Past Use: HAZARDOUS WASTE HAULER, ILLEGAL DUMPING  
Potential COC : Hydrochloric Acid (Hydrogen Chloride Nitric Acid  
Confirmed COC: Nitric Acid Hydrochloric Acid (Hydrogen Chloride  
Potential Description: SOIL  
Alias Name: 6129-007-045  
Alias Type: APN  
Alias Name: 6129007045  
Alias Type: APN  
Alias Name: 110033612838  
Alias Type: EPA (FRS #)  
Alias Name: 19990016  
Alias Type: Envirostor ID Number

**Completed Info:**

Completed Area Name: PROJECT WIDE  
Completed Sub Area Name: Not reported  
Completed Document Type: Certification  
Completed Date: 01/01/1981  
Comments: Our records do not indicate the actual date this site was certified. Our records show 1981 as the certification year. We have used 01/01/1981 because this gives us the earliest statute of limitations.

Future Area Name: Not reported  
Future Sub Area Name: Not reported  
Future Document Type: Not reported  
Future Due Date: Not reported

Map ID  
Direction  
Distance  
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number  
EPA ID Number

**J. L. MANTA (Continued)**

**S102008366**

Schedule Area Name: Not reported  
Schedule Sub Area Name: Not reported  
Schedule Document Type: Not reported  
Schedule Due Date: Not reported  
Schedule Revised Date: Not reported

**ENVIROSTOR:**

Facility ID: 19990016  
Status: Certified  
Status Date: 01/01/1981  
Site Code: Not reported  
Site Type: State Response  
Site Type Detailed: State Response or NPL  
Acres: 0  
NPL: NO  
Regulatory Agencies: NONE SPECIFIED  
Lead Agency: NONE SPECIFIED  
Program Manager: Not reported  
Supervisor: Sayareh Amirebrahimi  
Division Branch: Cleanup Chatsworth  
Assembly: 64  
Senate: 35  
Special Program: Not reported  
Restricted Use: NO  
Site Mgmt Req: NONE SPECIFIED  
Funding: Responsible Party  
Latitude: 33.89132  
Longitude: -118.2773  
APN: 6129-007-045, 6129007045  
Past Use: HAZARDOUS WASTE HAULER, ILLEGAL DUMPING  
Potential COC: Hydrochloric Acid (Hydrogen Chloride Nitric Acid  
Confirmed COC: Nitric Acid Hydrochloric Acid (Hydrogen Chloride  
Potential Description: SOIL  
Alias Name: 6129-007-045  
Alias Type: APN  
Alias Name: 6129007045  
Alias Type: APN  
Alias Name: 110033612838  
Alias Type: EPA (FRS #)  
Alias Name: 19990016  
Alias Type: Envirostor ID Number

**Completed Info:**

Completed Area Name: PROJECT WIDE  
Completed Sub Area Name: Not reported  
Completed Document Type: Certification  
Completed Date: 01/01/1981  
Comments: Our records do not indicate the actual date this site was certified.  
Our records show 1981 as the certification year. We have used  
01/01/1981 because this gives us the earliest statute of limitations.

Future Area Name: Not reported  
Future Sub Area Name: Not reported  
Future Document Type: Not reported  
Future Due Date: Not reported  
Schedule Area Name: Not reported  
Schedule Sub Area Name: Not reported

Map ID  
Direction  
Distance  
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number  
EPA ID Number

**J. L. MANTA (Continued)**

**S102008366**

Schedule Document Type: Not reported  
Schedule Due Date: Not reported  
Schedule Revised Date: Not reported

**94  
NE  
1/2-1  
0.945 mi.  
4989 ft.**

**CENTRAL AIRPORT  
COMPTON, CA**

**CA ENVIROSTOR S107736100  
N/A**

**Relative:  
Lower**

**ENVIROSTOR:**

**Actual:  
91 ft.**

Facility ID: 80000846  
Status: Inactive - Needs Evaluation  
Status Date: 07/01/2005  
Site Code: Not reported  
Site Type: Military Evaluation  
Site Type Detailed: FUDS  
Acres: Not reported  
NPL: NO  
Regulatory Agencies: SMBRP  
Lead Agency: SMBRP  
Program Manager: Not reported  
Supervisor: Douglas Bautista  
Division Branch: Cleanup Cypress  
Assembly: 64  
Senate: 35  
Special Program: Not reported  
Restricted Use: NO  
Site Mgmt Req: NONE SPECIFIED  
Funding: DERA  
Latitude: 33.90833  
Longitude: -118.25  
APN: NONE SPECIFIED  
Past Use: NONE SPECIFIED  
Potential COC: NONE SPECIFIED  
Confirmed COC: NONE SPECIFIED  
Potential Description: NONE SPECIFIED  
Alias Name: CA99799F996700  
Alias Type: Federal Facility ID  
Alias Name: J09CA7144  
Alias Type: INPR  
Alias Name: 80000846  
Alias Type: Envirostor ID Number

**Completed Info:**

Completed Area Name: PROJECT WIDE  
Completed Sub Area Name: Not reported  
Completed Document Type: Inventory Project Report (INPR)  
Completed Date: 09/21/1999  
Comments: Not reported  
  
Future Area Name: Not reported  
Future Sub Area Name: Not reported  
Future Document Type: Not reported  
Future Due Date: Not reported  
Schedule Area Name: Not reported  
Schedule Sub Area Name: Not reported  
Schedule Document Type: Not reported

Map ID  
Direction  
Distance  
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number  
EPA ID Number

**CENTRAL AIRPORT (Continued)**

**S107736100**

Schedule Due Date: Not reported  
Schedule Revised Date: Not reported

**Q95**  
**WSW**  
**1/2-1**  
**0.955 mi.**  
**5040 ft.**

**LEE JAMES G RECORD PROCESSING#**  
**145 W 154TH ST**  
**GARDENA, CA 90248**  
**Site 3 of 3 in cluster Q**

**RCRA-SQG** **1000120592**  
**FINDS** **CAD008268799**  
**CA DEED**  
**CA ENVIROSTOR**

**Relative:**  
**Lower**

RCRA-SQG:

**Actual:**  
**54 ft.**

Date form received by agency: 09/01/1996  
Facility name: LEE JAMES G RECORD PROCESSING#  
Facility address: 145 W 154TH ST  
GARDENA, CA 90248  
EPA ID: CAD008268799  
Contact: Not reported  
Contact address: Not reported  
Contact country: US  
Contact telephone: Not reported  
Contact email: Not reported  
EPA Region: 09  
Classification: Small Small Quantity Generator  
Description: Handler: generates more than 100 and less than 1000 kg of hazardous waste during any calendar month and accumulates less than 6000 kg of hazardous waste at any time; or generates 100 kg or less of hazardous waste during any calendar month, and accumulates more than 1000 kg of hazardous waste at any time

Owner/Operator Summary:

Owner/operator name: JAMES G LEE  
Owner/operator address: NOT REQUIRED  
NOT REQUIRED, ME 99999  
Owner/operator country: Not reported  
Owner/operator telephone: (415) 555-1212  
Legal status: Private  
Owner/Operator Type: Owner  
Owner/Op start date: Not reported  
Owner/Op end date: Not reported

Owner/operator name: NOT REQUIRED  
Owner/operator address: NOT REQUIRED  
NOT REQUIRED, ME 99999  
Owner/operator country: Not reported  
Owner/operator telephone: (415) 555-1212  
Legal status: Private  
Owner/Operator Type: Operator  
Owner/Op start date: Not reported  
Owner/Op end date: Not reported

Handler Activities Summary:

U.S. importer of hazardous waste: No  
Mixed waste (haz. and radioactive): No  
Recycler of hazardous waste: No  
Transporter of hazardous waste: No  
Treater, storer or disposer of HW: No  
Underground injection activity: No

Map ID  
Direction  
Distance  
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number  
EPA ID Number

**LEE JAMES G RECORD PROCESSING# (Continued)**

**1000120592**

On-site burner exemption: No  
Furnace exemption: No  
Used oil fuel burner: No  
Used oil processor: No  
User oil refiner: No  
Used oil fuel marketer to burner: No  
Used oil Specification marketer: No  
Used oil transfer facility: No  
Used oil transporter: No

Historical Generators:

Date form received by agency: 09/23/1980  
Site name: LEE JAMES G RECORD PROCESSING#  
Classification: Large Quantity Generator

Violation Status: No violations found

FINDS:

Registry ID: 110002631377

Environmental Interest/Information System

RCRAInfo is a national information system that supports the Resource Conservation and Recovery Act (RCRA) program through the tracking of events and activities related to facilities that generate, transport, and treat, store, or dispose of hazardous waste. RCRAInfo allows RCRA program staff to track the notification, permit, compliance, and corrective action activities required under RCRA.

DEED:

Area: PROJECT WIDE  
Sub Area: Not reported  
Site Type: TIERED PERMIT  
Status: CERTIFIED O&M - LAND USE RESTRICTIONS ONLY  
Agency: Not reported  
Covenant Uploaded: Not reported  
Deed Date(s): 03/12/2008  
EDR Link ID: 71003728

ENVIROSTOR:

Facility ID: 71003728  
Status: Certified O&M - Land Use Restrictions Only  
Status Date: 09/15/2010  
Site Code: 301064  
Site Type: Tiered Permit  
Site Type Detailed: Tiered Permit  
Acres: 0.5  
NPL: NO  
Regulatory Agencies: NONE SPECIFIED  
Lead Agency: NONE SPECIFIED  
Program Manager: Not reported  
Supervisor: Robert Senga  
Division Branch: Cleanup Cypress  
Assembly: 64  
Senate: 35

Map ID  
Direction  
Distance  
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number  
EPA ID Number

LEE JAMES G RECORD PROCESSING# (Continued)

1000120592

Special Program: Not reported  
Restricted Use: YES  
Site Mgmt Req: NONE SPECIFIED  
Funding: Not reported  
Latitude: 33.89221  
Longitude: -118.2778  
APN: 6129-007-002, 6129-007-023  
Past Use: NONE SPECIFIED  
Potential COC: NONE SPECIFIED  
Confirmed COC: NONE SPECIFIED  
Potential Description: NONE SPECIFIED  
Alias Name: 6129-007-002  
Alias Type: APN  
Alias Name: 6129-007-023  
Alias Type: APN  
Alias Name: 301064  
Alias Type: Project Code (Site Code)  
Alias Name: 71003728  
Alias Type: Envirostor ID Number

Completed Info:

Completed Area Name: PROJECT WIDE  
Completed Sub Area Name: Not reported  
Completed Document Type: Oversight  
Completed Date: 05/14/2003  
Comments: Inspection report sent on 5/14/2003

Completed Area Name: PROJECT WIDE  
Completed Sub Area Name: Not reported  
Completed Document Type: Site Inspections/Visit (Non LUR)  
Completed Date: 08/27/2003  
Comments: Not reported

Completed Area Name: PROJECT WIDE  
Completed Sub Area Name: Not reported  
Completed Document Type: Other  
Completed Date: 10/04/2001  
Comments: Inspection report sent on 10/4/2001

Completed Area Name: PROJECT WIDE  
Completed Sub Area Name: Not reported  
Completed Document Type: Site Inspections/Visit (Non LUR)  
Completed Date: 01/05/2007  
Comments: Not reported

Completed Area Name: PROJECT WIDE  
Completed Sub Area Name: Not reported  
Completed Document Type: Consent Agreement  
Completed Date: 02/01/2005  
Comments: Not reported

Completed Area Name: PROJECT WIDE  
Completed Sub Area Name: Not reported  
Completed Document Type: Consent Agreement  
Completed Date: 01/22/2003  
Comments: Not reported

Completed Area Name: PROJECT WIDE

Map ID  
Direction  
Distance  
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number  
EPA ID Number

**LEE JAMES G RECORD PROCESSING# (Continued)**

**1000120592**

Completed Sub Area Name: Not reported  
Completed Document Type: Consent Agreement  
Completed Date: 02/01/2005  
Comments: Not reported

Completed Area Name: PROJECT WIDE  
Completed Sub Area Name: Not reported  
Completed Document Type: No Further Action Letter  
Completed Date: 04/30/2008  
Comments: Not reported

Completed Area Name: PROJECT WIDE  
Completed Sub Area Name: Not reported  
Completed Document Type: \* CEQA  
Completed Date: 11/09/2005  
Comments: Not reported

Completed Area Name: PROJECT WIDE  
Completed Sub Area Name: Not reported  
Completed Document Type: Acknowledgement of Satisfaction  
Completed Date: 04/17/2008  
Comments: Not reported

Completed Area Name: PROJECT WIDE  
Completed Sub Area Name: Not reported  
Completed Document Type: Preliminary Endangerment Assessment Report  
Completed Date: 09/10/2004  
Comments: Not reported

Completed Area Name: PROJECT WIDE  
Completed Sub Area Name: Not reported  
Completed Document Type: Interim Measures Workplan  
Completed Date: 01/31/2006  
Comments: Not reported

Completed Area Name: PROJECT WIDE  
Completed Sub Area Name: Not reported  
Completed Document Type: Preliminary Endangerment Assessment Workplan  
Completed Date: 02/13/2003  
Comments: Not reported

Completed Area Name: PROJECT WIDE  
Completed Sub Area Name: Not reported  
Completed Document Type: Phase 1  
Completed Date: 10/04/2001  
Comments: Not reported

Completed Area Name: PROJECT WIDE  
Completed Sub Area Name: Not reported  
Completed Document Type: Risk Assessment Workplan  
Completed Date: 06/12/2007  
Comments: Not reported

Completed Area Name: PROJECT WIDE  
Completed Sub Area Name: Not reported  
Completed Document Type: Interim Measures Implementation Report  
Completed Date: 06/12/2007

Map ID  
Direction  
Distance  
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number  
EPA ID Number

LEE JAMES G RECORD PROCESSING# (Continued)

1000120592

Comments: Not reported

Completed Area Name: PROJECT WIDE  
Completed Sub Area Name: Not reported  
Completed Document Type: Land Use Restriction  
Completed Date: 03/12/2008  
Comments: Not reported

Completed Area Name: PROJECT WIDE  
Completed Sub Area Name: Not reported  
Completed Document Type: \* IM Public Participation  
Completed Date: 01/21/2006  
Comments: Not reported

Future Area Name: Not reported  
Future Sub Area Name: Not reported  
Future Document Type: Not reported  
Future Due Date: Not reported  
Schedule Area Name: Not reported  
Schedule Sub Area Name: Not reported  
Schedule Document Type: Not reported  
Schedule Due Date: Not reported  
Schedule Revised Date: Not reported

96  
SSW  
1/2-1  
0.960 mi.  
5067 ft.

ADVANCED PACKAGING & PRODUCTS CO. (PJH GROUP)  
16131 MAPLE  
GARDENA, CA 60248

CA HIST CORTESE  
CA SLIC  
CA ENVIROSTOR

S104404877  
N/A

Relative:  
Lower

HIST CORTESE:  
Region: CORTESE  
Facility County Code: 19  
Reg By: LTNKA  
Reg Id: R-12116

Actual:  
50 ft.

SLIC:  
Region: STATE  
**Facility Status: Open - Assessment & Interim Remedial Action**  
Status Date: 05/21/2014  
Global Id: SLT4L7741869  
Lead Agency: LOS ANGELES RWQCB (REGION 4)  
Lead Agency Case Number: Not reported  
Latitude: 33.884882  
Longitude: -118.271264  
Case Type: Cleanup Program Site  
Case Worker: COR  
Local Agency: Not reported  
RB Case Number: 0774  
File Location: Regional Board  
Potential Media Affected: Aquifer used for drinking water supply, Soil  
Potential Contaminants of Concern: 1,1,1-Trichloroethane (TCA), Acetone, Benzene, Other Chlorinated Hydrocarbons, Other Solvent or Non-Petroleum Hydrocarbon, Tetrachloroethylene (PCE), Toluene, Trichloroethylene (TCE), Vinyl chloride, Xylene, Gasoline  
Site History: The facility was a specialty (aerosol) paint manufacturing and packaging facility until a fire incident on January 2006. Two

Map ID  
Direction  
Distance  
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number  
EPA ID Number

**ADVANCED PACKAGING & PRODUCTS CO. (PJH GROUP) (Continued)**

**S104404877**

2,100-gallon USTs contained toluene and naphtha and were removed in September 1999. Petroleum hydrocarbon-impacted soil was encountered during the UST excavation. Two ASTs contained methylene chloride. A 5,000-gallon AST used to store acetone. Dissolved-phase concentrations of chemicals consisted of chlorinated solvents (primarily methylene chloride) and petroleum hydrocarbons (primarily toluene). Depth to groundwater is approximately 47 feet bgs.

[Click here to access the California GeoTracker records for this facility:](#)

**SLIC REG 4:**

Region: 4  
Facility Status: Site Assessment  
SLIC: 0774  
Substance: VOCs  
Staff: CO

**ENVIROSTOR:**

Facility ID: 60001290  
Status: Refer: EPA  
Status Date: 06/27/2013  
Site Code: 301442-27  
Site Type: Evaluation  
Site Type Detailed: Evaluation  
Acres: 0.2  
NPL: NO  
Regulatory Agencies: SMBRP  
Lead Agency: SMBRP  
Program Manager: Manjul Bose  
Supervisor: Javier Hinojosa  
Division Branch: Cleanup Chatsworth  
Assembly: 55  
Senate: 35  
Special Program: EPA - PASI  
Restricted Use: NO  
Site Mgmt Req: NONE SPECIFIED  
Funding: EPA Grant  
Latitude: 33.88550  
Longitude: -118.2706  
APN: NONE SPECIFIED  
Past Use: NONE SPECIFIED  
Potential COC: NONE SPECIFIED  
Confirmed COC: NONE SPECIFIED  
Potential Description: NONE SPECIFIED  
Alias Name: 301442-27  
Alias Type: Project Code (Site Code)  
Alias Name: 60001290  
Alias Type: Envirostor ID Number

**Completed Info:**

Completed Area Name: Not reported  
Completed Sub Area Name: Not reported  
Completed Document Type: Not reported  
Completed Date: Not reported  
Comments: Not reported

Future Area Name: Not reported

Map ID  
Direction  
Distance  
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number  
EPA ID Number

ADVANCED PACKAGING & PRODUCTS CO. (PJH GROUP) (Continued)

S104404877

Future Sub Area Name: Not reported  
Future Document Type: Not reported  
Future Due Date: Not reported  
Schedule Area Name: Not reported  
Schedule Sub Area Name: Not reported  
Schedule Document Type: Not reported  
Schedule Due Date: Not reported  
Schedule Revised Date: Not reported

97  
WSW  
1/2-1  
0.982 mi.  
5187 ft.

AUTOMATED ETCHING INC.  
15311 SOUTH BROADWAY  
GARDENA, CA 90248

CA ENVIROSTOR S101480917  
N/A

Relative:  
Lower

ENVIROSTOR:

Actual:  
56 ft.

Facility ID: 19380054  
Status: Refer: Other Agency  
Status Date: 03/08/1984  
Site Code: Not reported  
Site Type: Historical  
Site Type Detailed: \* Historical  
Acres: Not reported  
NPL: NO  
Regulatory Agencies: NONE SPECIFIED  
Lead Agency: NONE SPECIFIED  
Program Manager: Not reported  
Supervisor: \* Mmonroy  
Division Branch: Cleanup Cypress  
Assembly: 64  
Senate: 35  
Special Program: \* RCRA 3012 - Past Haz Waste Disp Inven Site  
Restricted Use: NO  
Site Mgmt Req: NONE SPECIFIED  
Funding: Not reported  
Latitude: 33.89222  
Longitude: -118.2783  
APN: NONE SPECIFIED  
Past Use: NONE SPECIFIED  
Potential COC: Cyanide (free)  
Confirmed COC: NONE SPECIFIED  
Potential Description: NONE SPECIFIED  
Alias Name: CAT080013907  
Alias Type: EPA Identification Number  
Alias Name: 110002946402  
Alias Type: EPA (FRS #)  
Alias Name: 19380054  
Alias Type: Envirostor ID Number

Completed Info:

Completed Area Name: PROJECT WIDE  
Completed Sub Area Name: Not reported  
Completed Document Type: Site Screening  
Completed Date: 10/28/1994  
Comments: DATABASE VERIFICATION PROJECT CONFIRMS NFA FOR DTSC.

Completed Area Name: PROJECT WIDE  
Completed Sub Area Name: Not reported

Map ID  
Direction  
Distance  
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number  
EPA ID Number

**AUTOMATED ETCHING INC. (Continued)**

**S101480917**

Completed Document Type: Preliminary Assessment Report  
Completed Date: 03/08/1984  
Comments: FACILITY DRIVE-BY ASAP. VACANT. SOURCE ACT: LETTER FROM R.PRITKIN,AUTO- MATED ETCHING CO 5/28/81 - PHOTO FABRICT PLATED LEAD FRAMES FOR THE SEMI-CONDUCTR INDUSTRY. OUT OF BUSINESS. WASTE IN BBLs HAULED AWAY BY HUNT CHEMIC WASTE: NOTIF OF HZD WASTE ACT, 12/29/80 - SPENT CYANIDE BATHS, POTASSIUM SILVER CYANIDE,POTASSIUM CYANIDE,SODIUM CYANIDE SUBMIT TO EPA PRELIM ASSESS DONE RCRA 3012

Completed Area Name: PROJECT WIDE  
Completed Sub Area Name: Not reported  
Completed Document Type: \* Discovery  
Completed Date: 09/26/1983  
Comments: FACILITY IDENTIFIED ID FROM ERRIS

Future Area Name: Not reported  
Future Sub Area Name: Not reported  
Future Document Type: Not reported  
Future Due Date: Not reported  
Schedule Area Name: Not reported  
Schedule Sub Area Name: Not reported  
Schedule Document Type: Not reported  
Schedule Due Date: Not reported  
Schedule Revised Date: Not reported

Count: 8 records.

ORPHAN SUMMARY

City	EDR ID	Site Name	Site Address	Zip	Database(s)
CARSON	1015732657	ALCO PACIFIC INC.	16914 S. BROADWAY	90248	CERC-NFRAP, CORRACTS
CARSON	S105047493	DOMINGUEZ ENERGY REYES LEASE - ARE	CENTRAL	90746	CA SLIC
COMPTON	S109611753		ACROSS STREET FROM 1125 STANFO	90222	CA CDL
COMPTON	S113883342	COMPTON AREA WIDE INVESTIGATION	413 AND 415 WEST COMPTON BLVD.	90220	CA ENVIROSTOR
COMPTON	S101540126	FAIRCHILD SPACE & DEFENSE	1800 ROSECRANS	90220	CA HIST CORTESE, CA LUST
LA HABRA	S104404933	SANTA FE PACIFIC PIPELINES	100 ROSECRANS	90061	CA SLIC
LOS ANGELES	S109422337	S.F. & BRAZIL	SAN FERNANDO AND BRAZIL		CA SWF/LF
WILLOWBROOK	S102432239	KING/DREW MEDICAL MAGNET	COMPTON AVE	90059	CA HIST CORTESE, CA LUST

# GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

To maintain currency of the following federal and state databases, EDR contacts the appropriate governmental agency on a monthly or quarterly basis, as required.

**Number of Days to Update:** Provides confirmation that EDR is reporting records that have been updated within 90 days from the date the government agency made the information available to the public.

## STANDARD ENVIRONMENTAL RECORDS

### ***Federal NPL site list***

#### **NPL: National Priority List**

National Priorities List (Superfund). The NPL is a subset of CERCLIS and identifies over 1,200 sites for priority cleanup under the Superfund Program. NPL sites may encompass relatively large areas. As such, EDR provides polygon coverage for over 1,000 NPL site boundaries produced by EPA's Environmental Photographic Interpretation Center (EPIC) and regional EPA offices.

Date of Government Version: 09/29/2014	Source: EPA
Date Data Arrived at EDR: 10/08/2014	Telephone: N/A
Date Made Active in Reports: 11/17/2014	Last EDR Contact: 01/08/2015
Number of Days to Update: 40	Next Scheduled EDR Contact: 04/20/2015
	Data Release Frequency: Quarterly

#### **NPL Site Boundaries**

##### **Sources:**

EPA's Environmental Photographic Interpretation Center (EPIC)  
Telephone: 202-564-7333

EPA Region 1  
Telephone 617-918-1143

EPA Region 6  
Telephone: 214-655-6659

EPA Region 3  
Telephone 215-814-5418

EPA Region 7  
Telephone: 913-551-7247

EPA Region 4  
Telephone 404-562-8033

EPA Region 8  
Telephone: 303-312-6774

EPA Region 5  
Telephone 312-886-6686

EPA Region 9  
Telephone: 415-947-4246

EPA Region 10  
Telephone 206-553-8665

#### **Proposed NPL: Proposed National Priority List Sites**

A site that has been proposed for listing on the National Priorities List through the issuance of a proposed rule in the Federal Register. EPA then accepts public comments on the site, responds to the comments, and places on the NPL those sites that continue to meet the requirements for listing.

Date of Government Version: 09/29/2014	Source: EPA
Date Data Arrived at EDR: 10/08/2014	Telephone: N/A
Date Made Active in Reports: 11/17/2014	Last EDR Contact: 01/08/2015
Number of Days to Update: 40	Next Scheduled EDR Contact: 04/20/2015
	Data Release Frequency: Quarterly

#### **NPL LIENS: Federal Superfund Liens**

Federal Superfund Liens. Under the authority granted the USEPA by CERCLA of 1980, the USEPA has the authority to file liens against real property in order to recover remedial action expenditures or when the property owner received notification of potential liability. USEPA compiles a listing of filed notices of Superfund Liens.

Date of Government Version: 10/15/1991	Source: EPA
Date Data Arrived at EDR: 02/02/1994	Telephone: 202-564-4267
Date Made Active in Reports: 03/30/1994	Last EDR Contact: 08/15/2011
Number of Days to Update: 56	Next Scheduled EDR Contact: 11/28/2011
	Data Release Frequency: No Update Planned

# GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

## ***Federal Delisted NPL site list***

DELISTED NPL: National Priority List Deletions

The National Oil and Hazardous Substances Pollution Contingency Plan (NCP) establishes the criteria that the EPA uses to delete sites from the NPL. In accordance with 40 CFR 300.425.(e), sites may be deleted from the NPL where no further response is appropriate.

Date of Government Version: 09/29/2014	Source: EPA
Date Data Arrived at EDR: 10/08/2014	Telephone: N/A
Date Made Active in Reports: 11/17/2014	Last EDR Contact: 01/08/2015
Number of Days to Update: 40	Next Scheduled EDR Contact: 04/20/2015
	Data Release Frequency: Quarterly

## ***Federal CERCLIS list***

CERCLIS: Comprehensive Environmental Response, Compensation, and Liability Information System

CERCLIS contains data on potentially hazardous waste sites that have been reported to the USEPA by states, municipalities, private companies and private persons, pursuant to Section 103 of the Comprehensive Environmental Response, Compensation, and Liability Act (CERCLA). CERCLIS contains sites which are either proposed to or on the National Priorities List (NPL) and sites which are in the screening and assessment phase for possible inclusion on the NPL.

Date of Government Version: 10/25/2013	Source: EPA
Date Data Arrived at EDR: 11/11/2013	Telephone: 703-412-9810
Date Made Active in Reports: 02/13/2014	Last EDR Contact: 01/09/2015
Number of Days to Update: 94	Next Scheduled EDR Contact: 03/09/2015
	Data Release Frequency: Quarterly

FEDERAL FACILITY: Federal Facility Site Information listing

A listing of National Priority List (NPL) and Base Realignment and Closure (BRAC) sites found in the Comprehensive Environmental Response, Compensation and Liability Information System (CERCLIS) Database where EPA Federal Facilities Restoration and Reuse Office is involved in cleanup activities.

Date of Government Version: 07/21/2014	Source: Environmental Protection Agency
Date Data Arrived at EDR: 10/07/2014	Telephone: 703-603-8704
Date Made Active in Reports: 10/20/2014	Last EDR Contact: 01/09/2015
Number of Days to Update: 13	Next Scheduled EDR Contact: 04/20/2015
	Data Release Frequency: Varies

## ***Federal CERCLIS NFRAP site List***

CERCLIS-NFRAP: CERCLIS No Further Remedial Action Planned

Archived sites are sites that have been removed and archived from the inventory of CERCLIS sites. Archived status indicates that, to the best of EPA's knowledge, assessment at a site has been completed and that EPA has determined no further steps will be taken to list this site on the National Priorities List (NPL), unless information indicates this decision was not appropriate or other considerations require a recommendation for listing at a later time. This decision does not necessarily mean that there is no hazard associated with a given site; it only means that, based upon available information, the location is not judged to be a potential NPL site.

Date of Government Version: 10/25/2013	Source: EPA
Date Data Arrived at EDR: 11/11/2013	Telephone: 703-412-9810
Date Made Active in Reports: 02/13/2014	Last EDR Contact: 01/09/2015
Number of Days to Update: 94	Next Scheduled EDR Contact: 03/09/2015
	Data Release Frequency: Quarterly

## ***Federal RCRA CORRACTS facilities list***

CORRACTS: Corrective Action Report

CORRACTS identifies hazardous waste handlers with RCRA corrective action activity.

# GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

Date of Government Version: 12/09/2014  
Date Data Arrived at EDR: 12/29/2014  
Date Made Active in Reports: 01/29/2015  
Number of Days to Update: 31

Source: EPA  
Telephone: 800-424-9346  
Last EDR Contact: 12/29/2014  
Next Scheduled EDR Contact: 04/13/2015  
Data Release Frequency: Quarterly

## ***Federal RCRA non-CORRACTS TSD facilities list***

### **RCRA-TSDF: RCRA - Treatment, Storage and Disposal**

RCRAInfo is EPA's comprehensive information system, providing access to data supporting the Resource Conservation and Recovery Act (RCRA) of 1976 and the Hazardous and Solid Waste Amendments (HSWA) of 1984. The database includes selective information on sites which generate, transport, store, treat and/or dispose of hazardous waste as defined by the Resource Conservation and Recovery Act (RCRA). Transporters are individuals or entities that move hazardous waste from the generator offsite to a facility that can recycle, treat, store, or dispose of the waste. TSDFs treat, store, or dispose of the waste.

Date of Government Version: 12/09/2014  
Date Data Arrived at EDR: 12/29/2014  
Date Made Active in Reports: 01/29/2015  
Number of Days to Update: 31

Source: Environmental Protection Agency  
Telephone: (415) 495-8895  
Last EDR Contact: 12/29/2014  
Next Scheduled EDR Contact: 04/13/2015  
Data Release Frequency: Quarterly

## ***Federal RCRA generators list***

### **RCRA-LQG: RCRA - Large Quantity Generators**

RCRAInfo is EPA's comprehensive information system, providing access to data supporting the Resource Conservation and Recovery Act (RCRA) of 1976 and the Hazardous and Solid Waste Amendments (HSWA) of 1984. The database includes selective information on sites which generate, transport, store, treat and/or dispose of hazardous waste as defined by the Resource Conservation and Recovery Act (RCRA). Large quantity generators (LQGs) generate over 1,000 kilograms (kg) of hazardous waste, or over 1 kg of acutely hazardous waste per month.

Date of Government Version: 12/09/2014  
Date Data Arrived at EDR: 12/29/2014  
Date Made Active in Reports: 01/29/2015  
Number of Days to Update: 31

Source: Environmental Protection Agency  
Telephone: (415) 495-8895  
Last EDR Contact: 12/29/2014  
Next Scheduled EDR Contact: 04/13/2015  
Data Release Frequency: Quarterly

### **RCRA-SQG: RCRA - Small Quantity Generators**

RCRAInfo is EPA's comprehensive information system, providing access to data supporting the Resource Conservation and Recovery Act (RCRA) of 1976 and the Hazardous and Solid Waste Amendments (HSWA) of 1984. The database includes selective information on sites which generate, transport, store, treat and/or dispose of hazardous waste as defined by the Resource Conservation and Recovery Act (RCRA). Small quantity generators (SQGs) generate between 100 kg and 1,000 kg of hazardous waste per month.

Date of Government Version: 12/09/2014  
Date Data Arrived at EDR: 12/29/2014  
Date Made Active in Reports: 01/29/2015  
Number of Days to Update: 31

Source: Environmental Protection Agency  
Telephone: (415) 495-8895  
Last EDR Contact: 12/29/2014  
Next Scheduled EDR Contact: 04/13/2015  
Data Release Frequency: Quarterly

### **RCRA-CESQG: RCRA - Conditionally Exempt Small Quantity Generators**

RCRAInfo is EPA's comprehensive information system, providing access to data supporting the Resource Conservation and Recovery Act (RCRA) of 1976 and the Hazardous and Solid Waste Amendments (HSWA) of 1984. The database includes selective information on sites which generate, transport, store, treat and/or dispose of hazardous waste as defined by the Resource Conservation and Recovery Act (RCRA). Conditionally exempt small quantity generators (CESQGs) generate less than 100 kg of hazardous waste, or less than 1 kg of acutely hazardous waste per month.

Date of Government Version: 12/09/2014  
Date Data Arrived at EDR: 12/29/2014  
Date Made Active in Reports: 01/29/2015  
Number of Days to Update: 31

Source: Environmental Protection Agency  
Telephone: (415) 495-8895  
Last EDR Contact: 12/29/2014  
Next Scheduled EDR Contact: 04/13/2015  
Data Release Frequency: Varies

# GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

## ***Federal institutional controls / engineering controls registries***

### **US ENG CONTROLS: Engineering Controls Sites List**

A listing of sites with engineering controls in place. Engineering controls include various forms of caps, building foundations, liners, and treatment methods to create pathway elimination for regulated substances to enter environmental media or effect human health.

Date of Government Version: 09/18/2014	Source: Environmental Protection Agency
Date Data Arrived at EDR: 09/19/2014	Telephone: 703-603-0695
Date Made Active in Reports: 10/20/2014	Last EDR Contact: 12/03/2014
Number of Days to Update: 31	Next Scheduled EDR Contact: 03/16/2015
	Data Release Frequency: Varies

### **US INST CONTROL: Sites with Institutional Controls**

A listing of sites with institutional controls in place. Institutional controls include administrative measures, such as groundwater use restrictions, construction restrictions, property use restrictions, and post remediation care requirements intended to prevent exposure to contaminants remaining on site. Deed restrictions are generally required as part of the institutional controls.

Date of Government Version: 09/18/2014	Source: Environmental Protection Agency
Date Data Arrived at EDR: 09/19/2014	Telephone: 703-603-0695
Date Made Active in Reports: 10/20/2014	Last EDR Contact: 12/03/2014
Number of Days to Update: 31	Next Scheduled EDR Contact: 03/16/2015
	Data Release Frequency: Varies

### **LUCIS: Land Use Control Information System**

LUCIS contains records of land use control information pertaining to the former Navy Base Realignment and Closure properties.

Date of Government Version: 12/03/2014	Source: Department of the Navy
Date Data Arrived at EDR: 12/12/2014	Telephone: 843-820-7326
Date Made Active in Reports: 01/29/2015	Last EDR Contact: 11/17/2014
Number of Days to Update: 48	Next Scheduled EDR Contact: 03/02/2015
	Data Release Frequency: Varies

## ***Federal ERNS list***

### **ERNS: Emergency Response Notification System**

Emergency Response Notification System. ERNS records and stores information on reported releases of oil and hazardous substances.

Date of Government Version: 09/29/2014	Source: National Response Center, United States Coast Guard
Date Data Arrived at EDR: 09/30/2014	Telephone: 202-267-2180
Date Made Active in Reports: 11/06/2014	Last EDR Contact: 12/29/2014
Number of Days to Update: 37	Next Scheduled EDR Contact: 04/13/2015
	Data Release Frequency: Annually

## ***State- and tribal - equivalent NPL***

### **RESPONSE: State Response Sites**

Identifies confirmed release sites where DTSC is involved in remediation, either in a lead or oversight capacity. These confirmed release sites are generally high-priority and high potential risk.

Date of Government Version: 11/03/2014	Source: Department of Toxic Substances Control
Date Data Arrived at EDR: 11/04/2014	Telephone: 916-323-3400
Date Made Active in Reports: 12/12/2014	Last EDR Contact: 11/04/2014
Number of Days to Update: 38	Next Scheduled EDR Contact: 02/16/2015
	Data Release Frequency: Quarterly

## ***State- and tribal - equivalent CERCLIS***

# GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

## ENVIROSTOR: EnviroStor Database

The Department of Toxic Substances Control's (DTSC's) Site Mitigation and Brownfields Reuse Program's (SMBRP's) EnviroStor database identifies sites that have known contamination or sites for which there may be reasons to investigate further. The database includes the following site types: Federal Superfund sites (National Priorities List (NPL)); State Response, including Military Facilities and State Superfund; Voluntary Cleanup; and School sites. EnviroStor provides similar information to the information that was available in CalSites, and provides additional site information, including, but not limited to, identification of formerly-contaminated properties that have been released for reuse, properties where environmental deed restrictions have been recorded to prevent inappropriate land uses, and risk characterization information that is used to assess potential impacts to public health and the environment at contaminated sites.

Date of Government Version: 11/03/2014	Source: Department of Toxic Substances Control
Date Data Arrived at EDR: 11/04/2014	Telephone: 916-323-3400
Date Made Active in Reports: 12/12/2014	Last EDR Contact: 11/04/2014
Number of Days to Update: 38	Next Scheduled EDR Contact: 02/16/2015
	Data Release Frequency: Quarterly

## **State and tribal landfill and/or solid waste disposal site lists**

### SWF/LF (SWIS): Solid Waste Information System

Active, Closed and Inactive Landfills. SWF/LF records typically contain an inventory of solid waste disposal facilities or landfills. These may be active or inactive facilities or open dumps that failed to meet RCRA Section 4004 criteria for solid waste landfills or disposal sites.

Date of Government Version: 11/17/2014	Source: Department of Resources Recycling and Recovery
Date Data Arrived at EDR: 11/19/2014	Telephone: 916-341-6320
Date Made Active in Reports: 12/24/2014	Last EDR Contact: 11/19/2014
Number of Days to Update: 35	Next Scheduled EDR Contact: 03/02/2015
	Data Release Frequency: Quarterly

## **State and tribal leaking storage tank lists**

### LUST REG 6L: Leaking Underground Storage Tank Case Listing

For more current information, please refer to the State Water Resources Control Board's LUST database.

Date of Government Version: 09/09/2003	Source: California Regional Water Quality Control Board Lahontan Region (6)
Date Data Arrived at EDR: 09/10/2003	Telephone: 530-542-5572
Date Made Active in Reports: 10/07/2003	Last EDR Contact: 09/12/2011
Number of Days to Update: 27	Next Scheduled EDR Contact: 12/26/2011
	Data Release Frequency: No Update Planned

### LUST REG 5: Leaking Underground Storage Tank Database

Leaking Underground Storage Tank locations. Alameda, Alpine, Amador, Butte, Colusa, Contra Costa, Calaveras, El Dorado, Fresno, Glenn, Kern, Kings, Lake, Lassen, Madera, Mariposa, Merced, Modoc, Napa, Nevada, Placer, Plumas, Sacramento, San Joaquin, Shasta, Solano, Stanislaus, Sutter, Tehama, Tulare, Tuolumne, Yolo, Yuba counties.

Date of Government Version: 07/01/2008	Source: California Regional Water Quality Control Board Central Valley Region (5)
Date Data Arrived at EDR: 07/22/2008	Telephone: 916-464-4834
Date Made Active in Reports: 07/31/2008	Last EDR Contact: 07/01/2011
Number of Days to Update: 9	Next Scheduled EDR Contact: 10/17/2011
	Data Release Frequency: No Update Planned

### LUST REG 4: Underground Storage Tank Leak List

Los Angeles, Ventura counties. For more current information, please refer to the State Water Resources Control Board's LUST database.

Date of Government Version: 09/07/2004	Source: California Regional Water Quality Control Board Los Angeles Region (4)
Date Data Arrived at EDR: 09/07/2004	Telephone: 213-576-6710
Date Made Active in Reports: 10/12/2004	Last EDR Contact: 09/06/2011
Number of Days to Update: 35	Next Scheduled EDR Contact: 12/19/2011
	Data Release Frequency: No Update Planned

# GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

## LUST REG 3: Leaking Underground Storage Tank Database

Leaking Underground Storage Tank locations. Monterey, San Benito, San Luis Obispo, Santa Barbara, Santa Cruz counties.

Date of Government Version: 05/19/2003	Source: California Regional Water Quality Control Board Central Coast Region (3)
Date Data Arrived at EDR: 05/19/2003	Telephone: 805-542-4786
Date Made Active in Reports: 06/02/2003	Last EDR Contact: 07/18/2011
Number of Days to Update: 14	Next Scheduled EDR Contact: 10/31/2011
	Data Release Frequency: No Update Planned

## LUST REG 2: Fuel Leak List

Leaking Underground Storage Tank locations. Alameda, Contra Costa, Marin, Napa, San Francisco, San Mateo, Santa Clara, Solano, Sonoma counties.

Date of Government Version: 09/30/2004	Source: California Regional Water Quality Control Board San Francisco Bay Region (2)
Date Data Arrived at EDR: 10/20/2004	Telephone: 510-622-2433
Date Made Active in Reports: 11/19/2004	Last EDR Contact: 09/19/2011
Number of Days to Update: 30	Next Scheduled EDR Contact: 01/02/2012
	Data Release Frequency: Quarterly

## LUST REG 1: Active Toxic Site Investigation

Del Norte, Humboldt, Lake, Mendocino, Modoc, Siskiyou, Sonoma, Trinity counties. For more current information, please refer to the State Water Resources Control Board's LUST database.

Date of Government Version: 02/01/2001	Source: California Regional Water Quality Control Board North Coast (1)
Date Data Arrived at EDR: 02/28/2001	Telephone: 707-570-3769
Date Made Active in Reports: 03/29/2001	Last EDR Contact: 08/01/2011
Number of Days to Update: 29	Next Scheduled EDR Contact: 11/14/2011
	Data Release Frequency: No Update Planned

## LUST: Geotracker's Leaking Underground Fuel Tank Report

Leaking Underground Storage Tank Incident Reports. LUST records contain an inventory of reported leaking underground storage tank incidents. Not all states maintain these records, and the information stored varies by state. For more information on a particular leaking underground storage tank sites, please contact the appropriate regulatory agency.

Date of Government Version: 12/12/2014	Source: State Water Resources Control Board
Date Data Arrived at EDR: 12/15/2014	Telephone: see region list
Date Made Active in Reports: 01/05/2015	Last EDR Contact: 01/21/2015
Number of Days to Update: 21	Next Scheduled EDR Contact: 03/30/2015
	Data Release Frequency: Quarterly

## LUST REG 6V: Leaking Underground Storage Tank Case Listing

Leaking Underground Storage Tank locations. Inyo, Kern, Los Angeles, Mono, San Bernardino counties.

Date of Government Version: 06/07/2005	Source: California Regional Water Quality Control Board Victorville Branch Office (6)
Date Data Arrived at EDR: 06/07/2005	Telephone: 760-241-7365
Date Made Active in Reports: 06/29/2005	Last EDR Contact: 09/12/2011
Number of Days to Update: 22	Next Scheduled EDR Contact: 12/26/2011
	Data Release Frequency: No Update Planned

## LUST REG 7: Leaking Underground Storage Tank Case Listing

Leaking Underground Storage Tank locations. Imperial, Riverside, San Diego, Santa Barbara counties.

Date of Government Version: 02/26/2004	Source: California Regional Water Quality Control Board Colorado River Basin Region (7)
Date Data Arrived at EDR: 02/26/2004	Telephone: 760-776-8943
Date Made Active in Reports: 03/24/2004	Last EDR Contact: 08/01/2011
Number of Days to Update: 27	Next Scheduled EDR Contact: 11/14/2011
	Data Release Frequency: No Update Planned

# GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

## LUST REG 8: Leaking Underground Storage Tanks

California Regional Water Quality Control Board Santa Ana Region (8). For more current information, please refer to the State Water Resources Control Board's LUST database.

Date of Government Version: 02/14/2005	Source: California Regional Water Quality Control Board Santa Ana Region (8)
Date Data Arrived at EDR: 02/15/2005	Telephone: 909-782-4496
Date Made Active in Reports: 03/28/2005	Last EDR Contact: 08/15/2011
Number of Days to Update: 41	Next Scheduled EDR Contact: 11/28/2011
	Data Release Frequency: Varies

## LUST REG 9: Leaking Underground Storage Tank Report

Orange, Riverside, San Diego counties. For more current information, please refer to the State Water Resources Control Board's LUST database.

Date of Government Version: 03/01/2001	Source: California Regional Water Quality Control Board San Diego Region (9)
Date Data Arrived at EDR: 04/23/2001	Telephone: 858-637-5595
Date Made Active in Reports: 05/21/2001	Last EDR Contact: 09/26/2011
Number of Days to Update: 28	Next Scheduled EDR Contact: 01/09/2012
	Data Release Frequency: No Update Planned

## SLIC: Statewide SLIC Cases

The SLIC (Spills, Leaks, Investigations and Cleanup) program is designed to protect and restore water quality from spills, leaks, and similar discharges.

Date of Government Version: 12/12/2014	Source: State Water Resources Control Board
Date Data Arrived at EDR: 12/15/2014	Telephone: 866-480-1028
Date Made Active in Reports: 01/05/2015	Last EDR Contact: 01/21/2015
Number of Days to Update: 21	Next Scheduled EDR Contact: 03/30/2015
	Data Release Frequency: Varies

## SLIC REG 1: Active Toxic Site Investigations

The SLIC (Spills, Leaks, Investigations and Cleanup) program is designed to protect and restore water quality from spills, leaks, and similar discharges.

Date of Government Version: 04/03/2003	Source: California Regional Water Quality Control Board, North Coast Region (1)
Date Data Arrived at EDR: 04/07/2003	Telephone: 707-576-2220
Date Made Active in Reports: 04/25/2003	Last EDR Contact: 08/01/2011
Number of Days to Update: 18	Next Scheduled EDR Contact: 11/14/2011
	Data Release Frequency: No Update Planned

## SLIC REG 2: Spills, Leaks, Investigation & Cleanup Cost Recovery Listing

The SLIC (Spills, Leaks, Investigations and Cleanup) program is designed to protect and restore water quality from spills, leaks, and similar discharges.

Date of Government Version: 09/30/2004	Source: Regional Water Quality Control Board San Francisco Bay Region (2)
Date Data Arrived at EDR: 10/20/2004	Telephone: 510-286-0457
Date Made Active in Reports: 11/19/2004	Last EDR Contact: 09/19/2011
Number of Days to Update: 30	Next Scheduled EDR Contact: 01/02/2012
	Data Release Frequency: Quarterly

## SLIC REG 3: Spills, Leaks, Investigation & Cleanup Cost Recovery Listing

The SLIC (Spills, Leaks, Investigations and Cleanup) program is designed to protect and restore water quality from spills, leaks, and similar discharges.

Date of Government Version: 05/18/2006	Source: California Regional Water Quality Control Board Central Coast Region (3)
Date Data Arrived at EDR: 05/18/2006	Telephone: 805-549-3147
Date Made Active in Reports: 06/15/2006	Last EDR Contact: 07/18/2011
Number of Days to Update: 28	Next Scheduled EDR Contact: 10/31/2011
	Data Release Frequency: Semi-Annually

## GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

### SLIC REG 4: Spills, Leaks, Investigation & Cleanup Cost Recovery Listing

The SLIC (Spills, Leaks, Investigations and Cleanup) program is designed to protect and restore water quality from spills, leaks, and similar discharges.

Date of Government Version: 11/17/2004  
Date Data Arrived at EDR: 11/18/2004  
Date Made Active in Reports: 01/04/2005  
Number of Days to Update: 47

Source: Region Water Quality Control Board Los Angeles Region (4)  
Telephone: 213-576-6600  
Last EDR Contact: 07/01/2011  
Next Scheduled EDR Contact: 10/17/2011  
Data Release Frequency: Varies

### SLIC REG 5: Spills, Leaks, Investigation & Cleanup Cost Recovery Listing

The SLIC (Spills, Leaks, Investigations and Cleanup) program is designed to protect and restore water quality from spills, leaks, and similar discharges.

Date of Government Version: 04/01/2005  
Date Data Arrived at EDR: 04/05/2005  
Date Made Active in Reports: 04/21/2005  
Number of Days to Update: 16

Source: Regional Water Quality Control Board Central Valley Region (5)  
Telephone: 916-464-3291  
Last EDR Contact: 09/12/2011  
Next Scheduled EDR Contact: 12/26/2011  
Data Release Frequency: Semi-Annually

### SLIC REG 6V: Spills, Leaks, Investigation & Cleanup Cost Recovery Listing

The SLIC (Spills, Leaks, Investigations and Cleanup) program is designed to protect and restore water quality from spills, leaks, and similar discharges.

Date of Government Version: 05/24/2005  
Date Data Arrived at EDR: 05/25/2005  
Date Made Active in Reports: 06/16/2005  
Number of Days to Update: 22

Source: Regional Water Quality Control Board, Victorville Branch  
Telephone: 619-241-6583  
Last EDR Contact: 08/15/2011  
Next Scheduled EDR Contact: 11/28/2011  
Data Release Frequency: Semi-Annually

### SLIC REG 6L: SLIC Sites

The SLIC (Spills, Leaks, Investigations and Cleanup) program is designed to protect and restore water quality from spills, leaks, and similar discharges.

Date of Government Version: 09/07/2004  
Date Data Arrived at EDR: 09/07/2004  
Date Made Active in Reports: 10/12/2004  
Number of Days to Update: 35

Source: California Regional Water Quality Control Board, Lahontan Region  
Telephone: 530-542-5574  
Last EDR Contact: 08/15/2011  
Next Scheduled EDR Contact: 11/28/2011  
Data Release Frequency: No Update Planned

### SLIC REG 7: SLIC List

The SLIC (Spills, Leaks, Investigations and Cleanup) program is designed to protect and restore water quality from spills, leaks, and similar discharges.

Date of Government Version: 11/24/2004  
Date Data Arrived at EDR: 11/29/2004  
Date Made Active in Reports: 01/04/2005  
Number of Days to Update: 36

Source: California Regional Quality Control Board, Colorado River Basin Region  
Telephone: 760-346-7491  
Last EDR Contact: 08/01/2011  
Next Scheduled EDR Contact: 11/14/2011  
Data Release Frequency: No Update Planned

### SLIC REG 8: Spills, Leaks, Investigation & Cleanup Cost Recovery Listing

The SLIC (Spills, Leaks, Investigations and Cleanup) program is designed to protect and restore water quality from spills, leaks, and similar discharges.

Date of Government Version: 04/03/2008  
Date Data Arrived at EDR: 04/03/2008  
Date Made Active in Reports: 04/14/2008  
Number of Days to Update: 11

Source: California Region Water Quality Control Board Santa Ana Region (8)  
Telephone: 951-782-3298  
Last EDR Contact: 09/12/2011  
Next Scheduled EDR Contact: 12/26/2011  
Data Release Frequency: Semi-Annually

# GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

## SLIC REG 9: Spills, Leaks, Investigation & Cleanup Cost Recovery Listing

The SLIC (Spills, Leaks, Investigations and Cleanup) program is designed to protect and restore water quality from spills, leaks, and similar discharges.

Date of Government Version: 09/10/2007	Source: California Regional Water Quality Control Board San Diego Region (9)
Date Data Arrived at EDR: 09/11/2007	Telephone: 858-467-2980
Date Made Active in Reports: 09/28/2007	Last EDR Contact: 08/08/2011
Number of Days to Update: 17	Next Scheduled EDR Contact: 11/21/2011
	Data Release Frequency: Annually

## INDIAN LUST R10: Leaking Underground Storage Tanks on Indian Land

LUSTs on Indian land in Alaska, Idaho, Oregon and Washington.

Date of Government Version: 05/20/2014	Source: EPA Region 10
Date Data Arrived at EDR: 06/10/2014	Telephone: 206-553-2857
Date Made Active in Reports: 08/22/2014	Last EDR Contact: 01/26/2015
Number of Days to Update: 73	Next Scheduled EDR Contact: 05/11/2015
	Data Release Frequency: Quarterly

## INDIAN LUST R5: Leaking Underground Storage Tanks on Indian Land

Leaking underground storage tanks located on Indian Land in Michigan, Minnesota and Wisconsin.

Date of Government Version: 11/03/2014	Source: EPA, Region 5
Date Data Arrived at EDR: 11/05/2014	Telephone: 312-886-7439
Date Made Active in Reports: 11/17/2014	Last EDR Contact: 01/26/2015
Number of Days to Update: 12	Next Scheduled EDR Contact: 05/11/2015
	Data Release Frequency: Varies

## INDIAN LUST R9: Leaking Underground Storage Tanks on Indian Land

LUSTs on Indian land in Arizona, California, New Mexico and Nevada

Date of Government Version: 03/01/2013	Source: Environmental Protection Agency
Date Data Arrived at EDR: 03/01/2013	Telephone: 415-972-3372
Date Made Active in Reports: 04/12/2013	Last EDR Contact: 01/08/2015
Number of Days to Update: 42	Next Scheduled EDR Contact: 05/11/2015
	Data Release Frequency: Quarterly

## INDIAN LUST R1: Leaking Underground Storage Tanks on Indian Land

A listing of leaking underground storage tank locations on Indian Land.

Date of Government Version: 02/01/2013	Source: EPA Region 1
Date Data Arrived at EDR: 05/01/2013	Telephone: 617-918-1313
Date Made Active in Reports: 11/01/2013	Last EDR Contact: 10/31/2014
Number of Days to Update: 184	Next Scheduled EDR Contact: 02/09/2015
	Data Release Frequency: Varies

## INDIAN LUST R7: Leaking Underground Storage Tanks on Indian Land

LUSTs on Indian land in Iowa, Kansas, and Nebraska

Date of Government Version: 09/23/2014	Source: EPA Region 7
Date Data Arrived at EDR: 11/25/2014	Telephone: 913-551-7003
Date Made Active in Reports: 01/29/2015	Last EDR Contact: 01/26/2015
Number of Days to Update: 65	Next Scheduled EDR Contact: 05/11/2015
	Data Release Frequency: Varies

## INDIAN LUST R6: Leaking Underground Storage Tanks on Indian Land

LUSTs on Indian land in New Mexico and Oklahoma.

Date of Government Version: 10/06/2014	Source: EPA Region 6
Date Data Arrived at EDR: 10/29/2014	Telephone: 214-665-6597
Date Made Active in Reports: 11/17/2014	Last EDR Contact: 01/26/2015
Number of Days to Update: 19	Next Scheduled EDR Contact: 05/11/2015
	Data Release Frequency: Varies

# GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

INDIAN LUST R4: Leaking Underground Storage Tanks on Indian Land  
LUSTs on Indian land in Florida, Mississippi and North Carolina.

Date of Government Version: 07/30/2014	Source: EPA Region 4
Date Data Arrived at EDR: 08/12/2014	Telephone: 404-562-8677
Date Made Active in Reports: 08/22/2014	Last EDR Contact: 01/26/2015
Number of Days to Update: 10	Next Scheduled EDR Contact: 05/11/2015
	Data Release Frequency: Semi-Annually

INDIAN LUST R8: Leaking Underground Storage Tanks on Indian Land  
LUSTs on Indian land in Colorado, Montana, North Dakota, South Dakota, Utah and Wyoming.

Date of Government Version: 11/04/2014	Source: EPA Region 8
Date Data Arrived at EDR: 11/07/2014	Telephone: 303-312-6271
Date Made Active in Reports: 11/17/2014	Last EDR Contact: 01/26/2015
Number of Days to Update: 10	Next Scheduled EDR Contact: 05/11/2015
	Data Release Frequency: Quarterly

## **State and tribal registered storage tank lists**

UST: Active UST Facilities

Active UST facilities gathered from the local regulatory agencies

Date of Government Version: 01/20/2015	Source: SWRCB
Date Data Arrived at EDR: 01/21/2015	Telephone: 916-341-5851
Date Made Active in Reports: 01/27/2015	Last EDR Contact: 01/21/2015
Number of Days to Update: 6	Next Scheduled EDR Contact: 03/30/2015
	Data Release Frequency: Semi-Annually

AST: Aboveground Petroleum Storage Tank Facilities

A listing of aboveground storage tank petroleum storage tank locations.

Date of Government Version: 08/01/2009	Source: California Environmental Protection Agency
Date Data Arrived at EDR: 09/10/2009	Telephone: 916-327-5092
Date Made Active in Reports: 10/01/2009	Last EDR Contact: 12/23/2014
Number of Days to Update: 21	Next Scheduled EDR Contact: 04/13/2015
	Data Release Frequency: Quarterly

INDIAN UST R1: Underground Storage Tanks on Indian Land

The Indian Underground Storage Tank (UST) database provides information about underground storage tanks on Indian land in EPA Region 1 (Connecticut, Maine, Massachusetts, New Hampshire, Rhode Island, Vermont and ten Tribal Nations).

Date of Government Version: 02/01/2013	Source: EPA, Region 1
Date Data Arrived at EDR: 05/01/2013	Telephone: 617-918-1313
Date Made Active in Reports: 01/27/2014	Last EDR Contact: 10/31/2014
Number of Days to Update: 271	Next Scheduled EDR Contact: 02/09/2015
	Data Release Frequency: Varies

INDIAN UST R4: Underground Storage Tanks on Indian Land

The Indian Underground Storage Tank (UST) database provides information about underground storage tanks on Indian land in EPA Region 4 (Alabama, Florida, Georgia, Kentucky, Mississippi, North Carolina, South Carolina, Tennessee and Tribal Nations)

Date of Government Version: 07/30/2014	Source: EPA Region 4
Date Data Arrived at EDR: 08/12/2014	Telephone: 404-562-9424
Date Made Active in Reports: 08/22/2014	Last EDR Contact: 01/26/2015
Number of Days to Update: 10	Next Scheduled EDR Contact: 05/11/2015
	Data Release Frequency: Semi-Annually

# GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

## INDIAN UST R5: Underground Storage Tanks on Indian Land

The Indian Underground Storage Tank (UST) database provides information about underground storage tanks on Indian land in EPA Region 5 (Michigan, Minnesota and Wisconsin and Tribal Nations).

Date of Government Version: 11/03/2014	Source: EPA Region 5
Date Data Arrived at EDR: 11/05/2014	Telephone: 312-886-6136
Date Made Active in Reports: 11/17/2014	Last EDR Contact: 01/26/2015
Number of Days to Update: 12	Next Scheduled EDR Contact: 05/11/2015
	Data Release Frequency: Varies

## INDIAN UST R6: Underground Storage Tanks on Indian Land

The Indian Underground Storage Tank (UST) database provides information about underground storage tanks on Indian land in EPA Region 6 (Louisiana, Arkansas, Oklahoma, New Mexico, Texas and 65 Tribes).

Date of Government Version: 10/06/2014	Source: EPA Region 6
Date Data Arrived at EDR: 10/29/2014	Telephone: 214-665-7591
Date Made Active in Reports: 11/06/2014	Last EDR Contact: 01/26/2015
Number of Days to Update: 8	Next Scheduled EDR Contact: 05/11/2015
	Data Release Frequency: Semi-Annually

## INDIAN UST R7: Underground Storage Tanks on Indian Land

The Indian Underground Storage Tank (UST) database provides information about underground storage tanks on Indian land in EPA Region 7 (Iowa, Kansas, Missouri, Nebraska, and 9 Tribal Nations).

Date of Government Version: 09/23/2014	Source: EPA Region 7
Date Data Arrived at EDR: 11/25/2014	Telephone: 913-551-7003
Date Made Active in Reports: 01/29/2015	Last EDR Contact: 01/26/2015
Number of Days to Update: 65	Next Scheduled EDR Contact: 05/11/2015
	Data Release Frequency: Varies

## INDIAN UST R8: Underground Storage Tanks on Indian Land

The Indian Underground Storage Tank (UST) database provides information about underground storage tanks on Indian land in EPA Region 8 (Colorado, Montana, North Dakota, South Dakota, Utah, Wyoming and 27 Tribal Nations).

Date of Government Version: 11/04/2014	Source: EPA Region 8
Date Data Arrived at EDR: 11/07/2014	Telephone: 303-312-6137
Date Made Active in Reports: 11/17/2014	Last EDR Contact: 01/26/2015
Number of Days to Update: 10	Next Scheduled EDR Contact: 05/11/2015
	Data Release Frequency: Quarterly

## INDIAN UST R10: Underground Storage Tanks on Indian Land

The Indian Underground Storage Tank (UST) database provides information about underground storage tanks on Indian land in EPA Region 10 (Alaska, Idaho, Oregon, Washington, and Tribal Nations).

Date of Government Version: 05/20/2014	Source: EPA Region 10
Date Data Arrived at EDR: 06/10/2014	Telephone: 206-553-2857
Date Made Active in Reports: 08/15/2014	Last EDR Contact: 01/26/2015
Number of Days to Update: 66	Next Scheduled EDR Contact: 05/11/2015
	Data Release Frequency: Quarterly

## INDIAN UST R9: Underground Storage Tanks on Indian Land

The Indian Underground Storage Tank (UST) database provides information about underground storage tanks on Indian land in EPA Region 9 (Arizona, California, Hawaii, Nevada, the Pacific Islands, and Tribal Nations).

Date of Government Version: 08/14/2014	Source: EPA Region 9
Date Data Arrived at EDR: 08/15/2014	Telephone: 415-972-3368
Date Made Active in Reports: 08/22/2014	Last EDR Contact: 01/26/2015
Number of Days to Update: 7	Next Scheduled EDR Contact: 05/11/2015
	Data Release Frequency: Quarterly

# GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

## FEMA UST: Underground Storage Tank Listing

A listing of all FEMA owned underground storage tanks.

Date of Government Version: 01/01/2010	Source: FEMA
Date Data Arrived at EDR: 02/16/2010	Telephone: 202-646-5797
Date Made Active in Reports: 04/12/2010	Last EDR Contact: 01/12/2015
Number of Days to Update: 55	Next Scheduled EDR Contact: 04/27/2015
	Data Release Frequency: Varies

## **State and tribal voluntary cleanup sites**

### INDIAN VCP R1: Voluntary Cleanup Priority Listing

A listing of voluntary cleanup priority sites located on Indian Land located in Region 1.

Date of Government Version: 09/29/2014	Source: EPA, Region 1
Date Data Arrived at EDR: 10/01/2014	Telephone: 617-918-1102
Date Made Active in Reports: 11/06/2014	Last EDR Contact: 12/31/2014
Number of Days to Update: 36	Next Scheduled EDR Contact: 04/13/2015
	Data Release Frequency: Varies

### INDIAN VCP R7: Voluntary Cleanup Priority Listing

A listing of voluntary cleanup priority sites located on Indian Land located in Region 7.

Date of Government Version: 03/20/2008	Source: EPA, Region 7
Date Data Arrived at EDR: 04/22/2008	Telephone: 913-551-7365
Date Made Active in Reports: 05/19/2008	Last EDR Contact: 04/20/2009
Number of Days to Update: 27	Next Scheduled EDR Contact: 07/20/2009
	Data Release Frequency: Varies

### VCP: Voluntary Cleanup Program Properties

Contains low threat level properties with either confirmed or unconfirmed releases and the project proponents have request that DTSC oversee investigation and/or cleanup activities and have agreed to provide coverage for DTSC's costs.

Date of Government Version: 11/03/2014	Source: Department of Toxic Substances Control
Date Data Arrived at EDR: 11/04/2014	Telephone: 916-323-3400
Date Made Active in Reports: 12/12/2014	Last EDR Contact: 11/04/2014
Number of Days to Update: 38	Next Scheduled EDR Contact: 02/16/2015
	Data Release Frequency: Quarterly

## **ADDITIONAL ENVIRONMENTAL RECORDS**

### **Local Brownfield lists**

#### US BROWNFIELDS: A Listing of Brownfields Sites

Brownfields are real property, the expansion, redevelopment, or reuse of which may be complicated by the presence or potential presence of a hazardous substance, pollutant, or contaminant. Cleaning up and reinvesting in these properties takes development pressures off of undeveloped, open land, and both improves and protects the environment. Assessment, Cleanup and Redevelopment Exchange System (ACRES) stores information reported by EPA Brownfields grant recipients on brownfields properties assessed or cleaned up with grant funding as well as information on Targeted Brownfields Assessments performed by EPA Regions. A listing of ACRES Brownfield sites is obtained from Cleanups in My Community. Cleanups in My Community provides information on Brownfields properties for which information is reported back to EPA, as well as areas served by Brownfields grant programs.

Date of Government Version: 12/22/2014	Source: Environmental Protection Agency
Date Data Arrived at EDR: 12/22/2014	Telephone: 202-566-2777
Date Made Active in Reports: 01/29/2015	Last EDR Contact: 12/22/2014
Number of Days to Update: 38	Next Scheduled EDR Contact: 04/06/2015
	Data Release Frequency: Semi-Annually

### **Local Lists of Landfill / Solid Waste Disposal Sites**

# GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

## DEBRIS REGION 9: Torres Martinez Reservation Illegal Dump Site Locations

A listing of illegal dump sites location on the Torres Martinez Indian Reservation located in eastern Riverside County and northern Imperial County, California.

Date of Government Version: 01/12/2009  
Date Data Arrived at EDR: 05/07/2009  
Date Made Active in Reports: 09/21/2009  
Number of Days to Update: 137

Source: EPA, Region 9  
Telephone: 415-947-4219  
Last EDR Contact: 01/26/2015  
Next Scheduled EDR Contact: 05/11/2015  
Data Release Frequency: No Update Planned

## ODI: Open Dump Inventory

An open dump is defined as a disposal facility that does not comply with one or more of the Part 257 or Part 258 Subtitle D Criteria.

Date of Government Version: 06/30/1985  
Date Data Arrived at EDR: 08/09/2004  
Date Made Active in Reports: 09/17/2004  
Number of Days to Update: 39

Source: Environmental Protection Agency  
Telephone: 800-424-9346  
Last EDR Contact: 06/09/2004  
Next Scheduled EDR Contact: N/A  
Data Release Frequency: No Update Planned

## SWRCY: Recycler Database

A listing of recycling facilities in California.

Date of Government Version: 12/15/2014  
Date Data Arrived at EDR: 12/15/2014  
Date Made Active in Reports: 01/26/2015  
Number of Days to Update: 42

Source: Department of Conservation  
Telephone: 916-323-3836  
Last EDR Contact: 12/15/2014  
Next Scheduled EDR Contact: 03/30/2015  
Data Release Frequency: Quarterly

## HAULERS: Registered Waste Tire Haulers Listing

A listing of registered waste tire haulers.

Date of Government Version: 12/01/2014  
Date Data Arrived at EDR: 12/01/2014  
Date Made Active in Reports: 01/23/2015  
Number of Days to Update: 53

Source: Integrated Waste Management Board  
Telephone: 916-341-6422  
Last EDR Contact: 11/12/2014  
Next Scheduled EDR Contact: 03/02/2015  
Data Release Frequency: Varies

## INDIAN ODI: Report on the Status of Open Dumps on Indian Lands

Location of open dumps on Indian land.

Date of Government Version: 12/31/1998  
Date Data Arrived at EDR: 12/03/2007  
Date Made Active in Reports: 01/24/2008  
Number of Days to Update: 52

Source: Environmental Protection Agency  
Telephone: 703-308-8245  
Last EDR Contact: 10/29/2014  
Next Scheduled EDR Contact: 02/16/2015  
Data Release Frequency: Varies

## WMUDS/SWAT: Waste Management Unit Database

Waste Management Unit Database System. WMUDS is used by the State Water Resources Control Board staff and the Regional Water Quality Control Boards for program tracking and inventory of waste management units. WMUDS is composed of the following databases: Facility Information, Scheduled Inspections Information, Waste Management Unit Information, SWAT Program Information, SWAT Report Summary Information, SWAT Report Summary Data, Chapter 15 (formerly Subchapter 15) Information, Chapter 15 Monitoring Parameters, TPCA Program Information, RCRA Program Information, Closure Information, and Interested Parties Information.

Date of Government Version: 04/01/2000  
Date Data Arrived at EDR: 04/10/2000  
Date Made Active in Reports: 05/10/2000  
Number of Days to Update: 30

Source: State Water Resources Control Board  
Telephone: 916-227-4448  
Last EDR Contact: 11/05/2014  
Next Scheduled EDR Contact: 02/23/2015  
Data Release Frequency: No Update Planned

# GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

## **Local Lists of Hazardous waste / Contaminated Sites**

### **US CDL: Clandestine Drug Labs**

A listing of clandestine drug lab locations. The U.S. Department of Justice ("the Department") provides this web site as a public service. It contains addresses of some locations where law enforcement agencies reported they found chemicals or other items that indicated the presence of either clandestine drug laboratories or dumpsites. In most cases, the source of the entries is not the Department, and the Department has not verified the entry and does not guarantee its accuracy. Members of the public must verify the accuracy of all entries by, for example, contacting local law enforcement and local health departments.

Date of Government Version: 07/25/2014	Source: Drug Enforcement Administration
Date Data Arrived at EDR: 09/09/2014	Telephone: 202-307-1000
Date Made Active in Reports: 10/20/2014	Last EDR Contact: 11/25/2014
Number of Days to Update: 41	Next Scheduled EDR Contact: 03/16/2015
	Data Release Frequency: Quarterly

### **HIST CAL-SITES: Calsites Database**

The Calsites database contains potential or confirmed hazardous substance release properties. In 1996, California EPA reevaluated and significantly reduced the number of sites in the Calsites database. No longer updated by the state agency. It has been replaced by ENVIROSTOR.

Date of Government Version: 08/08/2005	Source: Department of Toxic Substance Control
Date Data Arrived at EDR: 08/03/2006	Telephone: 916-323-3400
Date Made Active in Reports: 08/24/2006	Last EDR Contact: 02/23/2009
Number of Days to Update: 21	Next Scheduled EDR Contact: 05/25/2009
	Data Release Frequency: No Update Planned

### **SCH: School Property Evaluation Program**

This category contains proposed and existing school sites that are being evaluated by DTSC for possible hazardous materials contamination. In some cases, these properties may be listed in the CalSites category depending on the level of threat to public health and safety or the environment they pose.

Date of Government Version: 11/03/2014	Source: Department of Toxic Substances Control
Date Data Arrived at EDR: 11/04/2014	Telephone: 916-323-3400
Date Made Active in Reports: 12/12/2014	Last EDR Contact: 11/04/2014
Number of Days to Update: 38	Next Scheduled EDR Contact: 02/16/2015
	Data Release Frequency: Quarterly

### **TOXIC PITS: Toxic Pits Cleanup Act Sites**

Toxic PITS Cleanup Act Sites. TOXIC PITS identifies sites suspected of containing hazardous substances where cleanup has not yet been completed.

Date of Government Version: 07/01/1995	Source: State Water Resources Control Board
Date Data Arrived at EDR: 08/30/1995	Telephone: 916-227-4364
Date Made Active in Reports: 09/26/1995	Last EDR Contact: 01/26/2009
Number of Days to Update: 27	Next Scheduled EDR Contact: 04/27/2009
	Data Release Frequency: No Update Planned

### **CDL: Clandestine Drug Labs**

A listing of drug lab locations. Listing of a location in this database does not indicate that any illegal drug lab materials were or were not present there, and does not constitute a determination that the location either requires or does not require additional cleanup work.

Date of Government Version: 06/30/2014	Source: Department of Toxic Substances Control
Date Data Arrived at EDR: 09/02/2014	Telephone: 916-255-6504
Date Made Active in Reports: 09/24/2014	Last EDR Contact: 01/12/2015
Number of Days to Update: 22	Next Scheduled EDR Contact: 04/27/2015
	Data Release Frequency: Varies

# GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

## US HIST CDL: National Clandestine Laboratory Register

A listing of clandestine drug lab locations. The U.S. Department of Justice ("the Department") provides this web site as a public service. It contains addresses of some locations where law enforcement agencies reported they found chemicals or other items that indicated the presence of either clandestine drug laboratories or dumpsites. In most cases, the source of the entries is not the Department, and the Department has not verified the entry and does not guarantee its accuracy. Members of the public must verify the accuracy of all entries by, for example, contacting local law enforcement and local health departments.

Date of Government Version: 07/25/2014	Source: Drug Enforcement Administration
Date Data Arrived at EDR: 09/09/2014	Telephone: 202-307-1000
Date Made Active in Reports: 10/20/2014	Last EDR Contact: 11/25/2014
Number of Days to Update: 41	Next Scheduled EDR Contact: 03/16/2015
	Data Release Frequency: No Update Planned

## **Local Lists of Registered Storage Tanks**

### CA FID UST: Facility Inventory Database

The Facility Inventory Database (FID) contains a historical listing of active and inactive underground storage tank locations from the State Water Resource Control Board. Refer to local/county source for current data.

Date of Government Version: 10/31/1994	Source: California Environmental Protection Agency
Date Data Arrived at EDR: 09/05/1995	Telephone: 916-341-5851
Date Made Active in Reports: 09/29/1995	Last EDR Contact: 12/28/1998
Number of Days to Update: 24	Next Scheduled EDR Contact: N/A
	Data Release Frequency: No Update Planned

### UST MENDOCINO: Mendocino County UST Database

A listing of underground storage tank locations in Mendocino County.

Date of Government Version: 09/23/2009	Source: Department of Public Health
Date Data Arrived at EDR: 09/23/2009	Telephone: 707-463-4466
Date Made Active in Reports: 10/01/2009	Last EDR Contact: 12/24/2014
Number of Days to Update: 8	Next Scheduled EDR Contact: 03/16/2015
	Data Release Frequency: Annually

### HIST UST: Hazardous Substance Storage Container Database

The Hazardous Substance Storage Container Database is a historical listing of UST sites. Refer to local/county source for current data.

Date of Government Version: 10/15/1990	Source: State Water Resources Control Board
Date Data Arrived at EDR: 01/25/1991	Telephone: 916-341-5851
Date Made Active in Reports: 02/12/1991	Last EDR Contact: 07/26/2001
Number of Days to Update: 18	Next Scheduled EDR Contact: N/A
	Data Release Frequency: No Update Planned

### SWEEPS UST: SWEEPS UST Listing

Statewide Environmental Evaluation and Planning System. This underground storage tank listing was updated and maintained by a company contacted by the SWRCB in the early 1990's. The listing is no longer updated or maintained. The local agency is the contact for more information on a site on the SWEEPS list.

Date of Government Version: 06/01/1994	Source: State Water Resources Control Board
Date Data Arrived at EDR: 07/07/2005	Telephone: N/A
Date Made Active in Reports: 08/11/2005	Last EDR Contact: 06/03/2005
Number of Days to Update: 35	Next Scheduled EDR Contact: N/A
	Data Release Frequency: No Update Planned

## **Local Land Records**

### LIENS 2: CERCLA Lien Information

A Federal CERCLA ('Superfund') lien can exist by operation of law at any site or property at which EPA has spent Superfund monies. These monies are spent to investigate and address releases and threatened releases of contamination. CERCLIS provides information as to the identity of these sites and properties.

# GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

Date of Government Version: 02/18/2014  
Date Data Arrived at EDR: 03/18/2014  
Date Made Active in Reports: 04/24/2014  
Number of Days to Update: 37

Source: Environmental Protection Agency  
Telephone: 202-564-6023  
Last EDR Contact: 10/27/2014  
Next Scheduled EDR Contact: 02/09/2015  
Data Release Frequency: Varies

## LIENS: Environmental Liens Listing

A listing of property locations with environmental liens for California where DTSC is a lien holder.

Date of Government Version: 12/15/2014  
Date Data Arrived at EDR: 12/18/2014  
Date Made Active in Reports: 01/23/2015  
Number of Days to Update: 36

Source: Department of Toxic Substances Control  
Telephone: 916-323-3400  
Last EDR Contact: 12/05/2014  
Next Scheduled EDR Contact: 03/23/2015  
Data Release Frequency: Varies

## DEED: Deed Restriction Listing

Site Mitigation and Brownfields Reuse Program Facility Sites with Deed Restrictions & Hazardous Waste Management Program Facility Sites with Deed / Land Use Restriction. The DTSC Site Mitigation and Brownfields Reuse Program (SMBRP) list includes sites cleaned up under the program's oversight and generally does not include current or former hazardous waste facilities that required a hazardous waste facility permit. The list represents deed restrictions that are active. Some sites have multiple deed restrictions. The DTSC Hazardous Waste Management Program (HWMP) has developed a list of current or former hazardous waste facilities that have a recorded land use restriction at the local county recorder's office. The land use restrictions on this list were required by the DTSC HWMP as a result of the presence of hazardous substances that remain on site after the facility (or part of the facility) has been closed or cleaned up. The types of land use restriction include deed notice, deed restriction, or a land use restriction that binds current and future owners.

Date of Government Version: 12/08/2014  
Date Data Arrived at EDR: 12/09/2014  
Date Made Active in Reports: 01/23/2015  
Number of Days to Update: 45

Source: DTSC and SWRCB  
Telephone: 916-323-3400  
Last EDR Contact: 12/09/2014  
Next Scheduled EDR Contact: 03/23/2015  
Data Release Frequency: Semi-Annually

## **Records of Emergency Release Reports**

### HMIRS: Hazardous Materials Information Reporting System

Hazardous Materials Incident Report System. HMIRS contains hazardous material spill incidents reported to DOT.

Date of Government Version: 09/30/2014  
Date Data Arrived at EDR: 10/01/2014  
Date Made Active in Reports: 11/06/2014  
Number of Days to Update: 36

Source: U.S. Department of Transportation  
Telephone: 202-366-4555  
Last EDR Contact: 12/30/2014  
Next Scheduled EDR Contact: 04/13/2015  
Data Release Frequency: Annually

### CHMIRS: California Hazardous Material Incident Report System

California Hazardous Material Incident Reporting System. CHMIRS contains information on reported hazardous material incidents (accidental releases or spills).

Date of Government Version: 10/27/2014  
Date Data Arrived at EDR: 10/29/2014  
Date Made Active in Reports: 12/10/2014  
Number of Days to Update: 42

Source: Office of Emergency Services  
Telephone: 916-845-8400  
Last EDR Contact: 01/28/2015  
Next Scheduled EDR Contact: 05/11/2015  
Data Release Frequency: Varies

### LDS: Land Disposal Sites Listing

The Land Disposal program regulates of waste discharge to land for treatment, storage and disposal in waste management units.

Date of Government Version: 12/12/2014  
Date Data Arrived at EDR: 12/15/2014  
Date Made Active in Reports: 01/05/2015  
Number of Days to Update: 21

Source: State Water Quality Control Board  
Telephone: 866-480-1028  
Last EDR Contact: 01/21/2015  
Next Scheduled EDR Contact: 03/30/2015  
Data Release Frequency: Quarterly

# GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

## MCS: Military Cleanup Sites Listing

The State Water Resources Control Board and nine Regional Water Quality Control Boards partner with the Department of Defense (DoD) through the Defense and State Memorandum of Agreement (DSMOA) to oversee the investigation and remediation of water quality issues at military facilities.

Date of Government Version: 12/12/2014	Source: State Water Resources Control Board
Date Data Arrived at EDR: 12/15/2014	Telephone: 866-480-1028
Date Made Active in Reports: 01/05/2015	Last EDR Contact: 01/21/2015
Number of Days to Update: 21	Next Scheduled EDR Contact: 03/30/2015
	Data Release Frequency: Quarterly

## SPILLS 90: SPILLS90 data from FirstSearch

Spills 90 includes those spill and release records available exclusively from FirstSearch databases. Typically, they may include chemical, oil and/or hazardous substance spills recorded after 1990. Duplicate records that are already included in EDR incident and release records are not included in Spills 90.

Date of Government Version: 06/06/2012	Source: FirstSearch
Date Data Arrived at EDR: 01/03/2013	Telephone: N/A
Date Made Active in Reports: 02/22/2013	Last EDR Contact: 01/03/2013
Number of Days to Update: 50	Next Scheduled EDR Contact: N/A
	Data Release Frequency: No Update Planned

## **Other Ascertainable Records**

### RCRA NonGen / NLR: RCRA - Non Generators

RCRAInfo is EPA's comprehensive information system, providing access to data supporting the Resource Conservation and Recovery Act (RCRA) of 1976 and the Hazardous and Solid Waste Amendments (HSWA) of 1984. The database includes selective information on sites which generate, transport, store, treat and/or dispose of hazardous waste as defined by the Resource Conservation and Recovery Act (RCRA). Non-Generators do not presently generate hazardous waste.

Date of Government Version: 12/09/2014	Source: Environmental Protection Agency
Date Data Arrived at EDR: 12/29/2014	Telephone: (415) 495-8895
Date Made Active in Reports: 01/29/2015	Last EDR Contact: 12/29/2014
Number of Days to Update: 31	Next Scheduled EDR Contact: 04/13/2015
	Data Release Frequency: Varies

### DOT OPS: Incident and Accident Data

Department of Transportation, Office of Pipeline Safety Incident and Accident data.

Date of Government Version: 07/31/2012	Source: Department of Transportation, Office of Pipeline Safety
Date Data Arrived at EDR: 08/07/2012	Telephone: 202-366-4595
Date Made Active in Reports: 09/18/2012	Last EDR Contact: 11/04/2014
Number of Days to Update: 42	Next Scheduled EDR Contact: 02/16/2015
	Data Release Frequency: Varies

### DOD: Department of Defense Sites

This data set consists of federally owned or administered lands, administered by the Department of Defense, that have any area equal to or greater than 640 acres of the United States, Puerto Rico, and the U.S. Virgin Islands.

Date of Government Version: 12/31/2005	Source: USGS
Date Data Arrived at EDR: 11/10/2006	Telephone: 888-275-8747
Date Made Active in Reports: 01/11/2007	Last EDR Contact: 01/15/2015
Number of Days to Update: 62	Next Scheduled EDR Contact: 04/27/2015
	Data Release Frequency: Semi-Annually

### FUDS: Formerly Used Defense Sites

The listing includes locations of Formerly Used Defense Sites properties where the US Army Corps of Engineers is actively working or will take necessary cleanup actions.

# GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

Date of Government Version: 06/06/2014  
Date Data Arrived at EDR: 09/10/2014  
Date Made Active in Reports: 09/18/2014  
Number of Days to Update: 8

Source: U.S. Army Corps of Engineers  
Telephone: 202-528-4285  
Last EDR Contact: 12/12/2014  
Next Scheduled EDR Contact: 03/23/2015  
Data Release Frequency: Varies

## CONSENT: Superfund (CERCLA) Consent Decrees

Major legal settlements that establish responsibility and standards for cleanup at NPL (Superfund) sites. Released periodically by United States District Courts after settlement by parties to litigation matters.

Date of Government Version: 12/31/2013  
Date Data Arrived at EDR: 01/24/2014  
Date Made Active in Reports: 02/24/2014  
Number of Days to Update: 31

Source: Department of Justice, Consent Decree Library  
Telephone: Varies  
Last EDR Contact: 12/24/2014  
Next Scheduled EDR Contact: 04/13/2015  
Data Release Frequency: Varies

## ROD: Records Of Decision

Record of Decision. ROD documents mandate a permanent remedy at an NPL (Superfund) site containing technical and health information to aid in the cleanup.

Date of Government Version: 11/25/2013  
Date Data Arrived at EDR: 12/12/2013  
Date Made Active in Reports: 02/24/2014  
Number of Days to Update: 74

Source: EPA  
Telephone: 703-416-0223  
Last EDR Contact: 12/12/2014  
Next Scheduled EDR Contact: 03/23/2015  
Data Release Frequency: Annually

## UMTRA: Uranium Mill Tailings Sites

Uranium ore was mined by private companies for federal government use in national defense programs. When the mills shut down, large piles of the sand-like material (mill tailings) remain after uranium has been extracted from the ore. Levels of human exposure to radioactive materials from the piles are low; however, in some cases tailings were used as construction materials before the potential health hazards of the tailings were recognized.

Date of Government Version: 09/14/2010  
Date Data Arrived at EDR: 10/07/2011  
Date Made Active in Reports: 03/01/2012  
Number of Days to Update: 146

Source: Department of Energy  
Telephone: 505-845-0011  
Last EDR Contact: 11/26/2014  
Next Scheduled EDR Contact: 03/09/2015  
Data Release Frequency: Varies

## US MINES: Mines Master Index File

Contains all mine identification numbers issued for mines active or opened since 1971. The data also includes violation information.

Date of Government Version: 12/30/2014  
Date Data Arrived at EDR: 12/31/2014  
Date Made Active in Reports: 01/29/2015  
Number of Days to Update: 29

Source: Department of Labor, Mine Safety and Health Administration  
Telephone: 303-231-5959  
Last EDR Contact: 12/30/2014  
Next Scheduled EDR Contact: 03/16/2015  
Data Release Frequency: Semi-Annually

## TRIS: Toxic Chemical Release Inventory System

Toxic Release Inventory System. TRIS identifies facilities which release toxic chemicals to the air, water and land in reportable quantities under SARA Title III Section 313.

Date of Government Version: 12/31/2011  
Date Data Arrived at EDR: 07/31/2013  
Date Made Active in Reports: 09/13/2013  
Number of Days to Update: 44

Source: EPA  
Telephone: 202-566-0250  
Last EDR Contact: 01/29/2015  
Next Scheduled EDR Contact: 03/09/2015  
Data Release Frequency: Annually

## TSCA: Toxic Substances Control Act

Toxic Substances Control Act. TSCA identifies manufacturers and importers of chemical substances included on the TSCA Chemical Substance Inventory list. It includes data on the production volume of these substances by plant site.

# GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

Date of Government Version: 12/31/2012  
Date Data Arrived at EDR: 01/15/2015  
Date Made Active in Reports: 01/29/2015  
Number of Days to Update: 14

Source: EPA  
Telephone: 202-260-5521  
Last EDR Contact: 12/22/2014  
Next Scheduled EDR Contact: 04/06/2015  
Data Release Frequency: Every 4 Years

**FTTS: FIFRA/ TSCA Tracking System - FIFRA (Federal Insecticide, Fungicide, & Rodenticide Act)/TSCA (Toxic Substances Control Act)**  
FTTS tracks administrative cases and pesticide enforcement actions and compliance activities related to FIFRA, TSCA and EPCRA (Emergency Planning and Community Right-to-Know Act). To maintain currency, EDR contacts the Agency on a quarterly basis.

Date of Government Version: 04/09/2009  
Date Data Arrived at EDR: 04/16/2009  
Date Made Active in Reports: 05/11/2009  
Number of Days to Update: 25

Source: EPA/Office of Prevention, Pesticides and Toxic Substances  
Telephone: 202-566-1667  
Last EDR Contact: 11/19/2014  
Next Scheduled EDR Contact: 03/09/2015  
Data Release Frequency: Quarterly

**FTTS INSP: FIFRA/ TSCA Tracking System - FIFRA (Federal Insecticide, Fungicide, & Rodenticide Act)/TSCA (Toxic Substances Control Act)**  
A listing of FIFRA/TSCA Tracking System (FTTS) inspections and enforcements.

Date of Government Version: 04/09/2009  
Date Data Arrived at EDR: 04/16/2009  
Date Made Active in Reports: 05/11/2009  
Number of Days to Update: 25

Source: EPA  
Telephone: 202-566-1667  
Last EDR Contact: 11/19/2014  
Next Scheduled EDR Contact: 03/09/2015  
Data Release Frequency: Quarterly

**HIST FTTS: FIFRA/TSCA Tracking System Administrative Case Listing**

A complete administrative case listing from the FIFRA/TSCA Tracking System (FTTS) for all ten EPA regions. The information was obtained from the National Compliance Database (NCDB). NCDB supports the implementation of FIFRA (Federal Insecticide, Fungicide, and Rodenticide Act) and TSCA (Toxic Substances Control Act). Some EPA regions are now closing out records. Because of that, and the fact that some EPA regions are not providing EPA Headquarters with updated records, it was decided to create a HIST FTTS database. It included records that may not be included in the newer FTTS database updates. This database is no longer updated.

Date of Government Version: 10/19/2006  
Date Data Arrived at EDR: 03/01/2007  
Date Made Active in Reports: 04/10/2007  
Number of Days to Update: 40

Source: Environmental Protection Agency  
Telephone: 202-564-2501  
Last EDR Contact: 12/17/2007  
Next Scheduled EDR Contact: 03/17/2008  
Data Release Frequency: No Update Planned

**HIST FTTS INSP: FIFRA/TSCA Tracking System Inspection & Enforcement Case Listing**

A complete inspection and enforcement case listing from the FIFRA/TSCA Tracking System (FTTS) for all ten EPA regions. The information was obtained from the National Compliance Database (NCDB). NCDB supports the implementation of FIFRA (Federal Insecticide, Fungicide, and Rodenticide Act) and TSCA (Toxic Substances Control Act). Some EPA regions are now closing out records. Because of that, and the fact that some EPA regions are not providing EPA Headquarters with updated records, it was decided to create a HIST FTTS database. It included records that may not be included in the newer FTTS database updates. This database is no longer updated.

Date of Government Version: 10/19/2006  
Date Data Arrived at EDR: 03/01/2007  
Date Made Active in Reports: 04/10/2007  
Number of Days to Update: 40

Source: Environmental Protection Agency  
Telephone: 202-564-2501  
Last EDR Contact: 12/17/2008  
Next Scheduled EDR Contact: 03/17/2008  
Data Release Frequency: No Update Planned

**SSTS: Section 7 Tracking Systems**

Section 7 of the Federal Insecticide, Fungicide and Rodenticide Act, as amended (92 Stat. 829) requires all registered pesticide-producing establishments to submit a report to the Environmental Protection Agency by March 1st each year. Each establishment must report the types and amounts of pesticides, active ingredients and devices being produced, and those having been produced and sold or distributed in the past year.

# GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

Date of Government Version: 12/31/2009  
Date Data Arrived at EDR: 12/10/2010  
Date Made Active in Reports: 02/25/2011  
Number of Days to Update: 77

Source: EPA  
Telephone: 202-564-4203  
Last EDR Contact: 01/26/2015  
Next Scheduled EDR Contact: 05/11/2015  
Data Release Frequency: Annually

## ICIS: Integrated Compliance Information System

The Integrated Compliance Information System (ICIS) supports the information needs of the national enforcement and compliance program as well as the unique needs of the National Pollutant Discharge Elimination System (NPDES) program.

Date of Government Version: 07/31/2014  
Date Data Arrived at EDR: 10/29/2014  
Date Made Active in Reports: 11/06/2014  
Number of Days to Update: 8

Source: Environmental Protection Agency  
Telephone: 202-564-5088  
Last EDR Contact: 01/09/2015  
Next Scheduled EDR Contact: 04/27/2015  
Data Release Frequency: Quarterly

## PADS: PCB Activity Database System

PCB Activity Database. PADS Identifies generators, transporters, commercial storers and/or brokers and disposers of PCB's who are required to notify the EPA of such activities.

Date of Government Version: 07/01/2014  
Date Data Arrived at EDR: 10/15/2014  
Date Made Active in Reports: 11/17/2014  
Number of Days to Update: 33

Source: EPA  
Telephone: 202-566-0500  
Last EDR Contact: 01/16/2015  
Next Scheduled EDR Contact: 04/27/2015  
Data Release Frequency: Annually

## MLTS: Material Licensing Tracking System

MLTS is maintained by the Nuclear Regulatory Commission and contains a list of approximately 8,100 sites which possess or use radioactive materials and which are subject to NRC licensing requirements. To maintain currency, EDR contacts the Agency on a quarterly basis.

Date of Government Version: 12/29/2014  
Date Data Arrived at EDR: 01/08/2015  
Date Made Active in Reports: 01/29/2015  
Number of Days to Update: 21

Source: Nuclear Regulatory Commission  
Telephone: 301-415-7169  
Last EDR Contact: 12/04/2014  
Next Scheduled EDR Contact: 03/23/2015  
Data Release Frequency: Quarterly

## RADINFO: Radiation Information Database

The Radiation Information Database (RADINFO) contains information about facilities that are regulated by U.S. Environmental Protection Agency (EPA) regulations for radiation and radioactivity.

Date of Government Version: 10/07/2014  
Date Data Arrived at EDR: 10/08/2014  
Date Made Active in Reports: 10/20/2014  
Number of Days to Update: 12

Source: Environmental Protection Agency  
Telephone: 202-343-9775  
Last EDR Contact: 01/08/2015  
Next Scheduled EDR Contact: 04/20/2015  
Data Release Frequency: Quarterly

## FINDS: Facility Index System/Facility Registry System

Facility Index System. FINDS contains both facility information and 'pointers' to other sources that contain more detail. EDR includes the following FINDS databases in this report: PCS (Permit Compliance System), AIRS (Aerometric Information Retrieval System), DOCKET (Enforcement Docket used to manage and track information on civil judicial enforcement cases for all environmental statutes), FURS (Federal Underground Injection Control), C-DOCKET (Criminal Docket System used to track criminal enforcement actions for all environmental statutes), FFIS (Federal Facilities Information System), STATE (State Environmental Laws and Statutes), and PADS (PCB Activity Data System).

Date of Government Version: 08/16/2014  
Date Data Arrived at EDR: 09/10/2014  
Date Made Active in Reports: 10/20/2014  
Number of Days to Update: 40

Source: EPA  
Telephone: (415) 947-8000  
Last EDR Contact: 12/09/2014  
Next Scheduled EDR Contact: 03/23/2015  
Data Release Frequency: Quarterly

# GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

## RAATS: RCRA Administrative Action Tracking System

RCRA Administration Action Tracking System. RAATS contains records based on enforcement actions issued under RCRA pertaining to major violators and includes administrative and civil actions brought by the EPA. For administration actions after September 30, 1995, data entry in the RAATS database was discontinued. EPA will retain a copy of the database for historical records. It was necessary to terminate RAATS because a decrease in agency resources made it impossible to continue to update the information contained in the database.

Date of Government Version: 04/17/1995	Source: EPA
Date Data Arrived at EDR: 07/03/1995	Telephone: 202-564-4104
Date Made Active in Reports: 08/07/1995	Last EDR Contact: 06/02/2008
Number of Days to Update: 35	Next Scheduled EDR Contact: 09/01/2008
	Data Release Frequency: No Update Planned

## RMP: Risk Management Plans

When Congress passed the Clean Air Act Amendments of 1990, it required EPA to publish regulations and guidance for chemical accident prevention at facilities using extremely hazardous substances. The Risk Management Program Rule (RMP Rule) was written to implement Section 112(r) of these amendments. The rule, which built upon existing industry codes and standards, requires companies of all sizes that use certain flammable and toxic substances to develop a Risk Management Program, which includes a(n): Hazard assessment that details the potential effects of an accidental release, an accident history of the last five years, and an evaluation of worst-case and alternative accidental releases; Prevention program that includes safety precautions and maintenance, monitoring, and employee training measures; and Emergency response program that spells out emergency health care, employee training measures and procedures for informing the public and response agencies (e.g the fire department) should an accident occur.

Date of Government Version: 08/01/2014	Source: Environmental Protection Agency
Date Data Arrived at EDR: 08/12/2014	Telephone: 202-564-8600
Date Made Active in Reports: 11/06/2014	Last EDR Contact: 01/26/2015
Number of Days to Update: 86	Next Scheduled EDR Contact: 05/11/2015
	Data Release Frequency: Varies

## BRS: Biennial Reporting System

The Biennial Reporting System is a national system administered by the EPA that collects data on the generation and management of hazardous waste. BRS captures detailed data from two groups: Large Quantity Generators (LQG) and Treatment, Storage, and Disposal Facilities.

Date of Government Version: 12/31/2011	Source: EPA/NTIS
Date Data Arrived at EDR: 02/26/2013	Telephone: 800-424-9346
Date Made Active in Reports: 04/19/2013	Last EDR Contact: 11/26/2014
Number of Days to Update: 52	Next Scheduled EDR Contact: 03/09/2015
	Data Release Frequency: Biennially

## CA BOND EXP. PLAN: Bond Expenditure Plan

Department of Health Services developed a site-specific expenditure plan as the basis for an appropriation of Hazardous Substance Cleanup Bond Act funds. It is not updated.

Date of Government Version: 01/01/1989	Source: Department of Health Services
Date Data Arrived at EDR: 07/27/1994	Telephone: 916-255-2118
Date Made Active in Reports: 08/02/1994	Last EDR Contact: 05/31/1994
Number of Days to Update: 6	Next Scheduled EDR Contact: N/A
	Data Release Frequency: No Update Planned

## NPDES: NPDES Permits Listing

A listing of NPDES permits, including stormwater.

Date of Government Version: 11/17/2014	Source: State Water Resources Control Board
Date Data Arrived at EDR: 11/19/2014	Telephone: 916-445-9379
Date Made Active in Reports: 12/29/2014	Last EDR Contact: 11/19/2014
Number of Days to Update: 40	Next Scheduled EDR Contact: 03/02/2015
	Data Release Frequency: Quarterly

# GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

## UIC: UIC Listing

A listing of wells identified as underground injection wells, in the California Oil and Gas Wells database.

Date of Government Version: 11/19/2014	Source: Department of Conservation
Date Data Arrived at EDR: 12/15/2014	Telephone: 916-445-2408
Date Made Active in Reports: 01/29/2015	Last EDR Contact: 12/15/2014
Number of Days to Update: 45	Next Scheduled EDR Contact: 03/30/2015
	Data Release Frequency: Varies

## CORTESE: "Cortese" Hazardous Waste & Substances Sites List

The sites for the list are designated by the State Water Resource Control Board (LUST), the Integrated Waste Board (SWF/LS), and the Department of Toxic Substances Control (Cal-Sites).

Date of Government Version: 09/29/2014	Source: CAL EPA/Office of Emergency Information
Date Data Arrived at EDR: 09/30/2014	Telephone: 916-323-3400
Date Made Active in Reports: 11/19/2014	Last EDR Contact: 12/29/2014
Number of Days to Update: 50	Next Scheduled EDR Contact: 04/13/2015
	Data Release Frequency: Quarterly

## HIST CORTESE: Hazardous Waste & Substance Site List

The sites for the list are designated by the State Water Resource Control Board [LUST], the Integrated Waste Board [SWF/LS], and the Department of Toxic Substances Control [CAL SITES]. This listing is no longer updated by the state agency.

Date of Government Version: 04/01/2001	Source: Department of Toxic Substances Control
Date Data Arrived at EDR: 01/22/2009	Telephone: 916-323-3400
Date Made Active in Reports: 04/08/2009	Last EDR Contact: 01/22/2009
Number of Days to Update: 76	Next Scheduled EDR Contact: N/A
	Data Release Frequency: No Update Planned

## NOTIFY 65: Proposition 65 Records

Listings of all Proposition 65 incidents reported to counties by the State Water Resources Control Board and the Regional Water Quality Control Board. This database is no longer updated by the reporting agency.

Date of Government Version: 10/21/1993	Source: State Water Resources Control Board
Date Data Arrived at EDR: 11/01/1993	Telephone: 916-445-3846
Date Made Active in Reports: 11/19/1993	Last EDR Contact: 12/18/2014
Number of Days to Update: 18	Next Scheduled EDR Contact: 04/06/2015
	Data Release Frequency: No Update Planned

## DRYCLEANERS: Cleaner Facilities

A list of drycleaner related facilities that have EPA ID numbers. These are facilities with certain SIC codes: power laundries, family and commercial; garment pressing and cleaner's agents; linen supply; coin-operated laundries and cleaning; drycleaning plants, except rugs; carpet and upholster cleaning; industrial launderers; laundry and garment services.

Date of Government Version: 06/28/2014	Source: Department of Toxic Substance Control
Date Data Arrived at EDR: 07/03/2014	Telephone: 916-327-4498
Date Made Active in Reports: 08/21/2014	Last EDR Contact: 12/22/2014
Number of Days to Update: 49	Next Scheduled EDR Contact: 03/23/2015
	Data Release Frequency: Annually

## WIP: Well Investigation Program Case List

Well Investigation Program case in the San Gabriel and San Fernando Valley area.

Date of Government Version: 07/03/2009	Source: Los Angeles Water Quality Control Board
Date Data Arrived at EDR: 07/21/2009	Telephone: 213-576-6726
Date Made Active in Reports: 08/03/2009	Last EDR Contact: 12/23/2014
Number of Days to Update: 13	Next Scheduled EDR Contact: 04/13/2015
	Data Release Frequency: Varies

# GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

## ENF: Enforcement Action Listing

A listing of Water Board Enforcement Actions. Formal is everything except Oral/Verbal Communication, Notice of Violation, Expedited Payment Letter, and Staff Enforcement Letter.

Date of Government Version: 11/10/2014	Source: State Water Resources Control Board
Date Data Arrived at EDR: 11/12/2014	Telephone: 916-445-9379
Date Made Active in Reports: 12/12/2014	Last EDR Contact: 01/26/2015
Number of Days to Update: 30	Next Scheduled EDR Contact: 05/11/2015
	Data Release Frequency: Varies

## HAZNET: Facility and Manifest Data

Facility and Manifest Data. The data is extracted from the copies of hazardous waste manifests received each year by the DTSC. The annual volume of manifests is typically 700,000 - 1,000,000 annually, representing approximately 350,000 - 500,000 shipments. Data are from the manifests submitted without correction, and therefore many contain some invalid values for data elements such as generator ID, TSD ID, waste category, and disposal method.

Date of Government Version: 12/31/2013	Source: California Environmental Protection Agency
Date Data Arrived at EDR: 10/15/2014	Telephone: 916-255-1136
Date Made Active in Reports: 11/19/2014	Last EDR Contact: 01/16/2015
Number of Days to Update: 35	Next Scheduled EDR Contact: 04/27/2015
	Data Release Frequency: Annually

## EMI: Emissions Inventory Data

Toxics and criteria pollutant emissions data collected by the ARB and local air pollution agencies.

Date of Government Version: 12/31/2012	Source: California Air Resources Board
Date Data Arrived at EDR: 03/25/2014	Telephone: 916-322-2990
Date Made Active in Reports: 04/28/2014	Last EDR Contact: 12/24/2014
Number of Days to Update: 34	Next Scheduled EDR Contact: 04/06/2015
	Data Release Frequency: Varies

## INDIAN RESERV: Indian Reservations

This map layer portrays Indian administered lands of the United States that have any area equal to or greater than 640 acres.

Date of Government Version: 12/31/2005	Source: USGS
Date Data Arrived at EDR: 12/08/2006	Telephone: 202-208-3710
Date Made Active in Reports: 01/11/2007	Last EDR Contact: 01/15/2015
Number of Days to Update: 34	Next Scheduled EDR Contact: 04/27/2015
	Data Release Frequency: Semi-Annually

## SCRD DRYCLEANERS: State Coalition for Remediation of Drycleaners Listing

The State Coalition for Remediation of Drycleaners was established in 1998, with support from the U.S. EPA Office of Superfund Remediation and Technology Innovation. It is comprised of representatives of states with established drycleaner remediation programs. Currently the member states are Alabama, Connecticut, Florida, Illinois, Kansas, Minnesota, Missouri, North Carolina, Oregon, South Carolina, Tennessee, Texas, and Wisconsin.

Date of Government Version: 03/07/2011	Source: Environmental Protection Agency
Date Data Arrived at EDR: 03/09/2011	Telephone: 615-532-8599
Date Made Active in Reports: 05/02/2011	Last EDR Contact: 11/18/2014
Number of Days to Update: 54	Next Scheduled EDR Contact: 02/02/2015
	Data Release Frequency: Varies

## COAL ASH DOE: Steam-Electric Plan Operation Data

A listing of power plants that store ash in surface ponds.

Date of Government Version: 12/31/2005	Source: Department of Energy
Date Data Arrived at EDR: 08/07/2009	Telephone: 202-586-8719
Date Made Active in Reports: 10/22/2009	Last EDR Contact: 01/15/2015
Number of Days to Update: 76	Next Scheduled EDR Contact: 04/27/2015
	Data Release Frequency: Varies

# GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

## HWT: Registered Hazardous Waste Transporter Database

A listing of hazardous waste transporters. In California, unless specifically exempted, it is unlawful for any person to transport hazardous wastes unless the person holds a valid registration issued by DTSC. A hazardous waste transporter registration is valid for one year and is assigned a unique registration number.

Date of Government Version: 10/14/2014	Source: Department of Toxic Substances Control
Date Data Arrived at EDR: 10/15/2014	Telephone: 916-440-7145
Date Made Active in Reports: 11/19/2014	Last EDR Contact: 01/13/2015
Number of Days to Update: 35	Next Scheduled EDR Contact: 04/27/2015
	Data Release Frequency: Quarterly

## HWP: EnviroStor Permitted Facilities Listing

Detailed information on permitted hazardous waste facilities and corrective action ("cleanups") tracked in EnviroStor.

Date of Government Version: 11/24/2014	Source: Department of Toxic Substances Control
Date Data Arrived at EDR: 11/25/2014	Telephone: 916-323-3400
Date Made Active in Reports: 12/30/2014	Last EDR Contact: 11/25/2014
Number of Days to Update: 35	Next Scheduled EDR Contact: 03/09/2015
	Data Release Frequency: Quarterly

## US AIRS (AFS): Aerometric Information Retrieval System Facility Subsystem (AFS)

The database is a sub-system of Aerometric Information Retrieval System (AIRS). AFS contains compliance data on air pollution point sources regulated by the U.S. EPA and/or state and local air regulatory agencies. This information comes from source reports by various stationary sources of air pollution, such as electric power plants, steel mills, factories, and universities, and provides information about the air pollutants they produce. Action, air program, air program pollutant, and general level plant data. It is used to track emissions and compliance data from industrial plants.

Date of Government Version: 10/16/2014	Source: EPA
Date Data Arrived at EDR: 10/31/2014	Telephone: 202-564-2496
Date Made Active in Reports: 11/17/2014	Last EDR Contact: 12/23/2014
Number of Days to Update: 17	Next Scheduled EDR Contact: 04/13/2015
	Data Release Frequency: Annually

## US AIRS MINOR: Air Facility System Data

A listing of minor source facilities.

Date of Government Version: 10/16/2014	Source: EPA
Date Data Arrived at EDR: 10/31/2014	Telephone: 202-564-2496
Date Made Active in Reports: 11/17/2014	Last EDR Contact: 12/23/2014
Number of Days to Update: 17	Next Scheduled EDR Contact: 04/13/2015
	Data Release Frequency: Annually

## US FIN ASSUR: Financial Assurance Information

All owners and operators of facilities that treat, store, or dispose of hazardous waste are required to provide proof that they will have sufficient funds to pay for the clean up, closure, and post-closure care of their facilities.

Date of Government Version: 11/19/2014	Source: Environmental Protection Agency
Date Data Arrived at EDR: 11/21/2014	Telephone: 202-566-1917
Date Made Active in Reports: 01/29/2015	Last EDR Contact: 11/11/2014
Number of Days to Update: 69	Next Scheduled EDR Contact: 03/02/2015
	Data Release Frequency: Quarterly

## PCB TRANSFORMER: PCB Transformer Registration Database

The database of PCB transformer registrations that includes all PCB registration submittals.

Date of Government Version: 02/01/2011	Source: Environmental Protection Agency
Date Data Arrived at EDR: 10/19/2011	Telephone: 202-566-0517
Date Made Active in Reports: 01/10/2012	Last EDR Contact: 10/31/2014
Number of Days to Update: 83	Next Scheduled EDR Contact: 02/09/2015
	Data Release Frequency: Varies

# GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

## Financial Assurance 1: Financial Assurance Information Listing

Financial Assurance information

Date of Government Version: 10/28/2014  
Date Data Arrived at EDR: 10/30/2014  
Date Made Active in Reports: 12/10/2014  
Number of Days to Update: 41

Source: Department of Toxic Substances Control  
Telephone: 916-255-3628  
Last EDR Contact: 01/26/2015  
Next Scheduled EDR Contact: 05/11/2015  
Data Release Frequency: Varies

## Financial Assurance 2: Financial Assurance Information Listing

A listing of financial assurance information for solid waste facilities. Financial assurance is intended to ensure that resources are available to pay for the cost of closure, post-closure care, and corrective measures if the owner or operator of a regulated facility is unable or unwilling to pay.

Date of Government Version: 11/17/2014  
Date Data Arrived at EDR: 11/18/2014  
Date Made Active in Reports: 12/29/2014  
Number of Days to Update: 41

Source: California Integrated Waste Management Board  
Telephone: 916-341-6066  
Last EDR Contact: 11/26/2014  
Next Scheduled EDR Contact: 03/02/2015  
Data Release Frequency: Varies

## PROC: Certified Processors Database

A listing of certified processors.

Date of Government Version: 12/15/2014  
Date Data Arrived at EDR: 12/15/2014  
Date Made Active in Reports: 01/26/2015  
Number of Days to Update: 42

Source: Department of Conservation  
Telephone: 916-323-3836  
Last EDR Contact: 12/15/2014  
Next Scheduled EDR Contact: 03/30/2015  
Data Release Frequency: Quarterly

## EPA WATCH LIST: EPA WATCH LIST

EPA maintains a "Watch List" to facilitate dialogue between EPA, state and local environmental agencies on enforcement matters relating to facilities with alleged violations identified as either significant or high priority. Being on the Watch List does not mean that the facility has actually violated the law only that an investigation by EPA or a state or local environmental agency has led those organizations to allege that an unproven violation has in fact occurred. Being on the Watch List does not represent a higher level of concern regarding the alleged violations that were detected, but instead indicates cases requiring additional dialogue between EPA, state and local agencies - primarily because of the length of time the alleged violation has gone unaddressed or unresolved.

Date of Government Version: 08/30/2013  
Date Data Arrived at EDR: 03/21/2014  
Date Made Active in Reports: 06/17/2014  
Number of Days to Update: 88

Source: Environmental Protection Agency  
Telephone: 617-520-3000  
Last EDR Contact: 11/14/2014  
Next Scheduled EDR Contact: 02/23/2015  
Data Release Frequency: Quarterly

## 2020 COR ACTION: 2020 Corrective Action Program List

The EPA has set ambitious goals for the RCRA Corrective Action program by creating the 2020 Corrective Action Universe. This RCRA cleanup baseline includes facilities expected to need corrective action. The 2020 universe contains a wide variety of sites. Some properties are heavily contaminated while others were contaminated but have since been cleaned up. Still others have not been fully investigated yet, and may require little or no remediation. Inclusion in the 2020 Universe does not necessarily imply failure on the part of a facility to meet its RCRA obligations.

Date of Government Version: 11/11/2011  
Date Data Arrived at EDR: 05/18/2012  
Date Made Active in Reports: 05/25/2012  
Number of Days to Update: 7

Source: Environmental Protection Agency  
Telephone: 703-308-4044  
Last EDR Contact: 11/14/2014  
Next Scheduled EDR Contact: 02/23/2015  
Data Release Frequency: Varies

## PRP: Potentially Responsible Parties

A listing of verified Potentially Responsible Parties

# GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

Date of Government Version: 10/25/2013  
Date Data Arrived at EDR: 10/17/2014  
Date Made Active in Reports: 10/20/2014  
Number of Days to Update: 3

Source: EPA  
Telephone: 202-564-6023  
Last EDR Contact: 12/29/2015  
Next Scheduled EDR Contact: 04/13/2015  
Data Release Frequency: Quarterly

## WDS: Waste Discharge System

Sites which have been issued waste discharge requirements.

Date of Government Version: 06/19/2007  
Date Data Arrived at EDR: 06/20/2007  
Date Made Active in Reports: 06/29/2007  
Number of Days to Update: 9

Source: State Water Resources Control Board  
Telephone: 916-341-5227  
Last EDR Contact: 11/19/2014  
Next Scheduled EDR Contact: 03/09/2015  
Data Release Frequency: Quarterly

## LEAD SMELTER 1: Lead Smelter Sites

A listing of former lead smelter site locations.

Date of Government Version: 11/25/2014  
Date Data Arrived at EDR: 11/26/2014  
Date Made Active in Reports: 01/29/2015  
Number of Days to Update: 64

Source: Environmental Protection Agency  
Telephone: 703-603-8787  
Last EDR Contact: 01/05/2015  
Next Scheduled EDR Contact: 04/20/2015  
Data Release Frequency: Varies

## LEAD SMELTER 2: Lead Smelter Sites

A list of several hundred sites in the U.S. where secondary lead smelting was done from 1931 and 1964. These sites may pose a threat to public health through ingestion or inhalation of contaminated soil or dust

Date of Government Version: 04/05/2001  
Date Data Arrived at EDR: 10/27/2010  
Date Made Active in Reports: 12/02/2010  
Number of Days to Update: 36

Source: American Journal of Public Health  
Telephone: 703-305-6451  
Last EDR Contact: 12/02/2009  
Next Scheduled EDR Contact: N/A  
Data Release Frequency: No Update Planned

## FEDLAND: Federal and Indian Lands

Federally and Indian administrated lands of the United States. Lands included are administrated by: Army Corps of Engineers, Bureau of Reclamation, National Wild and Scenic River, National Wildlife Refuge, Public Domain Land, Wilderness, Wilderness Study Area, Wildlife Management Area, Bureau of Indian Affairs, Bureau of Land Management, Department of Justice, Forest Service, Fish and Wildlife Service, National Park Service.

Date of Government Version: 12/31/2005  
Date Data Arrived at EDR: 02/06/2006  
Date Made Active in Reports: 01/11/2007  
Number of Days to Update: 339

Source: U.S. Geological Survey  
Telephone: 888-275-8747  
Last EDR Contact: 01/15/2015  
Next Scheduled EDR Contact: 04/27/2015  
Data Release Frequency: N/A

## COAL ASH EPA: Coal Combustion Residues Surface Impoundments List

A listing of coal combustion residues surface impoundments with high hazard potential ratings.

Date of Government Version: 07/01/2014  
Date Data Arrived at EDR: 09/10/2014  
Date Made Active in Reports: 10/20/2014  
Number of Days to Update: 40

Source: Environmental Protection Agency  
Telephone: N/A  
Last EDR Contact: 12/12/2014  
Next Scheduled EDR Contact: 03/23/2015  
Data Release Frequency: Varies

## MWMP: Medical Waste Management Program Listing

The Medical Waste Management Program (MWMP) ensures the proper handling and disposal of medical waste by permitting and inspecting medical waste Offsite Treatment Facilities (PDF) and Transfer Stations (PDF) throughout the state. MWMP also oversees all Medical Waste Transporters.

# GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

Date of Government Version: 11/13/2014  
Date Data Arrived at EDR: 12/09/2014  
Date Made Active in Reports: 01/26/2015  
Number of Days to Update: 48

Source: Department of Public Health  
Telephone: 916-558-1784  
Last EDR Contact: 12/09/2014  
Next Scheduled EDR Contact: 03/23/2015  
Data Release Frequency: Varies

## EDR HIGH RISK HISTORICAL RECORDS

### *EDR Exclusive Records*

#### EDR MGP: EDR Proprietary Manufactured Gas Plants

The EDR Proprietary Manufactured Gas Plant Database includes records of coal gas plants (manufactured gas plants) compiled by EDR's researchers. Manufactured gas sites were used in the United States from the 1800's to 1950's to produce a gas that could be distributed and used as fuel. These plants used whale oil, rosin, coal, or a mixture of coal, oil, and water that also produced a significant amount of waste. Many of the byproducts of the gas production, such as coal tar (oily waste containing volatile and non-volatile chemicals), sludges, oils and other compounds are potentially hazardous to human health and the environment. The byproduct from this process was frequently disposed of directly at the plant site and can remain or spread slowly, serving as a continuous source of soil and groundwater contamination.

Date of Government Version: N/A  
Date Data Arrived at EDR: N/A  
Date Made Active in Reports: N/A  
Number of Days to Update: N/A

Source: EDR, Inc.  
Telephone: N/A  
Last EDR Contact: N/A  
Next Scheduled EDR Contact: N/A  
Data Release Frequency: No Update Planned

#### EDR US Hist Auto Stat: EDR Exclusive Historic Gas Stations

EDR has searched selected national collections of business directories and has collected listings of potential gas station/filling station/service station sites that were available to EDR researchers. EDR's review was limited to those categories of sources that might, in EDR's opinion, include gas station/filling station/service station establishments. The categories reviewed included, but were not limited to gas, gas station, gasoline station, filling station, auto, automobile repair, auto service station, service station, etc. This database falls within a category of information EDR classifies as "High Risk Historical Records", or HRHR. EDR's HRHR effort presents unique and sometimes proprietary data about past sites and operations that typically create environmental concerns, but may not show up in current government records searches.

Date of Government Version: N/A  
Date Data Arrived at EDR: N/A  
Date Made Active in Reports: N/A  
Number of Days to Update: N/A

Source: EDR, Inc.  
Telephone: N/A  
Last EDR Contact: N/A  
Next Scheduled EDR Contact: N/A  
Data Release Frequency: Varies

#### EDR US Hist Cleaners: EDR Exclusive Historic Dry Cleaners

EDR has searched selected national collections of business directories and has collected listings of potential dry cleaner sites that were available to EDR researchers. EDR's review was limited to those categories of sources that might, in EDR's opinion, include dry cleaning establishments. The categories reviewed included, but were not limited to dry cleaners, cleaners, laundry, laundromat, cleaning/laundry, wash & dry etc. This database falls within a category of information EDR classifies as "High Risk Historical Records", or HRHR. EDR's HRHR effort presents unique and sometimes proprietary data about past sites and operations that typically create environmental concerns, but may not show up in current government records searches.

Date of Government Version: N/A  
Date Data Arrived at EDR: N/A  
Date Made Active in Reports: N/A  
Number of Days to Update: N/A

Source: EDR, Inc.  
Telephone: N/A  
Last EDR Contact: N/A  
Next Scheduled EDR Contact: N/A  
Data Release Frequency: Varies

## EDR RECOVERED GOVERNMENT ARCHIVES

### *Exclusive Recovered Govt. Archives*

# GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

## RGA LF: Recovered Government Archive Solid Waste Facilities List

The EDR Recovered Government Archive Landfill database provides a list of landfills derived from historical databases and includes many records that no longer appear in current government lists. Compiled from Records formerly available from the Department of Resources Recycling and Recovery in California.

Date of Government Version: N/A	Source: Department of Resources Recycling and Recovery
Date Data Arrived at EDR: 07/01/2013	Telephone: N/A
Date Made Active in Reports: 01/13/2014	Last EDR Contact: 06/01/2012
Number of Days to Update: 196	Next Scheduled EDR Contact: N/A
	Data Release Frequency: Varies

## RGA LUST: Recovered Government Archive Leaking Underground Storage Tank

The EDR Recovered Government Archive Leaking Underground Storage Tank database provides a list of LUST incidents derived from historical databases and includes many records that no longer appear in current government lists. Compiled from Records formerly available from the State Water Resources Control Board in California.

Date of Government Version: N/A	Source: State Water Resources Control Board
Date Data Arrived at EDR: 07/01/2013	Telephone: N/A
Date Made Active in Reports: 12/30/2013	Last EDR Contact: 06/01/2012
Number of Days to Update: 182	Next Scheduled EDR Contact: N/A
	Data Release Frequency: Varies

## COUNTY RECORDS

### ALAMEDA COUNTY:

#### Contaminated Sites

A listing of contaminated sites overseen by the Toxic Release Program (oil and groundwater contamination from chemical releases and spills) and the Leaking Underground Storage Tank Program (soil and ground water contamination from leaking petroleum USTs).

Date of Government Version: 10/21/2014	Source: Alameda County Environmental Health Services
Date Data Arrived at EDR: 11/07/2014	Telephone: 510-567-6700
Date Made Active in Reports: 12/12/2014	Last EDR Contact: 12/29/2014
Number of Days to Update: 35	Next Scheduled EDR Contact: 04/13/2015
	Data Release Frequency: Semi-Annually

#### Underground Tanks

Underground storage tank sites located in Alameda county.

Date of Government Version: 10/21/2014	Source: Alameda County Environmental Health Services
Date Data Arrived at EDR: 11/07/2014	Telephone: 510-567-6700
Date Made Active in Reports: 12/15/2014	Last EDR Contact: 12/29/2014
Number of Days to Update: 38	Next Scheduled EDR Contact: 04/13/2015
	Data Release Frequency: Semi-Annually

### AMADOR COUNTY:

#### CUPA Facility List

Cupa Facility List

Date of Government Version: 12/08/2014	Source: Amador County Environmental Health
Date Data Arrived at EDR: 12/11/2014	Telephone: 209-223-6439
Date Made Active in Reports: 01/23/2015	Last EDR Contact: 12/05/2014
Number of Days to Update: 43	Next Scheduled EDR Contact: 03/23/2015
	Data Release Frequency: Varies

### BUTTE COUNTY:

# GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

## CUPA Facility Listing

Cupa facility list.

Date of Government Version: 11/20/2014  
Date Data Arrived at EDR: 11/24/2014  
Date Made Active in Reports: 01/07/2015  
Number of Days to Update: 44

Source: Public Health Department  
Telephone: 530-538-7149  
Last EDR Contact: 01/26/2015  
Next Scheduled EDR Contact: 04/27/2015  
Data Release Frequency: No Update Planned

## CALVERAS COUNTY:

### CUPA Facility Listing

Cupa Facility Listing

Date of Government Version: 10/06/2014  
Date Data Arrived at EDR: 10/07/2014  
Date Made Active in Reports: 11/19/2014  
Number of Days to Update: 43

Source: Calveras County Environmental Health  
Telephone: 209-754-6399  
Last EDR Contact: 01/12/2015  
Next Scheduled EDR Contact: 04/13/2015  
Data Release Frequency: Quarterly

## COLUSA COUNTY:

### CUPA Facility List

Cupa facility list.

Date of Government Version: 06/11/2014  
Date Data Arrived at EDR: 06/13/2014  
Date Made Active in Reports: 07/07/2014  
Number of Days to Update: 24

Source: Health & Human Services  
Telephone: 530-458-0396  
Last EDR Contact: 11/07/2014  
Next Scheduled EDR Contact: 02/23/2015  
Data Release Frequency: Varies

## CONTRA COSTA COUNTY:

### Site List

List includes sites from the underground tank, hazardous waste generator and business plan/2185 programs.

Date of Government Version: 11/17/2014  
Date Data Arrived at EDR: 11/19/2014  
Date Made Active in Reports: 01/06/2015  
Number of Days to Update: 48

Source: Contra Costa Health Services Department  
Telephone: 925-646-2286  
Last EDR Contact: 11/03/2014  
Next Scheduled EDR Contact: 02/16/2015  
Data Release Frequency: Semi-Annually

## DEL NORTE COUNTY:

### CUPA Facility List

Cupa Facility list

Date of Government Version: 11/03/2014  
Date Data Arrived at EDR: 11/04/2014  
Date Made Active in Reports: 12/12/2014  
Number of Days to Update: 38

Source: Del Norte County Environmental Health Division  
Telephone: 707-465-0426  
Last EDR Contact: 11/03/2014  
Next Scheduled EDR Contact: 02/16/2015  
Data Release Frequency: Varies

## EL DORADO COUNTY:

# GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

## CUPA Facility List

CUPA facility list.

Date of Government Version: 11/19/2014  
Date Data Arrived at EDR: 11/21/2014  
Date Made Active in Reports: 12/29/2014  
Number of Days to Update: 38

Source: El Dorado County Environmental Management Department  
Telephone: 530-621-6623  
Last EDR Contact: 11/03/2014  
Next Scheduled EDR Contact: 02/16/2015  
Data Release Frequency: Varies

## FRESNO COUNTY:

### CUPA Resources List

Certified Unified Program Agency. CUPA's are responsible for implementing a unified hazardous materials and hazardous waste management regulatory program. The agency provides oversight of businesses that deal with hazardous materials, operate underground storage tanks or aboveground storage tanks.

Date of Government Version: 09/30/2014  
Date Data Arrived at EDR: 10/14/2014  
Date Made Active in Reports: 11/19/2014  
Number of Days to Update: 36

Source: Dept. of Community Health  
Telephone: 559-445-3271  
Last EDR Contact: 01/05/2015  
Next Scheduled EDR Contact: 04/20/2015  
Data Release Frequency: Semi-Annually

## HUMBOLDT COUNTY:

### CUPA Facility List

CUPA facility list.

Date of Government Version: 12/11/2014  
Date Data Arrived at EDR: 12/15/2014  
Date Made Active in Reports: 01/23/2015  
Number of Days to Update: 39

Source: Humboldt County Environmental Health  
Telephone: N/A  
Last EDR Contact: 11/26/2014  
Next Scheduled EDR Contact: 03/09/2015  
Data Release Frequency: Varies

## IMPERIAL COUNTY:

### CUPA Facility List

Cupa facility list.

Date of Government Version: 11/03/2014  
Date Data Arrived at EDR: 11/04/2014  
Date Made Active in Reports: 12/12/2014  
Number of Days to Update: 38

Source: San Diego Border Field Office  
Telephone: 760-339-2777  
Last EDR Contact: 01/26/2015  
Next Scheduled EDR Contact: 05/11/2015  
Data Release Frequency: Varies

## INYO COUNTY:

### CUPA Facility List

Cupa facility list.

Date of Government Version: 09/10/2013  
Date Data Arrived at EDR: 09/11/2013  
Date Made Active in Reports: 10/14/2013  
Number of Days to Update: 33

Source: Inyo County Environmental Health Services  
Telephone: 760-878-0238  
Last EDR Contact: 11/19/2014  
Next Scheduled EDR Contact: 03/09/2015  
Data Release Frequency: Varies

## KERN COUNTY:

# GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

## Underground Storage Tank Sites & Tank Listing Kern County Sites and Tanks Listing.

Date of Government Version: 07/22/2014  
Date Data Arrived at EDR: 11/12/2014  
Date Made Active in Reports: 12/19/2014  
Number of Days to Update: 37

Source: Kern County Environment Health Services Department  
Telephone: 661-862-8700  
Last EDR Contact: 11/05/2014  
Next Scheduled EDR Contact: 02/23/2015  
Data Release Frequency: Quarterly

## KINGS COUNTY:

### CUPA Facility List

A listing of sites included in the county's Certified Unified Program Agency database. California's Secretary for Environmental Protection established the unified hazardous materials and hazardous waste regulatory program as required by chapter 6.11 of the California Health and Safety Code. The Unified Program consolidates the administration, permits, inspections, and enforcement activities.

Date of Government Version: 11/21/2014  
Date Data Arrived at EDR: 11/25/2014  
Date Made Active in Reports: 12/30/2014  
Number of Days to Update: 35

Source: Kings County Department of Public Health  
Telephone: 559-584-1411  
Last EDR Contact: 11/21/2014  
Next Scheduled EDR Contact: 03/09/2015  
Data Release Frequency: Varies

## LAKE COUNTY:

### CUPA Facility List

Cupa facility list

Date of Government Version: 10/20/2014  
Date Data Arrived at EDR: 10/21/2014  
Date Made Active in Reports: 01/05/2015  
Number of Days to Update: 76

Source: Lake County Environmental Health  
Telephone: 707-263-1164  
Last EDR Contact: 01/19/2015  
Next Scheduled EDR Contact: 05/04/2015  
Data Release Frequency: Varies

## LOS ANGELES COUNTY:

### San Gabriel Valley Areas of Concern

San Gabriel Valley areas where VOC contamination is at or above the MCL as designated by region 9 EPA office.

Date of Government Version: 03/30/2009  
Date Data Arrived at EDR: 03/31/2009  
Date Made Active in Reports: 10/23/2009  
Number of Days to Update: 206

Source: EPA Region 9  
Telephone: 415-972-3178  
Last EDR Contact: 12/18/2014  
Next Scheduled EDR Contact: 04/06/2015  
Data Release Frequency: No Update Planned

### HMS: Street Number List

Industrial Waste and Underground Storage Tank Sites.

Date of Government Version: 03/31/2014  
Date Data Arrived at EDR: 06/06/2014  
Date Made Active in Reports: 07/17/2014  
Number of Days to Update: 41

Source: Department of Public Works  
Telephone: 626-458-3517  
Last EDR Contact: 01/12/2015  
Next Scheduled EDR Contact: 04/27/2015  
Data Release Frequency: Semi-Annually

### List of Solid Waste Facilities

Solid Waste Facilities in Los Angeles County.

# GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

Date of Government Version: 10/20/2014  
Date Data Arrived at EDR: 10/22/2014  
Date Made Active in Reports: 12/12/2014  
Number of Days to Update: 51

Source: La County Department of Public Works  
Telephone: 818-458-5185  
Last EDR Contact: 01/20/2015  
Next Scheduled EDR Contact: 05/04/2015  
Data Release Frequency: Varies

## City of Los Angeles Landfills

Landfills owned and maintained by the City of Los Angeles.

Date of Government Version: 03/05/2009  
Date Data Arrived at EDR: 03/10/2009  
Date Made Active in Reports: 04/08/2009  
Number of Days to Update: 29

Source: Engineering & Construction Division  
Telephone: 213-473-7869  
Last EDR Contact: 01/19/2015  
Next Scheduled EDR Contact: 05/04/2015  
Data Release Frequency: Varies

## Site Mitigation List

Industrial sites that have had some sort of spill or complaint.

Date of Government Version: 01/07/2014  
Date Data Arrived at EDR: 02/25/2014  
Date Made Active in Reports: 03/25/2014  
Number of Days to Update: 28

Source: Community Health Services  
Telephone: 323-890-7806  
Last EDR Contact: 01/19/2015  
Next Scheduled EDR Contact: 05/04/2015  
Data Release Frequency: Annually

## City of El Segundo Underground Storage Tank

Underground storage tank sites located in El Segundo city.

Date of Government Version: 10/20/2014  
Date Data Arrived at EDR: 10/22/2014  
Date Made Active in Reports: 12/15/2014  
Number of Days to Update: 54

Source: City of El Segundo Fire Department  
Telephone: 310-524-2236  
Last EDR Contact: 01/19/2015  
Next Scheduled EDR Contact: 05/04/2015  
Data Release Frequency: Semi-Annually

## City of Long Beach Underground Storage Tank

Underground storage tank sites located in the city of Long Beach.

Date of Government Version: 12/01/2014  
Date Data Arrived at EDR: 12/11/2014  
Date Made Active in Reports: 01/27/2015  
Number of Days to Update: 47

Source: City of Long Beach Fire Department  
Telephone: 562-570-2563  
Last EDR Contact: 01/26/2015  
Next Scheduled EDR Contact: 05/11/2015  
Data Release Frequency: Annually

## City of Torrance Underground Storage Tank

Underground storage tank sites located in the city of Torrance.

Date of Government Version: 01/08/2015  
Date Data Arrived at EDR: 01/15/2015  
Date Made Active in Reports: 01/27/2015  
Number of Days to Update: 12

Source: City of Torrance Fire Department  
Telephone: 310-618-2973  
Last EDR Contact: 01/12/2015  
Next Scheduled EDR Contact: 04/27/2015  
Data Release Frequency: Semi-Annually

## MADERA COUNTY:

### CUPA Facility List

A listing of sites included in the county's Certified Unified Program Agency database. California's Secretary for Environmental Protection established the unified hazardous materials and hazardous waste regulatory program as required by chapter 6.11 of the California Health and Safety Code. The Unified Program consolidates the administration, permits, inspections, and enforcement activities.

# GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

Date of Government Version: 10/02/2014  
Date Data Arrived at EDR: 10/03/2014  
Date Made Active in Reports: 11/20/2014  
Number of Days to Update: 48

Source: Madera County Environmental Health  
Telephone: 559-675-7823  
Last EDR Contact: 11/26/2014  
Next Scheduled EDR Contact: 03/09/2015  
Data Release Frequency: Varies

## MARIN COUNTY:

### Underground Storage Tank Sites

Currently permitted USTs in Marin County.

Date of Government Version: 10/08/2014  
Date Data Arrived at EDR: 10/22/2014  
Date Made Active in Reports: 12/15/2014  
Number of Days to Update: 54

Source: Public Works Department Waste Management  
Telephone: 415-499-6647  
Last EDR Contact: 01/05/2015  
Next Scheduled EDR Contact: 04/20/2015  
Data Release Frequency: Semi-Annually

## MERCED COUNTY:

### CUPA Facility List

CUPA facility list.

Date of Government Version: 11/25/2014  
Date Data Arrived at EDR: 11/26/2014  
Date Made Active in Reports: 12/29/2014  
Number of Days to Update: 33

Source: Merced County Environmental Health  
Telephone: 209-381-1094  
Last EDR Contact: 11/21/2014  
Next Scheduled EDR Contact: 03/09/2015  
Data Release Frequency: Varies

## MONO COUNTY:

### CUPA Facility List

CUPA Facility List

Date of Government Version: 12/01/2014  
Date Data Arrived at EDR: 12/05/2014  
Date Made Active in Reports: 01/23/2015  
Number of Days to Update: 49

Source: Mono County Health Department  
Telephone: 760-932-5580  
Last EDR Contact: 11/26/2014  
Next Scheduled EDR Contact: 03/16/2015  
Data Release Frequency: Varies

## MONTEREY COUNTY:

### CUPA Facility Listing

CUPA Program listing from the Environmental Health Division.

Date of Government Version: 12/18/2014  
Date Data Arrived at EDR: 12/19/2014  
Date Made Active in Reports: 01/23/2015  
Number of Days to Update: 35

Source: Monterey County Health Department  
Telephone: 831-796-1297  
Last EDR Contact: 11/26/2014  
Next Scheduled EDR Contact: 03/09/2015  
Data Release Frequency: Varies

## NAPA COUNTY:

### Sites With Reported Contamination

A listing of leaking underground storage tank sites located in Napa county.

# GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

Date of Government Version: 12/05/2011  
Date Data Arrived at EDR: 12/06/2011  
Date Made Active in Reports: 02/07/2012  
Number of Days to Update: 63

Source: Napa County Department of Environmental Management  
Telephone: 707-253-4269  
Last EDR Contact: 11/25/2014  
Next Scheduled EDR Contact: 03/16/2015  
Data Release Frequency: No Update Planned

## Closed and Operating Underground Storage Tank Sites

Underground storage tank sites located in Napa county.

Date of Government Version: 01/15/2008  
Date Data Arrived at EDR: 01/16/2008  
Date Made Active in Reports: 02/08/2008  
Number of Days to Update: 23

Source: Napa County Department of Environmental Management  
Telephone: 707-253-4269  
Last EDR Contact: 11/25/2014  
Next Scheduled EDR Contact: 03/16/2015  
Data Release Frequency: No Update Planned

## NEVADA COUNTY:

### CUPA Facility List

CUPA facility list.

Date of Government Version: 09/16/2014  
Date Data Arrived at EDR: 09/18/2014  
Date Made Active in Reports: 09/25/2014  
Number of Days to Update: 7

Source: Community Development Agency  
Telephone: 530-265-1467  
Last EDR Contact: 12/15/2014  
Next Scheduled EDR Contact: 02/16/2015  
Data Release Frequency: Varies

## ORANGE COUNTY:

### List of Industrial Site Cleanups

Petroleum and non-petroleum spills.

Date of Government Version: 11/01/2014  
Date Data Arrived at EDR: 11/12/2014  
Date Made Active in Reports: 12/12/2014  
Number of Days to Update: 30

Source: Health Care Agency  
Telephone: 714-834-3446  
Last EDR Contact: 11/05/2014  
Next Scheduled EDR Contact: 02/23/2015  
Data Release Frequency: Annually

### List of Underground Storage Tank Cleanups

Orange County Underground Storage Tank Cleanups (LUST).

Date of Government Version: 11/01/2014  
Date Data Arrived at EDR: 11/12/2014  
Date Made Active in Reports: 12/12/2014  
Number of Days to Update: 30

Source: Health Care Agency  
Telephone: 714-834-3446  
Last EDR Contact: 11/05/2014  
Next Scheduled EDR Contact: 02/23/2015  
Data Release Frequency: Quarterly

### List of Underground Storage Tank Facilities

Orange County Underground Storage Tank Facilities (UST).

Date of Government Version: 11/01/2014  
Date Data Arrived at EDR: 11/10/2014  
Date Made Active in Reports: 12/15/2014  
Number of Days to Update: 35

Source: Health Care Agency  
Telephone: 714-834-3446  
Last EDR Contact: 11/10/2014  
Next Scheduled EDR Contact: 02/23/2015  
Data Release Frequency: Quarterly

## PLACER COUNTY:

# GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

## Master List of Facilities

List includes aboveground tanks, underground tanks and cleanup sites.

Date of Government Version: 12/08/2014  
Date Data Arrived at EDR: 12/09/2014  
Date Made Active in Reports: 01/26/2015  
Number of Days to Update: 48

Source: Placer County Health and Human Services  
Telephone: 530-745-2363  
Last EDR Contact: 12/05/2014  
Next Scheduled EDR Contact: 03/23/2015  
Data Release Frequency: Semi-Annually

## RIVERSIDE COUNTY:

### Listing of Underground Tank Cleanup Sites

Riverside County Underground Storage Tank Cleanup Sites (LUST).

Date of Government Version: 10/08/2014  
Date Data Arrived at EDR: 10/10/2014  
Date Made Active in Reports: 11/20/2014  
Number of Days to Update: 41

Source: Department of Environmental Health  
Telephone: 951-358-5055  
Last EDR Contact: 12/22/2014  
Next Scheduled EDR Contact: 01/05/2015  
Data Release Frequency: Quarterly

### Underground Storage Tank Tank List

Underground storage tank sites located in Riverside county.

Date of Government Version: 10/08/2014  
Date Data Arrived at EDR: 10/10/2014  
Date Made Active in Reports: 11/25/2014  
Number of Days to Update: 46

Source: Department of Environmental Health  
Telephone: 951-358-5055  
Last EDR Contact: 12/22/2014  
Next Scheduled EDR Contact: 04/06/2015  
Data Release Frequency: Quarterly

## SACRAMENTO COUNTY:

### Toxic Site Clean-Up List

List of sites where unauthorized releases of potentially hazardous materials have occurred.

Date of Government Version: 02/06/2014  
Date Data Arrived at EDR: 04/08/2014  
Date Made Active in Reports: 04/29/2014  
Number of Days to Update: 21

Source: Sacramento County Environmental Management  
Telephone: 916-875-8406  
Last EDR Contact: 01/07/2015  
Next Scheduled EDR Contact: 04/20/2015  
Data Release Frequency: Quarterly

### Master Hazardous Materials Facility List

Any business that has hazardous materials on site - hazardous material storage sites, underground storage tanks, waste generators.

Date of Government Version: 10/21/2014  
Date Data Arrived at EDR: 10/28/2014  
Date Made Active in Reports: 12/15/2014  
Number of Days to Update: 48

Source: Sacramento County Environmental Management  
Telephone: 916-875-8406  
Last EDR Contact: 01/05/2015  
Next Scheduled EDR Contact: 04/20/2015  
Data Release Frequency: Quarterly

## SAN BERNARDINO COUNTY:

### Hazardous Material Permits

This listing includes underground storage tanks, medical waste handlers/generators, hazardous materials handlers, hazardous waste generators, and waste oil generators/handlers.

# GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

Date of Government Version: 12/02/2014  
Date Data Arrived at EDR: 12/04/2014  
Date Made Active in Reports: 01/26/2015  
Number of Days to Update: 53

Source: San Bernardino County Fire Department Hazardous Materials Division  
Telephone: 909-387-3041  
Last EDR Contact: 11/10/2014  
Next Scheduled EDR Contact: 02/23/2015  
Data Release Frequency: Quarterly

## SAN DIEGO COUNTY:

### Hazardous Materials Management Division Database

The database includes: HE58 - This report contains the business name, site address, business phone number, establishment 'H' permit number, type of permit, and the business status. HE17 - In addition to providing the same information provided in the HE58 listing, HE17 provides inspection dates, violations received by the establishment, hazardous waste generated, the quantity, method of storage, treatment/disposal of waste and the hauler, and information on underground storage tanks. Unauthorized Release List - Includes a summary of environmental contamination cases in San Diego County (underground tank cases, non-tank cases, groundwater contamination, and soil contamination are included.)

Date of Government Version: 09/23/2013  
Date Data Arrived at EDR: 09/24/2013  
Date Made Active in Reports: 10/17/2013  
Number of Days to Update: 23

Source: Hazardous Materials Management Division  
Telephone: 619-338-2268  
Last EDR Contact: 12/04/2014  
Next Scheduled EDR Contact: 03/23/2015  
Data Release Frequency: Quarterly

### Solid Waste Facilities

San Diego County Solid Waste Facilities.

Date of Government Version: 10/31/2014  
Date Data Arrived at EDR: 11/21/2014  
Date Made Active in Reports: 12/29/2014  
Number of Days to Update: 38

Source: Department of Health Services  
Telephone: 619-338-2209  
Last EDR Contact: 01/26/2015  
Next Scheduled EDR Contact: 05/11/2015  
Data Release Frequency: Varies

### Environmental Case Listing

The listing contains all underground tank release cases and projects pertaining to properties contaminated with hazardous substances that are actively under review by the Site Assessment and Mitigation Program.

Date of Government Version: 03/23/2010  
Date Data Arrived at EDR: 06/15/2010  
Date Made Active in Reports: 07/09/2010  
Number of Days to Update: 24

Source: San Diego County Department of Environmental Health  
Telephone: 619-338-2371  
Last EDR Contact: 12/04/2014  
Next Scheduled EDR Contact: 03/23/2015  
Data Release Frequency: No Update Planned

## SAN FRANCISCO COUNTY:

### Local Oversight Facilities

A listing of leaking underground storage tank sites located in San Francisco county.

Date of Government Version: 09/19/2008  
Date Data Arrived at EDR: 09/19/2008  
Date Made Active in Reports: 09/29/2008  
Number of Days to Update: 10

Source: Department Of Public Health San Francisco County  
Telephone: 415-252-3920  
Last EDR Contact: 11/05/2014  
Next Scheduled EDR Contact: 02/23/2015  
Data Release Frequency: Quarterly

### Underground Storage Tank Information

Underground storage tank sites located in San Francisco county.

Date of Government Version: 11/29/2010  
Date Data Arrived at EDR: 03/10/2011  
Date Made Active in Reports: 03/15/2011  
Number of Days to Update: 5

Source: Department of Public Health  
Telephone: 415-252-3920  
Last EDR Contact: 11/05/2014  
Next Scheduled EDR Contact: 02/23/2015  
Data Release Frequency: Quarterly

## SAN JOAQUIN COUNTY:

# GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

## San Joaquin Co. UST

A listing of underground storage tank locations in San Joaquin county.

Date of Government Version: 01/08/2015  
Date Data Arrived at EDR: 01/12/2015  
Date Made Active in Reports: 01/27/2015  
Number of Days to Update: 15

Source: Environmental Health Department  
Telephone: N/A  
Last EDR Contact: 01/05/2015  
Next Scheduled EDR Contact: 04/06/2015  
Data Release Frequency: Semi-Annually

## SAN LUIS OBISPO COUNTY:

### CUPA Facility List

Cupa Facility List.

Date of Government Version: 11/21/2014  
Date Data Arrived at EDR: 11/24/2014  
Date Made Active in Reports: 12/30/2014  
Number of Days to Update: 36

Source: San Luis Obispo County Public Health Department  
Telephone: 805-781-5596  
Last EDR Contact: 11/21/2014  
Next Scheduled EDR Contact: 03/09/2015  
Data Release Frequency: Varies

## SAN MATEO COUNTY:

### Business Inventory

List includes Hazardous Materials Business Plan, hazardous waste generators, and underground storage tanks.

Date of Government Version: 10/06/2014  
Date Data Arrived at EDR: 10/10/2014  
Date Made Active in Reports: 11/19/2014  
Number of Days to Update: 40

Source: San Mateo County Environmental Health Services Division  
Telephone: 650-363-1921  
Last EDR Contact: 12/15/2014  
Next Scheduled EDR Contact: 03/30/2015  
Data Release Frequency: Annually

### Fuel Leak List

A listing of leaking underground storage tank sites located in San Mateo county.

Date of Government Version: 12/15/2014  
Date Data Arrived at EDR: 12/18/2014  
Date Made Active in Reports: 01/26/2015  
Number of Days to Update: 39

Source: San Mateo County Environmental Health Services Division  
Telephone: 650-363-1921  
Last EDR Contact: 12/11/2014  
Next Scheduled EDR Contact: 03/30/2015  
Data Release Frequency: Semi-Annually

## SANTA BARBARA COUNTY:

### CUPA Facility Listing

CUPA Program Listing from the Environmental Health Services division.

Date of Government Version: 09/08/2011  
Date Data Arrived at EDR: 09/09/2011  
Date Made Active in Reports: 10/07/2011  
Number of Days to Update: 28

Source: Santa Barbara County Public Health Department  
Telephone: 805-686-8167  
Last EDR Contact: 11/19/2014  
Next Scheduled EDR Contact: 03/09/2015  
Data Release Frequency: Varies

## SANTA CLARA COUNTY:

### Cupa Facility List

Cupa facility list

# GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

Date of Government Version: 11/25/2014  
Date Data Arrived at EDR: 11/26/2014  
Date Made Active in Reports: 12/30/2014  
Number of Days to Update: 34

Source: Department of Environmental Health  
Telephone: 408-918-1973  
Last EDR Contact: 11/21/2014  
Next Scheduled EDR Contact: 03/09/2015  
Data Release Frequency: Varies

## HIST LUST - Fuel Leak Site Activity Report

A listing of open and closed leaking underground storage tanks. This listing is no longer updated by the county. Leaking underground storage tanks are now handled by the Department of Environmental Health.

Date of Government Version: 03/29/2005  
Date Data Arrived at EDR: 03/30/2005  
Date Made Active in Reports: 04/21/2005  
Number of Days to Update: 22

Source: Santa Clara Valley Water District  
Telephone: 408-265-2600  
Last EDR Contact: 03/23/2009  
Next Scheduled EDR Contact: 06/22/2009  
Data Release Frequency: No Update Planned

## LOP Listing

A listing of leaking underground storage tanks located in Santa Clara county.

Date of Government Version: 03/03/2014  
Date Data Arrived at EDR: 03/05/2014  
Date Made Active in Reports: 03/18/2014  
Number of Days to Update: 13

Source: Department of Environmental Health  
Telephone: 408-918-3417  
Last EDR Contact: 11/25/2014  
Next Scheduled EDR Contact: 03/16/2015  
Data Release Frequency: Annually

## Hazardous Material Facilities

Hazardous material facilities, including underground storage tank sites.

Date of Government Version: 11/10/2014  
Date Data Arrived at EDR: 11/10/2014  
Date Made Active in Reports: 12/15/2014  
Number of Days to Update: 35

Source: City of San Jose Fire Department  
Telephone: 408-535-7694  
Last EDR Contact: 11/07/2014  
Next Scheduled EDR Contact: 02/23/2015  
Data Release Frequency: Annually

## SANTA CRUZ COUNTY:

### CUPA Facility List

CUPA facility listing.

Date of Government Version: 11/24/2014  
Date Data Arrived at EDR: 11/25/2014  
Date Made Active in Reports: 12/31/2014  
Number of Days to Update: 36

Source: Santa Cruz County Environmental Health  
Telephone: 831-464-2761  
Last EDR Contact: 11/21/2014  
Next Scheduled EDR Contact: 03/09/2015  
Data Release Frequency: Varies

## SHASTA COUNTY:

### CUPA Facility List

Cupa Facility List.

Date of Government Version: 12/09/2014  
Date Data Arrived at EDR: 12/11/2014  
Date Made Active in Reports: 01/23/2015  
Number of Days to Update: 43

Source: Shasta County Department of Resource Management  
Telephone: 530-225-5789  
Last EDR Contact: 11/26/2014  
Next Scheduled EDR Contact: 03/09/2015  
Data Release Frequency: Varies

## SOLANO COUNTY:

# GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

## Leaking Underground Storage Tanks

A listing of leaking underground storage tank sites located in Solano county.

Date of Government Version: 11/17/2014  
Date Data Arrived at EDR: 11/24/2014  
Date Made Active in Reports: 01/05/2015  
Number of Days to Update: 42

Source: Solano County Department of Environmental Management  
Telephone: 707-784-6770  
Last EDR Contact: 12/11/2014  
Next Scheduled EDR Contact: 03/30/2015  
Data Release Frequency: Quarterly

## Underground Storage Tanks

Underground storage tank sites located in Solano county.

Date of Government Version: 11/17/2014  
Date Data Arrived at EDR: 12/01/2014  
Date Made Active in Reports: 01/27/2015  
Number of Days to Update: 57

Source: Solano County Department of Environmental Management  
Telephone: 707-784-6770  
Last EDR Contact: 12/11/2014  
Next Scheduled EDR Contact: 03/30/2015  
Data Release Frequency: Quarterly

## SONOMA COUNTY:

### Cupa Facility List

Cupa Facility list

Date of Government Version: 09/30/2014  
Date Data Arrived at EDR: 10/02/2014  
Date Made Active in Reports: 11/20/2014  
Number of Days to Update: 49

Source: County of Sonoma Fire & Emergency Services Department  
Telephone: 707-565-1174  
Last EDR Contact: 12/29/2014  
Next Scheduled EDR Contact: 04/13/2015  
Data Release Frequency: Varies

## Leaking Underground Storage Tank Sites

A listing of leaking underground storage tank sites located in Sonoma county.

Date of Government Version: 10/01/2014  
Date Data Arrived at EDR: 10/03/2014  
Date Made Active in Reports: 11/20/2014  
Number of Days to Update: 48

Source: Department of Health Services  
Telephone: 707-565-6565  
Last EDR Contact: 12/29/2014  
Next Scheduled EDR Contact: 04/13/2015  
Data Release Frequency: Quarterly

## SUTTER COUNTY:

### Underground Storage Tanks

Underground storage tank sites located in Sutter county.

Date of Government Version: 12/08/2014  
Date Data Arrived at EDR: 12/08/2014  
Date Made Active in Reports: 01/27/2015  
Number of Days to Update: 50

Source: Sutter County Department of Agriculture  
Telephone: 530-822-7500  
Last EDR Contact: 12/05/2014  
Next Scheduled EDR Contact: 03/23/2015  
Data Release Frequency: Semi-Annually

## TUOLUMNE COUNTY:

### CUPA Facility List

Cupa facility list

Date of Government Version: 10/28/2014  
Date Data Arrived at EDR: 10/29/2014  
Date Made Active in Reports: 12/12/2014  
Number of Days to Update: 44

Source: Division of Environmental Health  
Telephone: 209-533-5633  
Last EDR Contact: 01/26/2015  
Next Scheduled EDR Contact: 05/11/2015  
Data Release Frequency: Varies

## VENTURA COUNTY:

# GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

## Business Plan, Hazardous Waste Producers, and Operating Underground Tanks

The BWT list indicates by site address whether the Environmental Health Division has Business Plan (B), Waste Producer (W), and/or Underground Tank (T) information.

Date of Government Version: 10/29/2014	Source: Ventura County Environmental Health Division
Date Data Arrived at EDR: 11/24/2014	Telephone: 805-654-2813
Date Made Active in Reports: 12/29/2014	Last EDR Contact: 11/17/2014
Number of Days to Update: 35	Next Scheduled EDR Contact: 03/02/2015
	Data Release Frequency: Quarterly

## Inventory of Illegal Abandoned and Inactive Sites

Ventura County Inventory of Closed, Illegal Abandoned, and Inactive Sites.

Date of Government Version: 12/01/2011	Source: Environmental Health Division
Date Data Arrived at EDR: 12/01/2011	Telephone: 805-654-2813
Date Made Active in Reports: 01/19/2012	Last EDR Contact: 01/05/2015
Number of Days to Update: 49	Next Scheduled EDR Contact: 04/20/2015
	Data Release Frequency: Annually

## Listing of Underground Tank Cleanup Sites

Ventura County Underground Storage Tank Cleanup Sites (LUST).

Date of Government Version: 05/29/2008	Source: Environmental Health Division
Date Data Arrived at EDR: 06/24/2008	Telephone: 805-654-2813
Date Made Active in Reports: 07/31/2008	Last EDR Contact: 11/17/2014
Number of Days to Update: 37	Next Scheduled EDR Contact: 03/02/2015
	Data Release Frequency: Quarterly

## Medical Waste Program List

To protect public health and safety and the environment from potential exposure to disease causing agents, the Environmental Health Division Medical Waste Program regulates the generation, handling, storage, treatment and disposal of medical waste throughout the County.

Date of Government Version: 09/26/2014	Source: Ventura County Resource Management Agency
Date Data Arrived at EDR: 10/29/2014	Telephone: 805-654-2813
Date Made Active in Reports: 12/12/2014	Last EDR Contact: 01/26/2015
Number of Days to Update: 44	Next Scheduled EDR Contact: 05/11/2015
	Data Release Frequency: Quarterly

## Underground Tank Closed Sites List

Ventura County Operating Underground Storage Tank Sites (UST)/Underground Tank Closed Sites List.

Date of Government Version: 08/26/2014	Source: Environmental Health Division
Date Data Arrived at EDR: 09/17/2014	Telephone: 805-654-2813
Date Made Active in Reports: 10/28/2014	Last EDR Contact: 12/15/2014
Number of Days to Update: 41	Next Scheduled EDR Contact: 03/30/2015
	Data Release Frequency: Quarterly

## YOLO COUNTY:

### Underground Storage Tank Comprehensive Facility Report

Underground storage tank sites located in Yolo county.

Date of Government Version: 12/18/2014	Source: Yolo County Department of Health
Date Data Arrived at EDR: 12/23/2014	Telephone: 530-666-8646
Date Made Active in Reports: 01/27/2015	Last EDR Contact: 12/18/2014
Number of Days to Update: 35	Next Scheduled EDR Contact: 04/06/2015
	Data Release Frequency: Annually

## YUBA COUNTY:

# GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

## CUPA Facility List

CUPA facility listing for Yuba County.

Date of Government Version: 11/17/2014  
Date Data Arrived at EDR: 11/18/2014  
Date Made Active in Reports: 12/30/2014  
Number of Days to Update: 42

Source: Yuba County Environmental Health Department  
Telephone: 530-749-7523  
Last EDR Contact: 11/17/2014  
Next Scheduled EDR Contact: 02/16/2015  
Data Release Frequency: Varies

## OTHER DATABASE(S)

Depending on the geographic area covered by this report, the data provided in these specialty databases may or may not be complete. For example, the existence of wetlands information data in a specific report does not mean that all wetlands in the area covered by the report are included. Moreover, the absence of any reported wetlands information does not necessarily mean that wetlands do not exist in the area covered by the report.

### CT MANIFEST: Hazardous Waste Manifest Data

Facility and manifest data. Manifest is a document that lists and tracks hazardous waste from the generator through transporters to a tsd facility.

Date of Government Version: 07/30/2013  
Date Data Arrived at EDR: 08/19/2013  
Date Made Active in Reports: 10/03/2013  
Number of Days to Update: 45

Source: Department of Energy & Environmental Protection  
Telephone: 860-424-3375  
Last EDR Contact: 11/17/2014  
Next Scheduled EDR Contact: 03/02/2015  
Data Release Frequency: No Update Planned

### NJ MANIFEST: Manifest Information

Hazardous waste manifest information.

Date of Government Version: 12/31/2011  
Date Data Arrived at EDR: 07/19/2012  
Date Made Active in Reports: 08/28/2012  
Number of Days to Update: 40

Source: Department of Environmental Protection  
Telephone: N/A  
Last EDR Contact: 01/12/2015  
Next Scheduled EDR Contact: 04/27/2015  
Data Release Frequency: Annually

### NY MANIFEST: Facility and Manifest Data

Manifest is a document that lists and tracks hazardous waste from the generator through transporters to a TSD facility.

Date of Government Version: 11/01/2014  
Date Data Arrived at EDR: 11/05/2014  
Date Made Active in Reports: 11/24/2014  
Number of Days to Update: 19

Source: Department of Environmental Conservation  
Telephone: 518-402-8651  
Last EDR Contact: 11/05/2014  
Next Scheduled EDR Contact: 02/16/2015  
Data Release Frequency: Annually

### PA MANIFEST: Manifest Information

Hazardous waste manifest information.

Date of Government Version: 12/31/2013  
Date Data Arrived at EDR: 07/21/2014  
Date Made Active in Reports: 08/25/2014  
Number of Days to Update: 35

Source: Department of Environmental Protection  
Telephone: 717-783-8990  
Last EDR Contact: 01/19/2015  
Next Scheduled EDR Contact: 05/04/2015  
Data Release Frequency: Annually

### RI MANIFEST: Manifest information

Hazardous waste manifest information

Date of Government Version: 12/31/2013  
Date Data Arrived at EDR: 07/15/2014  
Date Made Active in Reports: 08/13/2014  
Number of Days to Update: 29

Source: Department of Environmental Management  
Telephone: 401-222-2797  
Last EDR Contact: 11/26/2014  
Next Scheduled EDR Contact: 03/09/2015  
Data Release Frequency: Annually

# GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

## WI MANIFEST: Manifest Information

Hazardous waste manifest information.

Date of Government Version: 12/31/2013

Date Data Arrived at EDR: 06/20/2014

Date Made Active in Reports: 08/07/2014

Number of Days to Update: 48

Source: Department of Natural Resources

Telephone: N/A

Last EDR Contact: 12/12/2014

Next Scheduled EDR Contact: 03/30/2015

Data Release Frequency: Annually

**Oil/Gas Pipelines:** This data was obtained by EDR from the USGS in 1994. It is referred to by USGS as GeoData Digital Line Graphs from 1:100,000-Scale Maps. It was extracted from the transportation category including some oil, but primarily gas pipelines.

**Sensitive Receptors:** There are individuals deemed sensitive receptors due to their fragile immune systems and special sensitivity to environmental discharges. These sensitive receptors typically include the elderly, the sick, and children. While the location of all sensitive receptors cannot be determined, EDR indicates those buildings and facilities - schools, daycares, hospitals, medical centers, and nursing homes - where individuals who are sensitive receptors are likely to be located.

### AHA Hospitals:

Source: American Hospital Association, Inc.

Telephone: 312-280-5991

The database includes a listing of hospitals based on the American Hospital Association's annual survey of hospitals.

### Medical Centers: Provider of Services Listing

Source: Centers for Medicare & Medicaid Services

Telephone: 410-786-3000

A listing of hospitals with Medicare provider number, produced by Centers of Medicare & Medicaid Services, a federal agency within the U.S. Department of Health and Human Services.

### Nursing Homes

Source: National Institutes of Health

Telephone: 301-594-6248

Information on Medicare and Medicaid certified nursing homes in the United States.

### Public Schools

Source: National Center for Education Statistics

Telephone: 202-502-7300

The National Center for Education Statistics' primary database on elementary and secondary public education in the United States. It is a comprehensive, annual, national statistical database of all public elementary and secondary schools and school districts, which contains data that are comparable across all states.

### Private Schools

Source: National Center for Education Statistics

Telephone: 202-502-7300

The National Center for Education Statistics' primary database on private school locations in the United States.

### Daycare Centers: Licensed Facilities

Source: Department of Social Services

Telephone: 916-657-4041

**Flood Zone Data:** This data, available in select counties across the country, was obtained by EDR in 2003 & 2011 from the Federal Emergency Management Agency (FEMA). Data depicts 100-year and 500-year flood zones as defined by FEMA.

**NWI:** National Wetlands Inventory. This data, available in select counties across the country, was obtained by EDR in 2002, 2005 and 2010 from the U.S. Fish and Wildlife Service.

### Scanned Digital USGS 7.5' Topographic Map (DRG)

Source: United States Geologic Survey

A digital raster graphic (DRG) is a scanned image of a U.S. Geological Survey topographic map. The map images are made by scanning published paper maps on high-resolution scanners. The raster image is georeferenced and fit to the Universal Transverse Mercator (UTM) projection.

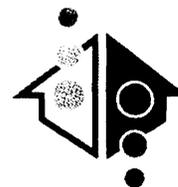
# GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

## STREET AND ADDRESS INFORMATION

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# Appendix F

Interview Documentation



Via Fax (323) 728-0217

February 3, 2015

Health Hazardous Materials Division  
**Public Health Investigation**  
**Custodian of Records**  
5555 Ferguson Drive, Suite 120-04  
Commerce, CA 90022

**Pacific Environmental  
Company**

28202 Cabot Road, Suite 300  
Laguna Niguel, CA 92677  
T 800.303.6484  
F 714.661.5788  
mike@pacificenvironmental.com  
<http://www.pacificenvironmental.com>

Subject: Records Review Request

Subject Sites: 14733, 14739 and 14803 Stanford Avenue, Compton, CA 90220

Dear Sir or Madam:

We are conducting a phase one environmental site assessment for the above referenced property and would like a review of any records regarding environmental concerns you may have on file pertaining to the site, including hazardous materials inventories, waste generator permits, spills, or site remediation.

If records are available for review, please notify the undersigned and we will schedule an appointment to view the files. Please call if you have any questions. You can reach me at 800.303.6484 extension 701 or via email at mike@pacificenvironmental.com.

Thank you for your cooperation.

Regards,

**Pacific Environmental Company**

Registered Environmental Assessor



*Matthew Rodriguez*  
Secretary for  
Environmental Protection



## Department of Toxic Substances Control

---

Barbara A. Lee, Director  
5796 Corporate Avenue  
Cypress, California 90630



*Edmund G. Brown Jr.*  
Governor

February 5, 2015

Mr. Michael Lyssy  
Pacific Environmental Company  
28202 Cabot Road, Suite 300  
Laguna Niguel, California 92677

VARIOUS SITES:  
PR4-020515-03

Dear Mr. Lyssy:

The Department of Toxic Substances Control has received your fax/letter to review records, under the Public Records Act.

After a thorough review of our files we have found that no such records exist at this office pertaining to the sites/facilities reference below:

SEE ATTACHED:

We would like to inform you about EnviroStor, a database that provides information and documents on over 5,000 DTSC cleanup sites. EnviroStor can be accessed at: <http://www.envirostor.dtsc.ca.gov/public>. Also, a computer is available in the Central Files of each DTSC Regional Office for use by community members to view EnviroStor.

If you have any questions, or would like further information regarding your request, Please contact our Regional Records Coordinator at: (714) 484-5336.

Sincerely,

*Jone Barrio*

Regional Records Coordinator  
Cypress Administrative Services

brm



Via Fax (714) 484-5318

February 3, 2015

Regional Records Coordinator  
**Department of Toxic Substances Control**  
5796 Corporate Avenue  
Cypress, CA 90630-4732

**Pacific Environmental  
Company**

28202 Cabot Road, Suite 300  
Laguna Niguel, CA 92677  
T 800.303.6484  
F 714.661.5788  
mike@pacificenvironmental.com  
<http://www.pacificenvironmental.com>

Subject: Records Review Request

Site Address: 14733, 14739 and 14803 Stanford Avenue, Compton, CA 90220  
2520 EUCLID ST, SANTA MONICA  
1077 WEST 38th St, LA.

NIR  
NIR

Dear Sir or Madam:

We are conducting a phase one environmental site assessment for the above referenced property and would like a review of any records regarding environmental concerns you may have on file pertaining to the site.

If records are available for review, please notify the undersigned and we will schedule an appointment to view the files. Please call if you have any questions. You can reach me at 800.303.6484 extension 701 or via email at [mike@pacificenvironmental.com](mailto:mike@pacificenvironmental.com).

Thank you for your cooperation.

Regards,

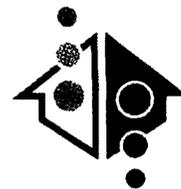
**Pacific Environmental Company**

Michael Lyssy  
Registered Environmental Assessor

MJL

Rec  
2/3/15

PR4-020515-03 NCS



Via Fax (714) 484-5318

February 3, 2015

**Pacific Environmental  
Company**

28202 Cabot Road, Suite 300  
Laguna Niguel, CA 92677  
T 800.303.6484  
F 714.661.5788  
mike@pacificenvironmental.com  
<http://www.pacificenvironmental.com>

Regional Records Coordinator  
**Department of Toxic Substances Control**  
5796 Corporate Avenue  
Cypress, CA 90630-4732

Subject: Records Review Request

Site Address: 14733, 14739 and 14803 Stanford Avenue, Compton, CA 90220

Dear Sir or Madam:

We are conducting a phase one environmental site assessment for the above referenced property and would like a review of any records regarding environmental concerns you may have on file pertaining to the site.

If records are available for review, please notify the undersigned and we will schedule an appointment to view the files. Please call if you have any questions. You can reach me at 800.303.6484 extension 701 or via email at [mike@pacificenvironmental.com](mailto:mike@pacificenvironmental.com).

Thank you for your cooperation.

Regards,

**Pacific Environmental Company**

Michael Lyssy  
Registered Environmental Assessor

MJL/

The interview comments have been incorporated into the document.

# **Appendix G**

Special Contractual Conditions between User and Environmental Professional

There were no special contractual conditions between User and Environmental Professional for this assessment.

## **Appendix H**

Qualification(s) of the Environmental Professional(s)



## **MICHAEL LYSSY**

### **ENVIRONMENTAL PROFESSIONAL**

#### **PROFESSIONAL EXPERIENCE**

Mr. Lyssy is the President and manager of environmental services for Pacific Environmental Company. He has more than 20 years of experience in the development and management of environmental services. He serves in a review and consulting capacity to ensure quality standards are met and communicated to our clients.

Mr. Lyssy founded Pacific Environmental Company in April of 1993. Mr. Lyssy is involved with projects from their inception through their completion, including the proposal, negotiations, contract administration, coordination, specification writing, project management and report preparation stages. His main objective is to coordinate efforts to assure timely completion of project within the budget.

Mr. Lyssy has worked with a broad base of clients that include many non-profit organizations, including the Archdiocese of Los Angeles, The Salvation Army, and a variety of housing organizations. He also has performed consulting services for many financial institutions, city agencies, general contractors, schools, churches, developers and private parties.

In addition to supervising the preparation of up to 10 environmental site assessment (ESA) reports per month, Mr. Lyssy directs an indoor air quality group including licensed asbestos and lead-based paint inspectors and consultants and certified mold inspection professionals. This segment of our consulting services includes the collection and analysis of bulk material samples, preparation of operation and maintenance (O&M) programs for managing potentially hazardous building materials in place, preparation of materials removal specifications and abatement contractor supervision and on-site air monitoring.

Mr. Lyssy supervises other environmental consulting services including subsurface investigations, underground fuel storage tank removal and remediation, hazardous waste remediation (including dry cleaners and shooting ranges), and preparation of reports and applications for various clients.

#### **EDUCATION**

Texas A&M University, College Station Texas - B.S. 1988

#### **CERTIFICATIONS**

NREP Registered Environmental Assessor – REPA 675652  
Class 1 Registered Environmental Assessor - REA No. 07069  
Cal OSHA Certified Asbestos Consultant - Certification Number 94-1311  
American Industrial Hygiene Association, Full Member  
EPA/AHERA accredited Management Planner  
EPA/AHERA accredited Project Designer  
EPA/AHERA accredited Building Inspector  
EPA/AHERA accredited Contractor Supervisor  
EAA Certified Environmental Inspector  
EAA Certified Environmental Specialist  
Pacific Environmental Radiation Safety Officer

**APPENDIX F: NOISE MONITORING DATA**



Figure 19  
 Noise Monitoring and Sensitive Receptor Locations

**Summary**

**Filename** 831\_Data.023  
**Serial Number** 3748  
**Model** Model 831  
**Firmware Version** 2.300  
**User** M. Zimmermann and J. Kelley  
**Location** Site 1  
**Job Description** 14803 Stanford Ave  
**Note**  
**Measurement Description**  
**Start** 2015/06/18 12:38:02  
**Stop** 2015/06/18 12:53:02  
**Duration** 0:15:00.0  
**Run Time** 0:15:00.0  
**Pause** 0:00:00.0  
  
**Pre Calibration** 2015/02/12 9:51:33  
**Post Calibration** None  
**Calibration Deviation** ---



Location 1: On the east corner of the Stanford Avenue and Compton Boulevard intersection.

**Overall Settings**

**RMS Weight** A Weighting  
**Peak Weight** A Weighting  
**Detector** Slow  
**Preamp** PRM831  
**Microphone Correction** Off  
**Integration Method** Linear  
**Gain** 0.0 dB  
**Overload** 143.7 dB  
  

	A	C	Z
<b>Under Range Peak</b>	<b>76.1</b>	73.1	78.1 dB
<b>Under Range Limit</b>	<b>26.2</b>	26.5	32.1 dB
<b>Noise Floor</b>	17.1	17.4	22.7 dB

**Results**

**L<sub>Aeq</sub>** 64.5 dB  
**L<sub>AE</sub>** 94.1 dB  
**EA** 282.722 µPa<sup>2</sup>h  
**L<sub>Apeak</sub> (max)** 2015/06/18 12:43:27 99.0 dB  
**L<sub>ASmax</sub>** 2015/06/18 12:51:57 78.6 dB  
**L<sub>ASmin</sub>** 2015/06/18 12:47:56 49.0 dB  
**SEA** -99.9 dB

**L<sub>AS</sub> > 65.0 dB (Exceedence Counts / Duration)** 37 262.2 s  
**L<sub>AS</sub> > 85.0 dB (Exceedence Counts / Duration)** 0 0.0 s  
**L<sub>Apeak</sub> > 135.0 dB (Exceedence Counts / Duration)** 0 0.0 s  
**L<sub>Apeak</sub> > 137.0 dB (Exceedence Counts / Duration)** 0 0.0 s  
**L<sub>Apeak</sub> > 140.0 dB (Exceedence Counts / Duration)** 0 0.0 s

**Community Noise**

	L <sub>dn</sub>	L <sub>Day</sub> 07:00-22:00	L <sub>Night</sub> 22:00-07:00	L <sub>den</sub>	L <sub>Day</sub> 07:00-19:00	L <sub>Evening</sub> 19:00-22:00	L <sub>Night</sub> 22:00-07:00
	64.5		64.5	-99.9 64.5	64.5		-99.9
<b>L<sub>Ceq</sub></b>	75.5 dB						
<b>L<sub>Aeq</sub></b>	64.5 dB						
<b>L<sub>Ceq</sub> - L<sub>Aeq</sub></b>	11.0 dB						
<b>L<sub>Aeq</sub></b>	66.5 dB						
<b>L<sub>Aeq</sub></b>	64.5 dB						
<b>L<sub>AEq</sub> - L<sub>Aeq</sub></b>	2.0 dB						
<b># Overloads</b>	0						
<b>Overload Duration</b>	0.0 s						

**Statistics**

**L<sub>AS5.00</sub>** 70.4 dB  
**L<sub>AS10.00</sub>** 68.5 dB  
**L<sub>AS33.30</sub>** 62.8 dB  
**L<sub>AS50.00</sub>** 59.5 dB  
**L<sub>AS66.60</sub>** 55.8 dB  
**L<sub>AS90.00</sub>** 51.4 dB

**Summary**

Filename 831\_Data.024  
 Serial Number 3748  
 Model Model 831  
 Firmware Version 2.300  
 User M. Zimmermann and J. Kelley  
 Location Site 2  
 Job Description 14803 Stanford Avenue  
 Note  
 Measurement Description  
 Start 2015/06/18 12:57:01  
 Stop 2015/06/18 13:12:01  
 Duration 0:15:00.0  
 Run Time 0:15:00.0  
 Pause 0:00:00.0  
  
 Pre Calibration 2015/02/12 9:51:33  
 Post Calibration None  
 Calibration Deviation ---



Location 2: From the east side of Stanford Avenue.

**Overall Settings**

RMS Weight A Weighting  
 Peak Weight A Weighting  
 Detector Slow  
 Preamp PRM831  
 Microphone Correction Off  
 Integration Method Linear  
 Gain 0.0 dB  
 Overload 143.7 dB  
  

	A	C	Z
Under Range Peak	76.1	73.1	78.1 dB
Under Range Limit	26.2	26.5	32.1 dB
Noise Floor	17.1	17.4	22.7 dB

**Results**

LAeq 59.7 dB  
 LAE 89.2 dB  
 EA 92.605  $\mu\text{Pa}^2\text{h}$   
 LApeak (max) 2015/06/18 13:02:52 94.0 dB  
 LASmax 2015/06/18 13:09:39 74.9 dB  
 LASmin 2015/06/18 13:05:21 47.4 dB  
 SEA -99.9 dB

LAS > 65.0 dB (Exceedence Counts / Duration) 20 89.6 s  
 LAS > 85.0 dB (Exceedence Counts / Duration) 0 0.0 s  
 LApeak > 135.0 dB (Exceedence Counts / Duration) 0 0.0 s  
 LApeak > 137.0 dB (Exceedence Counts / Duration) 0 0.0 s  
 LApeak > 140.0 dB (Exceedence Counts / Duration) 0 0.0 s

**Community Noise**

	Ldn	LDay 07:00-22:00	LNight 22:00-07:00	Lden	LDay 07:00-19:00	LEvening 19:00-22:00	LNight 22:00-07:00
Ldn	59.7		59.7	-99.9 59.7		59.7	-99.9
LCeq	69.5 dB						
LAeq	59.7 dB						
LCeq - LAeq	9.8 dB						
LAeq	62.2 dB						
LAeq	59.7 dB						
LAeq - LAeq	2.5 dB						
# Overloads	0						
Overload Duration	0.0 s						

**Statistics**

LASS.00 66.5 dB  
 LAS10.00 63.7 dB  
 LAS33.30 53.4 dB  
 LAS50.00 51.5 dB  
 LAS66.60 50.3 dB  
 LAS90.00 48.9 dB

**Summary**

Filename 831\_Data.025  
 Serial Number 3748  
 Model 831  
 Firmware Version 2.300  
 User M. Zimmermann and J. Kelley  
 Location Site 3  
 Job Description 14803 Stanford Ave  
 Note  
 Measurement Description  
 Start 2015/06/18 13:21:09  
 Stop 2015/06/18 13:36:09  
 Duration 0:15:00.0  
 Run Time 0:15:00.0  
 Pause 0:00:00.0  
 Pre Calibration 2015/02/12 9:51:33  
 Post Calibration None  
 Calibration Deviation ---



Location 3: On the southeast corner of Rosecrans Avenue and Stanford Avenue.

**Overall Settings**

RMS Weight A Weighting  
 Peak Weight A Weighting  
 Detector Slow  
 Preamp PRM831  
 Microphone Correction Off  
 Integration Method Linear  
 Gain 0.0 dB  
 Overload 143.7 dB  
 Under Range Peak **76.1**  
 Under Range Limit **26.2**  
 Noise Floor 17.1

**Results**

LAeq 73.7 dB  
 LAE 103.3 dB  
 EA 2.368 mPa<sup>2</sup>h  
 LApeak (max) 2015/06/18 13:23:09 113.6 dB  
 LASmax 2015/06/18 13:23:10 97.0 dB  
 LASmin 2015/06/18 13:29:48 54.6 dB  
 SEA -99.9 dB

LAS > 65.0 dB (Exceedence Counts / Duration) 24 671.6 s  
 LAS > 85.0 dB (Exceedence Counts / Duration) 2 7.9 s  
 LApeak > 135.0 dB (Exceedence Counts / Duration) 0 0.0 s  
 LApeak > 137.0 dB (Exceedence Counts / Duration) 0 0.0 s  
 LApeak > 140.0 dB (Exceedence Counts / Duration) 0 0.0 s

**Community Noise**

	Ldn	LDay 07:00-22:00	LNight 22:00-07:00	Lden	LDay 07:00-19:00	LEvening 19:00-22:00	LNight 22:00-07:00
Ldn	73.7		73.7	-99.9	73.7	73.7	-99.9
LCeq	82.3 dB						
LAeq	73.7 dB						
LCeq - LAeq	8.5 dB						
LAeq	77.7 dB						
LAeq	73.7 dB						
LAeq - LAeq	4.0 dB						
# Overloads	0						
Overload Duration	0.0 s						

**Statistics**

LASS.00 77.4 dB  
 LAS10.00 75.2 dB  
 LAS33.30 70.9 dB  
 LAS50.00 68.8 dB  
 LAS66.60 65.9 dB  
 LAS90.00 59.7 dB

**APPENDIX G: TRAFFIC IMPACT STUDY**

KOA Corporation, Traffic Impact Study for Apartment Project, 14733-14803 Stanford Avenue,  
West Rancho Dominguez, Los Angeles County, California, dated May 18, 2016.

**Traffic Impact Study for  
Apartment Project,  
14733-14803 Stanford Avenue, West Rancho Dominguez,  
Los Angeles County, California**

**May 18, 2016**



*Prepared for:*  
**Hollywood Community Housing Corporation**  
5020 Santa Monica Boulevard  
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(323) 454-6207

*Prepared by:*



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(323) 260-4703

JB51026

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APPENDIX B – TRAFFIC COUNT DATA
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# I. Introduction

---

This document identifies the potential traffic impacts associated with the proposed apartment project (Project), to be located at 14803 Stanford Avenue in the unincorporated community of West Rancho Dominguez within the County of Los Angeles, California. The traffic study was conducted based on the traffic study guidelines of the County of Los Angeles Department of Public Works (LACDPW).

## A. Project Details

The proposed Project would provide 85 apartment units. Project site access would be provided via a full-access driveway on Stanford Avenue. The project would provide 93 on-site parking spaces.

The Project study area, as defined through consultation with the County of Los Angeles Department of Public Works, encompasses seven roadway intersections. Traffic impacts were analyzed for weekday a.m. and p.m. peak periods at the study intersections.

The location of the Project site within the surrounding street system is illustrated in Figure 1.

## B. Project Study Area

Seven locations were defined as study intersections, with seven locations in the County of Los Angeles. Five of the seven study intersections are signalized. The list of intersections is provided below:

1. Avalon Boulevard & Rosecrans Avenue (County of Los Angeles)
2. Stanford Avenue & Rosecrans Avenue (County of Los Angeles/City of Compton)
3. Central Avenue & Rosecrans Avenue (County of Los Angeles/City of Compton)
4. Avalon Boulevard & Compton Boulevard (County of Los Angeles)
5. Stanford Avenue & Compton Boulevard (County of Los Angeles/City of Compton)\*
6. Redondo Beach Boulevard & Compton Boulevard (County of Los Angeles/City of Compton)\*
7. Avalon Boulevard & Redondo Beach Boulevard (County of Los Angeles)

\*unsignalized intersection

The locations of the study intersections are illustrated in Figure 2.





### *C. Analysis Methodology*

Key tasks undertaken for this traffic analysis include: 1) definition of study approach, 2) determination of existing traffic conditions, 3) trip generation forecasts of the planned Project land use, 4) assignment of Project-generated trips to the study area roadway system and, 5) evaluation of the impact of Project-only and cumulative traffic at the study intersections. This report follows guidelines within the LACDPW document entitled *Traffic Impact Analysis Report Guidelines*.

KOA coordinated with LACDPW Traffic and Lighting Division staff at the start of this study to achieve consensus on assumptions such as study intersections, ambient growth, area/related projects, and trip generation calculations. Guidelines defined by the Los Angeles County document *Traffic Impact Analysis Report Guidelines* were utilized to develop this traffic study.

In order to document these assumptions, a scoping document was prepared for this report, based on the current LACDPW template. The development of a scoping document is a formal process required by LACDPW as part of all traffic studies. The list of study intersections is finalized through this process, as are the trip generation assumptions and information on related area projects. The scoping document that was approved by LACDPW is included in Appendix A of this report.

The following text describes the methodology applied to the report analysis.

#### Study Scenarios

Weekday a.m. and p.m. peak-hour traffic operations were evaluated at the study intersections for the following traffic scenarios. Significant traffic impacts are determined in the last two scenarios:

1. Existing Conditions
2. Existing + Proposed Project Conditions (Project Impacts)
3. Existing + Related/Cumulative Projects + Proposed Project Conditions (Cumulative Impacts)

The current guidelines include ambient growth in the project-only impacts and cumulative impacts analysis requirements. The County will be updating their guidelines to remove the references to ambient growth.

### Existing Period Conditions

In order to define existing traffic conditions at the study intersections, new peak-hour turning movement counts were collected at the study intersections on a weekday during the timeframes of 7:00 a.m. to 9:00 a.m. and 4:00 p.m. to 6:00 p.m.

Fieldwork within the Project study area was undertaken to identify the condition of major roadways, to identify traffic control and approach lane configuration at each study intersection, and to identify the locations of on-street parking and transit stops. KOA compiled new manual weekday intersection turn movement counts that were conducted at the study intersections on Thursday, February 12, 2015.

These counts were utilized to determine existing weekday a.m. and p.m. peak-period levels of service. The count summary sheets are contained in Appendix B. Existing levels of service at the study intersections are discussed in Section 2 of this report.

### Project Trip Generation and Distribution

The estimated trip generation of the proposed Project was based on its intensity. The use of this methodology allows a total trip generation to be defined based on the number of apartment units. Project trip distribution calculations are discussed in Section 3 of this report.

### Existing with-Project Conditions

Based on the traffic that is projected for the proposed Project and the existing traffic volumes, a separate existing with-Project conditions scenario was analyzed. This scenario was analyzed in order to comply with rulings in the *Sunnyvale* and *Expo Line* California Environmental Quality Act (CEQA) court cases. The levels of service for existing with-Project conditions at the study intersections are discussed in Section 4 of this report.

As defined by the County traffic study guidelines, significant impacts of a proposed project on a facility must be mitigated to a level of insignificance, where feasible. Potential significant traffic impacts at the study intersections due to the proposed Project are discussed in Section 5 of this report.

### Planning Project Opening Year

The planned Project opening year is 2018, based on the planned construction timeframe.

In order to define regional traffic growth that would affect operations at the study intersections during the Project opening year, traffic generated by known cumulative projects was included.

### Level of Service Analysis and Impacts

KOA quantitatively assessed weekday a.m. and p.m. peak hour traffic impacts at the seven study intersections. As defined by the Los Angeles County traffic study guidelines, significant impacts of a proposed Project at study intersections must be mitigated to a level of insignificance, for both Project-only and cumulative (related projects + Project) impacts. In cases where capacity increases are possible, mitigation measures were analyzed that would reduce impacts to less than significant levels.

A search for related/cumulative projects, based on information provided by County Regional Planning staff and the City of Compton, yielded three related projects. A cumulative impact analysis was conducted for the proposed Project.

Study intersection levels of service for future conditions with Project traffic at the study intersections are discussed in Section 6 of this report.

#### Level of Service Methodology

The analysis of peak-hour intersection Level of Service (LOS) is the primary indicator of circulation system performance. For the analysis of the selected study area intersections, the County of Los Angeles requires that either the Intersection Capacity Utilization (ICU) Method or the Critical Movement Analysis (CMA) procedure be used. The analysis of the signalized study intersections was conducted utilizing the ICU method.

The concept of intersection level of service is calculated as the volume of vehicles that pass through the facility divided by the capacity of that facility. A facility is “at capacity” (v/c of 1.00 or greater) when extreme congestion occurs. This volume/capacity ratio value is based upon volumes by lane, lane capacity, and approach lane configurations. For this analysis, a lane capacity of 1,600 vehicles per hour per lane for all through lanes and turn lanes, a lane capacity of 2,880 vehicles per hour per lane for dual turn lanes and a total loss time of 10% were used.

For the stop-controlled study intersection, LOS values were calculated using the unsignalized intersection analysis methodology defined by the *Highway Capacity Manual (HCM)*. For this methodology, conditions are based upon intersection delay, defined as the worst-case approach delay experienced by users of the intersection who must stop or yield to free-flow through traffic. This method uses a “gap acceptance” technique to predict driver delay. This methodology is applicable to unsignalized and partially-controlled intersections on major streets where there is potential for crossing difficulty from the minor approaches due to heavy traffic volumes on the major approaches.

Level of service (LOS) values range from LOS A to LOS F. LOS A indicates excellent operating conditions with little delay to motorists, whereas LOS F represents congested conditions with excessive vehicle delay. LOS E is typically defined as the operating “capacity” of a roadway. Los Angeles County defines LOS D as the lowest acceptable operating condition. Appendix C of this report provides information regarding traffic analysis methodology and LOS definitions for signalized roadway intersections.

## 2. Existing Conditions

---

This section documents the existing roadway and traffic conditions within the study area.

### A. Existing Roadway System

Roadways within the study area are described below. The discussion presented here is limited to specific roadways within the study area, primarily those that are approaches to the study intersections. Figure 3 depicts the approach lane configurations and traffic control at the study intersections.

**Avalon Boulevard** is a four-lane north-south roadway located west of the Project site. Land uses along Avalon Boulevard in the Project vicinity are industrial. Parking is provided on both sides on Avalon Boulevard in the study area.

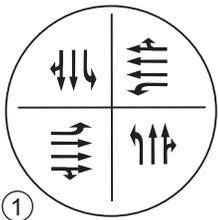
**Stanford Avenue** is a two-lane north-south roadway located on the east frontage of the Project site. The land uses along Stanford Avenue in the Project vicinity are residential, institutional, and a park. Parking is provided on both sides on Stanford Avenue in the study area.

**Central Avenue** is a four-lane north-south roadway located east of the Project site. The land uses along Central Avenue in the Project vicinity are residential and commercial.

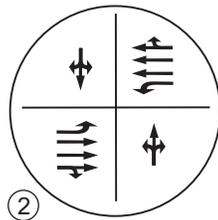
**Rosecrans Avenue** is a six-lane east-west roadway during located north of the Project site. Parking is prohibited on Rosecrans Avenue in the study area. The land uses along Rosecrans Avenue in the Project vicinity are residential and commercial.

**Compton Boulevard** is a four-lane east-west roadway during located south of the Project site. Parking is provided on both sides on Compton Boulevard in the study area. The land uses along Compton Boulevard in the Project vicinity are residential, industrial, and institutional.

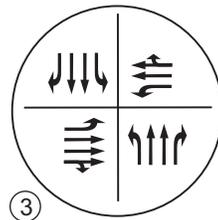
**Redondo Beach Boulevard** is a four-lane east-west roadway during located south of the Project site. The land uses along Redondo Beach Boulevard in the Project vicinity are residential, industrial, and institutional. Parking is provided on both sides on Redondo Beach Boulevard in the study area.



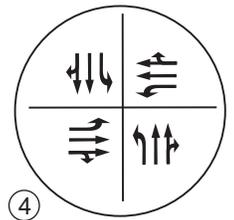
①  
Avalon Boulevard/Rosecrans Avenue  
T.G. 734 D3  
100% County



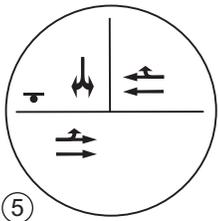
②  
Stanford Avenue/Rosecrans Avenue  
T.G. 734 E3  
75% County, 25% Compton



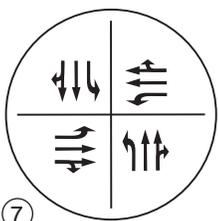
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Central Avenue/Rosecrans Avenue  
T.G. 734 F3  
40% County, 60% Compton



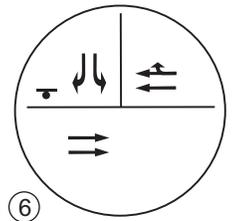
④  
Avalon Boulevard/Compton Boulevard  
T.G. 734 D4  
100% County



⑤  
Stanford Avenue/Compton Boulevard  
T.G. 734 E4  
75% County, 25% Compton



⑦  
Avalon Boulevard/Redondo Beach Boulevard  
T.G. 734 D5  
100% County



⑥  
Redondo Beach Boulevard/Compton Boulevard  
T.G. 734 E4  
20% County, 80% Compton

**LEGEND**

- Project Site
- Study Intersection
- Intersection Lane Geometry
- Stop Sign

Note  
\* Assumed de facto right-turn lane



Not to Scale

### B. Existing Transit Service

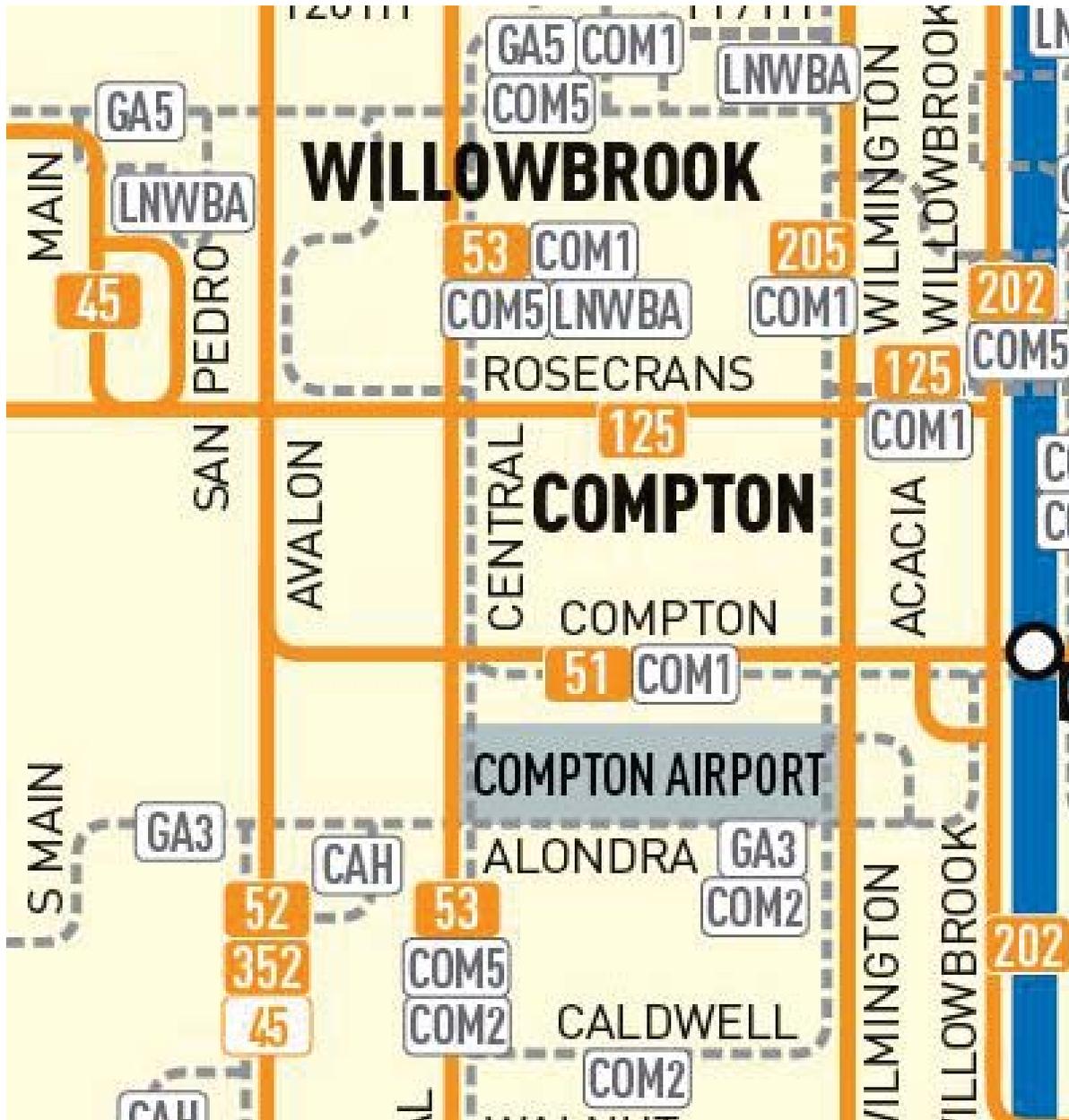
The proposed Project site is served by bus transit lines operated by the Los Angeles County Metropolitan Transportation Authority (Metro) and the City of Compton.

Table I summarizes the existing bus lines within the study area and Figure 4 illustrates the routes used by these lines.

**Table I – Existing Transit Summary**

Agency	Line	From	To	Via	Peak Frequency
Metro	45	Rosewood	Lincoln Heights	Rosecrans Avenue / Avalon Boulevard	4 - 8 Minutes
Metro	51,52,352	Compton	Koreatown	Compton Boulevard	3 - 12 Minutes
Metro	53	Carson	Downtown Los Angeles	Central Avenue	4 - 14 Minutes
Metro	125	El Segundo	Norwalk	Rosecrans Avenue	15 - 20 Minutes
Compton Renaissance Transit System	1	Within the City of Compton		Central Avenue / Compton Boulevard	30 Minutes
Compton Renaissance Transit System	5	Within the City of Compton		Central Avenue	30 Minutes

Metro Bus Lines 51/52/352 and 125 have stops within walking distance of the proposed Project site.



LEGEND	
	Metro 45
	Metro 51,52,352
	Metro 53
	Metro 125
	Compton Renaissance Transit 1
	Compton Renaissance Transit 5



### C. Existing Intersection Levels of Service

From the traffic counts at the study area intersections, existing volume-to-capacity ratios and corresponding level of service (LOS) values were calculated for the study area intersections. Table 2 provides the LOS at each study intersection for existing (year 2015) conditions.

**Table 2 - Summary of Intersection Performance  
Existing Conditions**

Study Intersections		AM Peak		PM Peak	
		V/C	LOS	V/C	LOS
1	Avalon Blvd & Rosecrans Ave	0.643	B	0.829	D
2	Stanford Ave & Rosecrans Ave	0.489	A	0.544	A
3	Central Ave & Rosecrans Ave	0.867	D	0.807	D
4	Avalon Blvd & Compton Blvd	0.467	A	0.550	A
5	Stanford Ave & Compton Blvd *	0.341	A	0.269	A
		13.5	B	11.6	B
6	Compton Blvd & Redondo Beach Blvd *	0.389	A	0.546	A
		15.1	C	19.5	C
7	Avalon Blvd & Redondo Beach Blvd	0.561	A	0.653	B

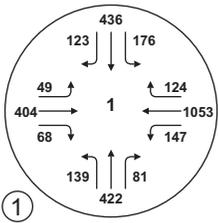
LOS = Level of Service

V/C = Volume-to-Capacity Ratio

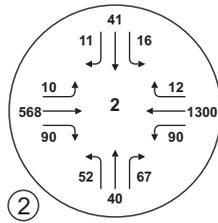
\* Unsignalized intersection. ICU values are provided; HCM 2000 methodology was utilized to calculate delay in seconds.

Table 2 indicates that all the study intersections operate at acceptable LOS (D or better) under existing conditions. None of the study intersections currently operate at poor level of service values of E or F.

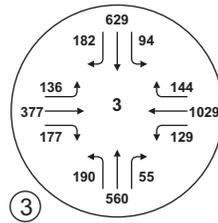
The traffic analysis worksheets for existing conditions are provided in Appendix D of this report. The existing peak-hour turn movement volumes at the study intersections are provided on Figure 5 (a.m. peak) and Figure 6 (p.m. peak).



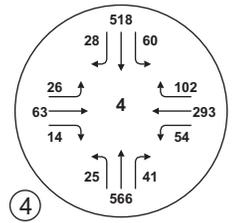
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Avalon Boulevard/Rosecrans Avenue  
T.G. 734 D3  
100% County  
2/12/2015  
7:15a.m. - 8:15a.m.



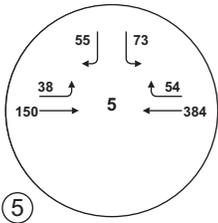
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Stanford Avenue/Rosecrans Avenue  
T.G. 734 E3  
75% County, 25% Compton  
2/12/2015  
7:15a.m. - 8:15a.m.



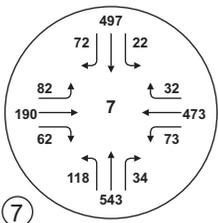
3  
Central Avenue/Rosecrans Avenue  
T.G. 734 F3  
40% County, 60% Compton  
2/12/2015  
7:15a.m. - 8:15a.m.



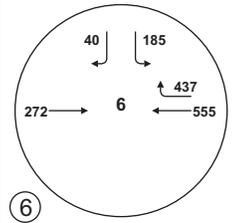
4  
Avalon Boulevard/Compton Boulevard  
T.G. 734 D4  
100% County  
2/12/2015  
7:15a.m. - 8:15a.m.



5  
Stanford Avenue/Compton Boulevard  
T.G. 734 E4  
75% County, 25% Compton  
2/12/2015  
7:15a.m. - 8:15a.m.



7  
Avalon Boulevard/Redondo Beach Boulevard  
T.G. 734 D5  
100% County  
2/12/2015  
7:15a.m. - 8:15a.m.

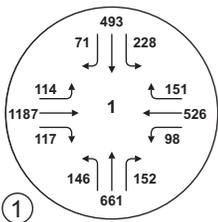


6  
Redondo Beach Boulevard/Compton Boulevard  
T.G. 734 E4  
20% County, 80% Compton  
2/12/2015  
7:15a.m. - 8:15a.m.

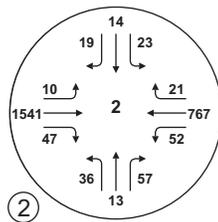
**LEGEND**

- Project Site
- Study Intersection
- Intersection Volumes

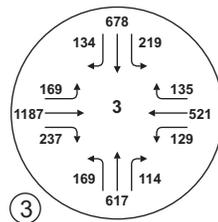




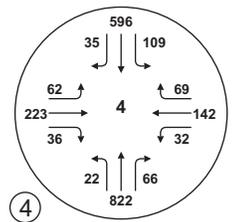
1  
Avalon Boulevard./Rosecrans Avenue  
T.G. 734 D3  
100% County  
2/12/2015  
4:45p.m. - 5:45p.m.



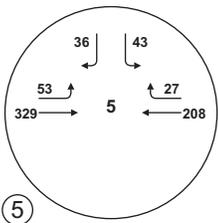
2  
Stanford Avenue/Rosecrans Avenue  
T.G. 734 E3  
75% County, 25% Compton  
2/12/2015  
5:00p.m. - 6:00p.m.



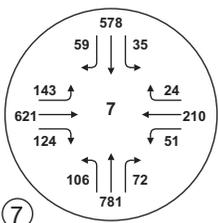
3  
Central Avenue/Rosecrans Avenue  
T.G. 734 F3  
40% County, 60% Compton  
2/12/2015  
4:45p.m. - 5:45p.m.



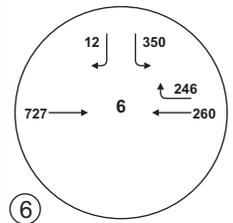
4  
Avalon Boulevard/Compton Boulevard  
T.G. 734 D4  
100% County  
2/12/2015  
4:45p.m. - 5:45p.m.



5  
Stanford Avenue/Compton Boulevard  
T.G. 734 E4  
75% County, 25% Compton  
2/12/2015  
4:45p.m. - 5:45p.m.



7  
Avalon Boulevard/Redondo Beach Boulevard  
T.G. 734 D5  
100% County  
2/12/2015  
4:45p.m. - 5:45p.m.



6  
Redondo Beach Boulevard/Compton Boulevard  
T.G. 734 E4  
20% County, 80% Compton  
2/12/2015  
5:00p.m. - 6:00p.m.

**LEGEND**

- Project Site
- Study Intersection
- Intersection Volumes



### 3. Project Trip Generation

This section defines the traffic that would be generated by the proposed Project in a three-step process including trip generation, trip distribution, and trip assignment.

The proposed Project consists of 85 apartment units, which are planned to be completed by 2018.

The proposed Project site plan is provided on Figure 7.

#### A. Project Trip Generation

The Project trip generation estimates were based on trip rates defined by the Institute of Transportation Engineers (ITE) publication *Trip Generation (9th Edition)*. Trip rates for the apartment land use were utilized to calculate the trip generation for the proposed Project.

The trip generation basis for the proposed Project is provided in Table 3.

**Table 3 – Project Trip Generation Calculations**

Land Use	ITE Code	Intensity	Average Weekday	AM Peak Hour			PM Peak Hour		
				In	Out	Total	In	Out	Total
<b>Trip Generation Rates</b>									
Apartments	220	1 unit	6.65	20%	80%	0.51	65%	35%	0.62
<b>Estimated Trips</b>									
Apartments	220	85 unit	565	9	34	43	34	19	53

Source: ITE, 9th Edition

It is estimated that the proposed Project would generate a net total of 43 vehicle trips during the weekday a.m. peak period (nine vehicles entering, 34 vehicles exiting), and 53 vehicle trips during the weekday p.m. peak period (34 vehicles entering, 19 vehicles exiting). Daily net volumes would total 565 trips.



### *B. Project Trip Distribution*

Trip distribution is the process of assigning the primary routes used by the vehicle trips that would be generated by a project. Trip distribution is dependent upon the land use characteristics of a project and the general locations of other land uses to which project trips would originate or terminate.

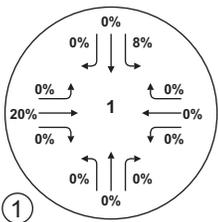
Project site access would be provided by a full-access driveway on Stanford Avenue.

The inbound and outbound distribution percentages that were utilized for the analysis of trips from the proposed Project are illustrated in Figures 8 and 9, respectively.

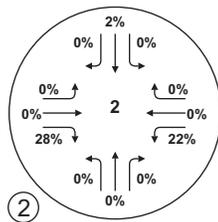
### *C. Project Trip Assignment*

The final product of the trip assignment process is a full accounting of Project trips by direction and turning movement at the study intersections. Trips were assigned based on distribution inputs to the traffic analysis calculations.

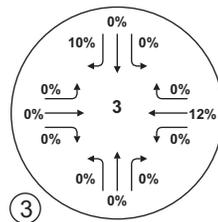
Figure 10 illustrates the trip assignment of the proposed Project for the a.m. peak period and Figure 11 illustrates this assignment for the p.m. peak period.



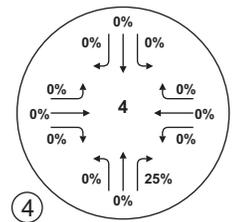
1  
Avalon Boulevard./Rosecrans Avenue  
T.G. 734 D3  
100% County



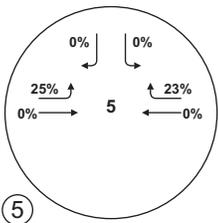
2  
Stanford Avenue/Rosecrans Avenue  
T.G. 734 E3  
75% County, 25% Compton



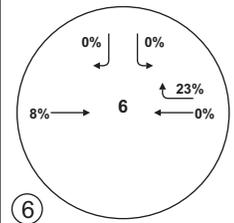
3  
Central Avenue/Rosecrans Avenue  
T.G. 734 F3  
40% County, 60% Compton



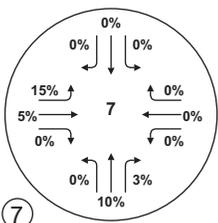
4  
Avalon Boulevard/Compton  
Boulevard  
T.G. 734 D4  
100% County



5  
Stanford Avenue/Compton  
Boulevard  
T.G. 734 E4  
75% County, 25% Compton



6  
Redondo Beach Boulevard/  
Compton Boulevard  
T.G. 734 E4  
20% County, 80% Compton



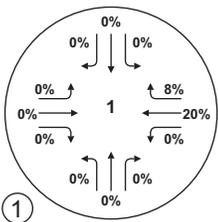
7  
Avalon Boulevard/Redondo  
Beach Boulevard  
T.G. 734 D5  
100% County



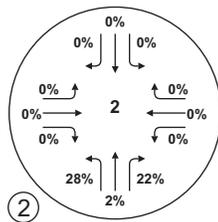
**LEGEND**

- Project Site
- Study Intersection
- Intersection Volumes

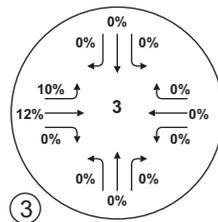




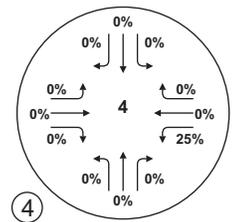
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T.G. 734 D3  
100% County



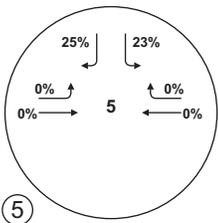
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Stanford Avenue/Rosecrans Avenue  
T.G. 734 E3  
75% County, 25% Compton



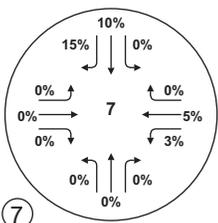
3  
Central Avenue/Rosecrans Avenue  
T.G. 734 F3  
40% County, 60% Compton



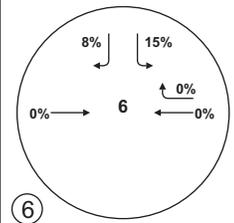
4  
Avalon Boulevard/Compton  
Boulevard  
T.G. 734 D4  
100% County



5  
Stanford Avenue/Compton  
Boulevard  
T.G. 734 E4  
75% County, 25% Compton



7  
Avalon Boulevard/Redondo  
Beach Boulevard  
T.G. 734 D5  
100% County



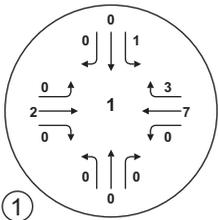
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Redondo Beach Boulevard/  
Compton Boulevard  
T.G. 734 E4  
20% County, 80% Compton



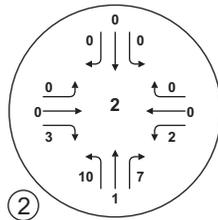
**LEGEND**

- Project Site
- Study Intersection
- Intersection Volumes

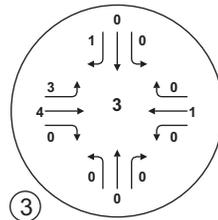




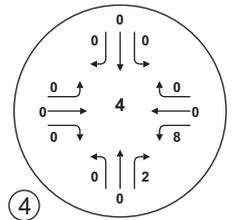
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100% County



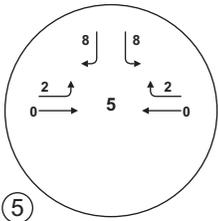
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T.G. 734 E3  
75% County, 25% Compton



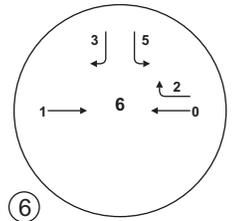
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Central Avenue/Rosecrans Avenue  
T.G. 734 F3  
40% County, 60% Compton



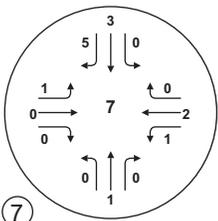
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Avalon Boulevard/Compton Boulevard  
T.G. 734 D4  
100% County



5  
Stanford Avenue/Compton Boulevard  
T.G. 734 E4  
75% County, 25% Compton



6  
Redondo Beach Boulevard/  
Compton Boulevard  
T.G. 734 E4  
20% County, 80% Compton



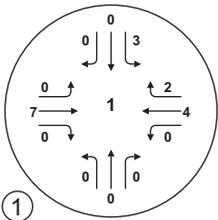
7  
Avalon Boulevard/Redondo Beach Boulevard  
T.G. 734 D5  
100% County



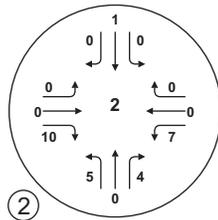
**LEGEND**

- Project Site
- Study Intersection
- Intersection Volumes

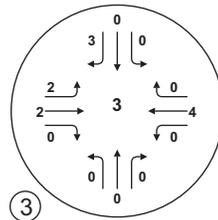




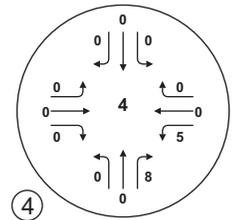
① Avalon Boulevard./Rosecrans Avenue  
T.G. 734 D3  
100% County



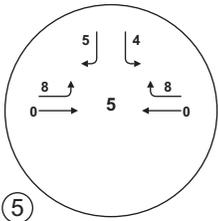
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T.G. 734 E3  
75% County, 25% Compton



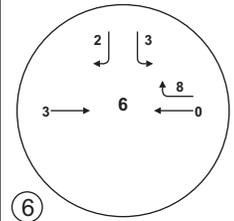
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T.G. 734 F3  
40% County, 60% Compton



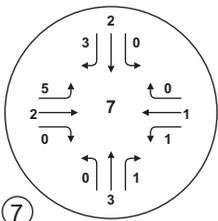
④ Avalon Boulevard/Compton Boulevard  
T.G. 734 D4  
100% County



⑤ Stanford Avenue/Compton Boulevard  
T.G. 734 E4  
75% County, 25% Compton



⑥ Redondo Beach Boulevard/Compton Boulevard  
T.G. 734 E4  
20% County, 80% Compton



⑦ Avalon Boulevard/Redondo Beach Boulevard  
T.G. 734 D5  
100% County



**LEGEND**

- Project Site
- Study Intersection
- Intersection Volumes



## 4. Existing + Project Conditions

This section documents existing traffic conditions at the study intersections with the addition of Project-generated traffic. Traffic volumes for these conditions were derived by adding Project trips to the existing traffic volumes.

Table 4 summarizes the resulting LOS values at the study intersections. None of the study intersections would operate at poor level of service values (E or F) under this scenario.

**Table 4 – Intersection Performance – Existing + Project Conditions**

Study Intersections		AM Peak		PM Peak	
		V/C	LOS	V/C	LOS
1	Avalon Blvd & Rosecrans Ave	0.646	B	0.833	D
2	Stanford Ave & Rosecrans Ave	0.500	A	0.556	A
3	Central Ave & Rosecrans Ave	0.869	D	0.807	D
4	Avalon Blvd & Compton Blvd	0.467	A	0.553	A
5	Stanford Ave & Compton Blvd *	0.353	A	0.277	A
		13.8	B	11.8	B
6	Compton Blvd & Redondo Beach Blvd *	0.392	A	0.549	A
		15.2	C	19.7	C
7	Avalon Blvd & Redondo Beach Blvd	0.564	A	0.656	B

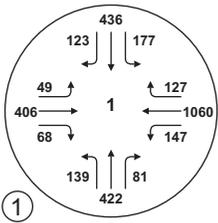
LOS = Level of Service

V/C = Volume-to-Capacity Ratio

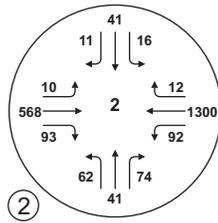
\* Unsignalized intersection. ICU values are provided; HCM 2000 methodology was utilized to calculate delay in seconds.

Determination of potentially significant traffic impacts created by Project traffic, per LACDPW guidelines, is discussed in the next section of this report. The cumulative impact analysis is discussed in Section 7 of this report.

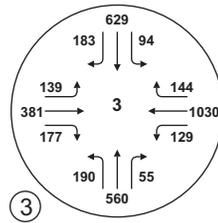
Figure 12 illustrates the a.m. peak-hour turn movement volumes at the study intersections for this scenario. Figure 13 illustrates the p.m. peak-hour volumes. The traffic analysis worksheets for this scenario are included in Appendix F of this report.



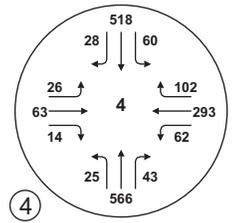
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T.G. 734 D3  
100% County  
2/12/2015  
7:15a.m. - 8:15a.m.



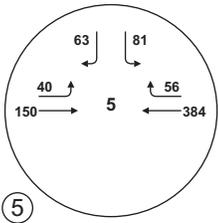
2  
Stanford Avenue/Rosecrans Avenue  
T.G. 734 E3  
75% County, 25% Compton  
2/12/2015  
7:15a.m. - 8:15a.m.



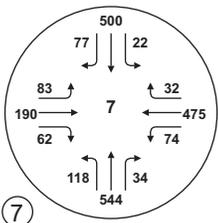
3  
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T.G. 734 F3  
40% County, 60% Compton  
2/12/2015  
7:15a.m. - 8:15a.m.



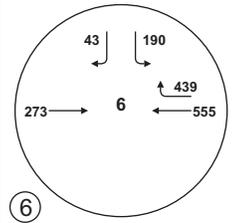
4  
Avalon Boulevard/Compton Boulevard  
T.G. 734 D4  
100% County  
2/12/2015  
7:15a.m. - 8:15a.m.



5  
Stanford Avenue/Compton Boulevard  
T.G. 734 E4  
75% County, 25% Compton  
2/12/2015  
7:15a.m. - 8:15a.m.



7  
Avalon Boulevard/Redondo Beach Boulevard  
T.G. 734 D5  
100% County  
2/12/2015  
7:15a.m. - 8:15a.m.

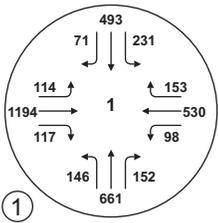


6  
Redondo Beach Boulevard/Compton Boulevard  
T.G. 734 E4  
20% County, 80% Compton  
2/12/2015  
7:15a.m. - 8:15a.m.

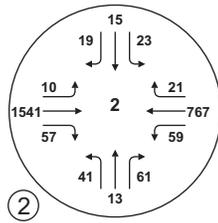
**LEGEND**

- Project Site
- Study Intersection
- Intersection Volumes

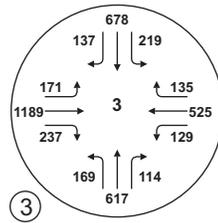




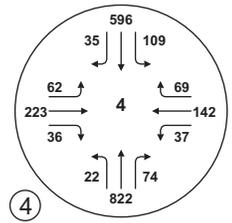
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2/12/2015  
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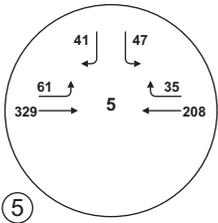
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75% County, 25% Compton  
2/12/2015  
5:00p.m. - 6:00p.m.



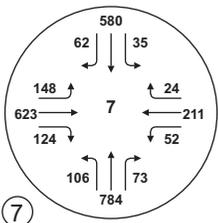
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2/12/2015  
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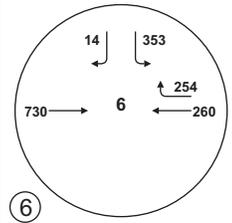
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2/12/2015  
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5  
Stanford Avenue/Compton Boulevard  
T.G. 734 E4  
75% County, 25% Compton  
2/12/2015  
4:45p.m. - 5:45p.m.



7  
Avalon Boulevard/Redondo Beach Boulevard  
T.G. 734 D5  
100% County  
2/12/2015  
4:45p.m. - 5:45p.m.



6  
Redondo Beach Boulevard/Compton Boulevard  
T.G. 734 E4  
20% County, 80% Compton  
2/12/2015  
5:00p.m. - 6:00p.m.

**LEGEND**

- Project Site
- Study Intersection
- Intersection Volumes



## 5. Project Impacts and Mitigation Measures

---

### A. Determination of Project Traffic Impacts

Traffic impacts are identified if the proposed development will result in a significant change in traffic conditions at a study intersection. A significant impact is typically identified if Project-related traffic will cause service levels to deteriorate beyond a defined threshold limit. Impacts can also be potentially significant if an intersection is already operating below the poorest acceptable level and Project traffic will cause a further decline below the threshold.

The County of Los Angeles Department of Public Works (LACDPW) has established specific thresholds for Project-related increases in the volume-to-capacity ratio (V/C) of study intersections. The following increases in peak hour V/C ratios are considered significant impacts:

Level of Service	Pre-Project V/C*	Project Related v/c increase
A/B	0.00 to 0.70	Causing V/C to increase to 0.75 or worse
C	< 0.70 – 0.80	Equal to or greater than 0.040
D	< 0.80 – 0.90	Equal to or greater than 0.020
E and F	0.90 or more	Equal to or greater than 0.010

\* Pre-project V/C is based on existing volumes.

This policy was considered in the calculation of significant impacts.

### Intersection Impact Determinations

Table 5 provides a summary of the Project impacts under existing conditions. Traffic impacts created by the proposed Project were determined by comparing the existing scenario conditions to the existing with-Project scenario conditions. Determination of significant traffic impacts are provided in the two columns at the right side of each table.

**Table 5 – Determination of Project Impacts**

Study Intersections		Peak Hour	Existing (2015) Conditions		Existing (2018) + Project		Change in V/C	Sig Impact?
			V/C	LOS	V/C	LOS		
1	Avalon Blvd & Rosecrans Ave	AM	0.643	B	0.646	B	0.003	No
		PM	0.829	D	0.833	D	0.004	No
2	Stanford Ave & Rosecrans Ave	AM	0.489	A	0.500	A	0.011	No
		PM	0.544	A	0.556	A	0.012	No
3	Central Ave & Rosecrans Ave	AM	0.867	D	0.869	D	0.002	No
		PM	0.807	D	0.807	D	0.000	No
4	Avalon Blvd & Compton Blvd	AM	0.467	A	0.467	A	0.000	No
		PM	0.550	A	0.553	A	0.003	No
5	Stanford Ave & Compton Blvd *	AM	0.341	A	0.353	A	0.012	No
		PM	0.269	A	0.277	A	0.008	No
6	Compton Blvd & Redondo Beach Blvd *	AM	0.389	A	0.392	A	0.003	No
		PM	0.546	A	0.549	A	0.003	No
7	Avalon Blvd & Redondo Beach Blvd	AM	0.561	A	0.564	A	0.003	No
		PM	0.653	B	0.656	B	0.003	No

LOS = Level of Service

V/C = Volume-to-Capacity Ratio

\* Unsignalized intersection. ICU values are provided for impact determination.

The proposed Project would not create significant traffic impacts at any of the study intersections, per LACDPW traffic study guidelines. The Project would also not cause a worsening of any LOS values.

### B. Recommended Mitigation Measures

Mitigation measures are not recommended for Project traffic impacts, as the addition of Project traffic would not create any significant impacts. Cumulative impacts are analyzed separately, within the next report section.

## 6. Cumulative Impact Analysis and Mitigation Measures

The County of Los Angeles traffic study guidelines require that traffic impacts of a project be calculated under future project-only conditions and under cumulative conditions (with all cumulative/related projects plus the proposed Project). Traffic volumes for these conditions are derived by adding related project trips and proposed Project trips to future volumes.

### A. Cumulative/Related Projects

A search for area projects based on information provided by County Regional Planning and City of Compton staff yielded three projects that are located within or near to the study area. Traffic from these projects was distributed to the surrounding roadway system in the study area for the a.m. and p.m. peak hours.

The locations of these projects and trip generation are provided in Appendix F.

### B. Peak Hour Intersection Level of Service

Table 6 provides a level of service summary for cumulative (existing + related/cumulative projects) conditions. The study intersections are forecast to operate at LOS D or better under this scenario.

**Table 6 - Intersection Performance – Existing + Cumulative + Project Conditions**

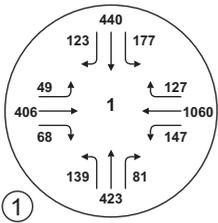
Study Intersections		AM Peak		PM Peak	
		V/C	LOS	V/C	LOS
1	Avalon Blvd & Rosecrans Ave	0.646	B	0.834	D
2	Stanford Ave & Rosecrans Ave	0.500	A	0.556	A
3	Central Ave & Rosecrans Ave	0.869	D	0.807	D
4	Avalon Blvd & Compton Blvd	0.468	A	0.554	A
5	Stanford Ave & Compton Blvd *	0.353	A	0.277	A
		13.8	B	11.8	B
6	Compton Blvd & Redondo Beach Blvd *	0.394	A	0.550	A
		15.3	C	19.8	C
7	Avalon Blvd & Redondo Beach Blvd	0.568	A	0.659	B

LOS = Level of Service

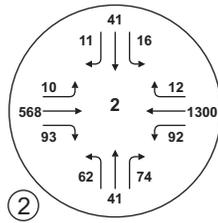
V/C = Volume-to-Capacity Ratio

\* Unsignalized intersection. ICU values are provided; HCM 2000 methodology was utilized to calculate delay in seconds.

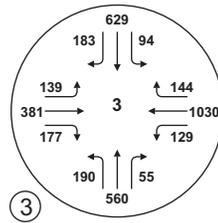
Figure 14 illustrates the a.m. peak-hour turn movement volumes at the study intersections for this scenario. Figure 15 illustrates the p.m. peak-hour volumes. The traffic analysis worksheets for this scenario are included in Appendix G of this report.



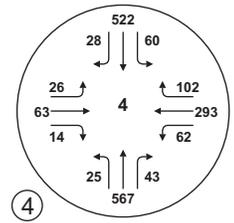
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T.G. 734 D3  
100% County  
2/12/2015  
7:15a.m. - 8:15a.m.



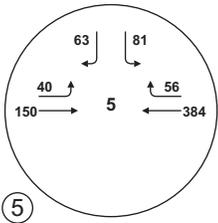
2  
Stanford Avenue/Rosecrans Avenue  
T.G. 734 E3  
75% County, 25% Compton  
2/12/2015  
7:15a.m. - 8:15a.m.



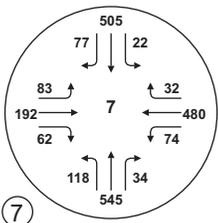
3  
Central Avenue/Rosecrans Avenue  
T.G. 734 F3  
40% County, 60% Compton  
2/12/2015  
7:15a.m. - 8:15a.m.



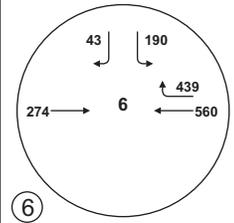
4  
Avalon Boulevard/Compton Boulevard  
T.G. 734 D4  
100% County  
2/12/2015  
7:15a.m. - 8:15a.m.



5  
Stanford Avenue/Compton Boulevard  
T.G. 734 E4  
75% County, 25% Compton  
2/12/2015  
7:15a.m. - 8:15a.m.



7  
Avalon Boulevard/Redondo Beach Boulevard  
T.G. 734 D5  
100% County  
2/12/2015  
7:15a.m. - 8:15a.m.



6  
Redondo Beach Boulevard/Compton Boulevard  
T.G. 734 E4  
20% County, 80% Compton  
2/12/2015  
7:15a.m. - 8:15a.m.

**LEGEND**



Project Site



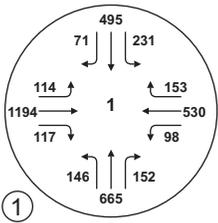
Study Intersection



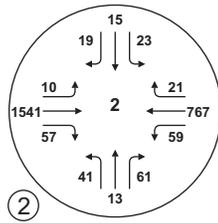
Intersection Volumes



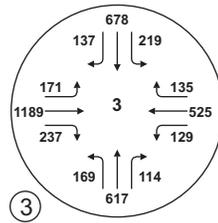
Not to Scale



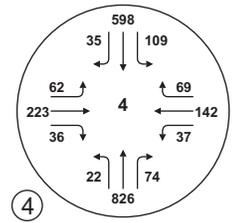
1  
Avalon Boulevard./Rosecrans Avenue  
T.G. 734 D3  
100% County  
2/12/2015  
4:45p.m. - 5:45p.m.



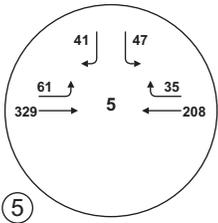
2  
Stanford Avenue/Rosecrans Avenue  
T.G. 734 E3  
75% County, 25% Compton  
2/12/2015  
5:00p.m. - 6:00p.m.



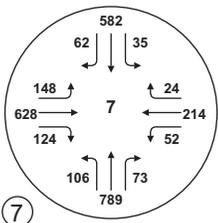
3  
Central Avenue/Rosecrans Avenue  
T.G. 734 F3  
40% County, 60% Compton  
2/12/2015  
4:45p.m. - 5:45p.m.



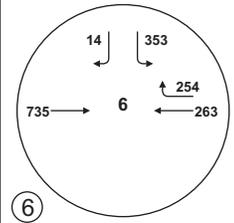
4  
Avalon Boulevard/Compton Boulevard  
T.G. 734 D4  
100% County  
2/12/2015  
4:45p.m. - 5:45p.m.



5  
Stanford Avenue/Compton Boulevard  
T.G. 734 E4  
75% County, 25% Compton  
2/12/2015  
4:45p.m. - 5:45p.m.



7  
Avalon Boulevard/Redondo Beach Boulevard  
T.G. 734 D5  
100% County  
2/12/2015  
4:45p.m. - 5:45p.m.



6  
Redondo Beach Boulevard/Compton Boulevard  
T.G. 734 E4  
20% County, 80% Compton  
2/12/2015  
5:00p.m. - 6:00p.m.

**LEGEND**

- Project Site
- Study Intersection
- Intersection Volumes



### C. Determination of Cumulative Traffic Impacts

Traffic impacts are identified if cumulative conditions will result in a significant change in traffic conditions at a study intersection. A significant impact is identified if cumulative traffic will cause service levels to deteriorate beyond the defined thresholds.

The LACDPW-defined thresholds for project-related increases in the volume-to-capacity ratio (V/C) of study intersections provided in Section 6 were used to define cumulative traffic impacts.

Table 7 provides a summary of the project impact analysis at the study intersections under future conditions.

Cumulative traffic impacts were calculated by comparing future conditions to existing conditions. Determination of significant traffic impacts are provided in the two columns at the right side of each table.

**Table 7 - Determination of Cumulative Impacts**

Study Intersections		Peak Hour	Existing (2015) Conditions		Future 2018 Cumulative Project		Change in V/C	Sig Impact?
			V/C	LOS	V/C	LOS		
1	Avalon Blvd & Rosecrans Ave	AM	0.643	B	0.646	B	0.003	No
		PM	0.829	D	0.834	D	0.005	No
2	Stanford Ave & Rosecrans Ave	AM	0.489	A	0.500	A	0.011	No
		PM	0.544	A	0.556	A	0.012	No
3	Central Ave & Rosecrans Ave	AM	0.867	D	0.869	D	0.002	No
		PM	0.807	D	0.807	D	0.000	No
4	Avalon Blvd & Compton Blvd	AM	0.467	A	0.468	A	0.001	No
		PM	0.550	A	0.554	A	0.004	No
5	Stanford Ave & Compton Blvd *	AM	0.341	A	0.353	A	0.012	No
		PM	0.269	A	0.277	A	0.008	No
6	Compton Blvd & Redondo Beach Blvd *	AM	0.389	A	0.394	A	0.005	No
		PM	0.546	A	0.550	A	0.004	No
7	Avalon Blvd & Redondo Beach Blvd	AM	0.561	A	0.568	A	0.007	No
		PM	0.653	B	0.659	B	0.006	No

LOS = Level of Service

V/C = Volume-to-Capacity Ratio

\* Unsignalized intersection. ICU values are provided for impact determination.

The cumulative analysis determined that significant traffic impacts would not occur. Cumulative mitigation measures are therefore not recommended.

## 7. Summary and Project Recommendations

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### A. Analysis Conclusions

The following are the conclusions made from the analysis within this report. Project and cumulative significant impacts were calculated by V/C thresholds at pre-Project level of service (LOS) values established by the County of Los Angeles guidelines for signalized intersections.

- During the existing conditions scenario, all of the study intersections operate at acceptable LOS (D or better).
- The proposed Project would generate a net total of 43 vehicle trips during the weekday a.m. peak period (nine vehicles entering, 34 vehicles exiting), and 53 vehicle trips during the weekday p.m. peak period (34 vehicles entering, 19 vehicles exiting).
- With the addition of Project traffic, in both the near-term existing conditions (analyzed for Project-only impacts) and cumulative conditions (analyzed for impacts of all planned projects) impact scenarios, all study intersection would continue to operate at LOS D or better.

### B. Project-Only Traffic Impacts

There are no Project-only significant traffic impacts at the study intersections that would be created by the proposed Project. Project mitigation measures are not required.

### C. Cumulative Traffic Impacts

Under the cumulative analysis, which incorporated the overall impacts of both related/cumulative projects and the proposed Project, significant traffic impacts would not occur at any of the analyzed intersections. Cumulative mitigation measures are therefore not required.

## 8. Congestion Management Plan Conformance

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This section demonstrates the ways in which this traffic study was prepared to be in conformance with the procedures mandated by the County of Los Angeles Congestion Management Program.

The Congestion Management Program (CMP) was created statewide because of Proposition 111 and has been implemented locally by the Los Angeles County Metropolitan Transportation Authority (LACMTA). The CMP for Los Angeles County requires that the traffic impact of individual development projects of potentially regional significance be analyzed. A specific system of arterial roadways plus all freeways comprises the CMP system. Per CMP Transportation Impact Analysis (TIA) Guidelines, a traffic impact analysis is conducted where:

- At CMP arterial monitoring intersections, including freeway on-ramps or off-ramps, where the proposed project will add 50 or more vehicle trips during either AM or PM weekday peak hours.
- At CMP mainline freeway-monitoring locations, where the project will add 150 or more trips, in either direction, during the either the AM or PM weekday peak hours.

The two nearest CMP arterial monitoring intersections (1.5-miles) are located at:

- CMP No. 12: Alameda Street & Compton Boulevard (1.5 miles)
- CMP No. 21: Artesia Boulevard & Vermont Avenue (3.5 miles)

The nearest freeway monitoring stations are on State Route 91, east of Alameda Street and on Interstate 110 at the Manchester Boulevard. The Project is not expected to add more than 150 trips at either location.

**APPENDIX A**  
**Memorandum of Understanding with LACDPW**

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## SCOPING FOR TRAFFIC STUDY

<b>Project Name:</b>	14803 Stanford Avenue Apartment Project
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This Memorandum of Understanding (MOU) acknowledges Los Angeles County Department of Public Works, Traffic and Lighting Division (TLD) requirements of traffic impact analysis for the project and is subject to change:

<b>Project Address:</b>	14803 S Stanford Avenue		
<b>Project Description:</b>	The proposed project would provide 85 apartment units.		
<b>City:</b>	Community District Area – West Rancho Dominguez		
<b>Project Buildout Year:</b>	2018	<b>Ambient or CMP Growth Rate per Year:</b>	N/A
<b>Closest Intersection (Xtn) to the Project</b>			
<b>Xtn N/S Street Name:</b>	Stanford Avenue		
<b>Xtn E/W Street Name:</b>	Compton Boulevard		
<b>Thomas Guide Pg+Grid:</b>	734-E4	<b>Los Angeles County Supervisorial District:</b>	2

	Consultant	Developer
<b>Company:</b>	KOA Corporation	Hollywood Community Housing Corporation
<b>Name:</b>	Mr. Bruce Chow	Ms. Eleanor Atkins
<b>Address:</b>	1100 Corporate Center Dr., Suite 201	5020 Santa Monica Boulevard
<b>City, State, Zip Code:</b>	Monterey Park, CA 91754	Los Angeles, CA 90029
<b>Phone #:</b>	(323) 260 – 4703	(323) 454 – 6207
<b>Fax #:</b>	(323) 260 – 4705	(323) 454 – 4679
<b>Email:</b>	bchow@koacorp.com	eatkins@hollywoodhousing.org

By: Bruce Chow  
 Print Name: BRUCE CHOW      2/19/15  
 Consultant/Developer's Representative      Date

Reviewed By: Suen Fei Lau  
 Print Name: Suen Fei Lau      2/26/15  
 TLD's Representative      Date

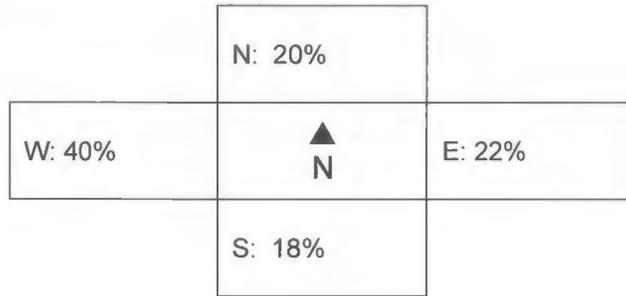
*Suen Fei Lau 1/11*



## SCOPING FOR TRAFFIC STUDY

<b>Project Name:</b>	14803 Stanford Avenue Apartment Project
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**1. Traffic Distribution:** Figure(s) illustrating project trip distribution in percentages and volumes at the studied intersections analyzed.



**Trip Credit:** Exact amount of credit subject to approval by TLD.

<b>Transportation Demand Management (TDM)</b>	<b>Yes/No</b>	
<b>Existing Active Land Use</b>	<b>Yes/No</b>	
<b>Previous Land Use</b>	<b>Yes/No</b>	
<b>Internal Trip Reduction</b>	<b>Yes/No</b>	
<b>Pass-by Trip Reduction</b>	<b>Yes/No</b>	

*Xheuti Jan 7/11 2/16/15*

# SCOPING FOR TRAFFIC STUDY



**Project Name:** 14803 Stanford Avenue Apartment Project

## 2. Trip Generation

Land Use Code	Land Use	Rate Based on	Qty	*AVTE vs Units	ADT	Weekday a.m. peak		Weekday p.m. peak		Weekend peak hour	
						In	Out	In	Out	In	Out
220	Apartments	6.65	85	Units	565	9	34	34	19	N/A	N/A

\* - Average Vehicle Trip Ends.

*Shenki, Lau 3/11 7/26/15*

## SCOPING FOR TRAFFIC STUDY



**Project Name:** 14803 Stanford Avenue Apartment Project

**3. Study Intersections:** At minimum, the study shall include the following intersections. The list is subject to change after related projects, trip generation and distribution are determined. Consultant should check with adjoining Cities regarding their requirements in addition to the following County/City intersections. Documentation of the consultation from these agencies shall be included in the traffic study.

Xtn #	% County	Thomas Guide Page+Grid	N↕ S/E↔ W Street Name	City	Signalized	CMP
1	100%	734-D3	Avalon Boulevard & Rosecrans Avenue	LA County	Yes/No	Yes/No
2	75%	734-E3	Stanford Avenue & Rosecrans Avenue	LA County / City of Compton	Yes/No	Yes/No
3	40%	734-F3	Central Avenue & Rosecrans Avenue	LA County / City of Compton	Yes/No	Yes/No
4	100%	734-D4	Avalon Boulevard & Compton Boulevard	LA County	Yes/No	Yes/No
5	75%	734-E4	Stanford Avenue & Compton Boulevard	LA County / City of Compton	Yes/No	Yes/No
6	20%	734-E4	Redondo Beach Boulevard & Compton Boulevard	LA County / City of Compton	Yes/No	Yes/No
7	100%	734-D5	Avalon Boulevard & Redondo Beach Boulevard	LA County	Yes/No	Yes/No

Cites to be consulted: CITY OF COMPTON

Shen Zi, Jan #11  
2/26/15



## SCOPING FOR TRAFFIC STUDY

**Project Name:** 14803 Stanford Avenue Apartment Project

**4. Related Projects:** Consultant should check with Los Angeles County Department of Regional Planning and planning departments of adjoining Cities. Documentation of the consultation from these agencies shall be included in the traffic study. Related projects list shall be submitted to TLD for our review and approval before being incorporated in the study.

**5. Congested Management Program (CMP):** A CMP TIA is required for all projects required to prepare an Environmental Assessment based on local determination or projects requiring a traffic study. Where the project meets the criteria established in the Transportation Impact Analysis (TIA section of the County of Los Angeles' CMP TIA Land Use Analysis Guidelines, a CMP analysis must be prepared. At a minimum, the geographic area examined in the TIA must include the following:

- All CMP arterial monitoring intersections ( see Appendix A, exhibit A-2, page A-15 of the 2002 Guidelines), including freeway on- or off-ramp intersections, where the proposed project will add 50 or more trips during either the a.m. or p.m. peak hours.
- Main line freeway monitoring locations ( see Chapter 2, exhibit 2-4, page 16 of the 2002 Guidelines) where the project will add 150 or more trips, in either direction, during the a.m. or p.m. weekday peak hours.

A copy of the 2002 CMP Land Use Analysis Guidelines can be obtained by calling the CMP Hotline at (213) 922-2830.

**6. Freeway Analysis:** The potential traffic impact on the following Freeway(s) must be considered.

The project to Consult with Caltrans if any of the following criteria are met:

1. Project generates 50 or more trips at a freeway mainline segment in the vicinity of the project site which is operating at LOS F.
2. Project generates 10 or more trips at a freeway off-ramp (distance from project site and off-ramp is not a factor)
3. Project generates at least one trip and is located adjacent to a freeway on-ramp and/or off-ramp.

If any of the criteria are met, the following information will be submitted to Caltrans:

- Project description
- Location map
- Project's trip generation (daily and peak hours)
- Project's trip assignments to freeway mainlines, off-ramps, and on-ramps
- Existing level of service at freeway mainlines, off-ramps, and on-ramps

The applicant shall consult with the State of California Department of Transportation (Caltrans) to determine the California Environmental Quality Act levels of significance with regard to traffic impacts on Caltrans' freeway facilities. This consultation shall also include a determination of Caltrans requirements for the study of traffic impacts to its facilities and the mitigation of any such impacts. This analysis must follow the most current Caltrans' Guide for the Preparation of Traffic Impact Studies (December 2002) and can be obtained from <http://www.dot.ca.gov/hq/traffops/developserv/operationalsystems/reports/tiguide.pdf>. If Caltrans finds that the project has a significant impact on the freeway, Caltrans shall be requested to include the basis for this finding in their response. If fees are proposed to mitigate the freeway impact, Caltrans shall be requested to identify the specific project to which the fees will apply. These written comments from Caltrans shall be included with the traffic study and submitted to Public Works for review

*Shenker/Jan 5/11 2/26/15*



## SCOPING FOR TRAFFIC STUDY

<b>Project Name:</b>	14803 Stanford Avenue Apartment Project
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and approval. If a documented good faith effort is made to consult with Caltrans and written comments cannot be obtained from within a reasonable amount of time, an analysis of the freeway impact shall be made using the County of Los Angeles' CMP Land Use Analysis Guidelines.

### 7. Other:

<p>For all proposed mitigation measures, a conceptual plan for the improvements shall be submitted to our Traffic Studies section for review and approval prior to the approval of the Traffic Impact Analysis. All proposed improvements shall be within the right-of-way.</p> <p>For all cumulative mitigation measures, a cost estimate for the improvement shall be submitted.</p>
<p><b>Project Description</b></p> <p>The proposed Project would consist of 85 apartment units and 93 surface parking spaces. The Project driveway would be aligned with the existing crosswalk on Stanford Avenue.</p>
<p><b>Traffic Count Methodology</b></p> <p>KOA acknowledges the County requirements on traffic counts, which state that may be conducted immediately per the following:</p> <ul style="list-style-type: none"> <li>• Must be taken on Tuesdays, Wednesdays or Thursdays.</li> <li>• Must exclude holidays, and the first weekdays before and after the holiday.</li> <li>• Must be taken on days when local schools or colleges are in session.</li> <li>• Must be taken on days of good weather, and avoid atypical conditions (e.g., road construction, detours, or major traffic incidents).</li> <li>• Traffic counts used for other traffic studies in the area shall <b>NOT</b> be reused again, unless 25% of the counts conducted for that particular traffic study are validated with new counts. The difference in volumes between the old and new counts at each corresponding movement should not be more than 10%.</li> <li>• New traffic counts shall be checked to ensure the difference in volumes at corresponding approaches, if applicable, between two adjacent intersections is no more than 10% unless the difference can be justified.</li> </ul>

This analysis must follow the most current Traffic Impact Analysis Report Guidelines.

*2/26/15*  
*Xheuti Jan 6/11*

# SCOPING FOR TRAFFIC STUDY



**Project Name:** 14803 Stanford Avenue Apartment Project

Please return signed page 1 of 8 in person, by Mail or by Fax			
In Person		By Mail	
<p>Los Angeles County Department of Public Works Traffic and Lighting Division, Traffic Studies Section, Traffic Studies Unit 1000 South Fremont Avenue Building A-9E, 4th Floor Alhambra, CA 91803-8800</p>  <p>Our building, on the left with parking structure on the right. Check the following web site, for additional information: <a href="http://www.thealhambra.net">http://www.thealhambra.net</a></p>	<p>Los Angeles County Department of Public Works Traffic and Lighting Division, Traffic Studies Section, Traffic Studies Unit P.O. Box 1460 Alhambra, CA 91802-1460</p>		
By Fax			
Processing Engineer	Telephone No.	Fax No.	E-Mail Address
Jeffrey PLETYAK	(626) 300-4721		JPlety@dpw.lacounty.gov
Andrew NGUMBA	(626) 300-4851		ANgumba@dpw.lacounty.gov
Suen Fei LAU	(626) 300-4820		SFLau@dpw.lacounty.gov
Kent TSUJII	(626) 300-4776		KTsuji@dpw.lacounty.gov
Rafael PIAMONTE	(626) 300-4857	(626) 300-4736	RPiamonte@dpw.lacounty.gov
Neil PAGCALIWANGAN	(626) 300-4788		NPagcali@dpw.lacounty.gov

*Xuen Fei Lau 7/11*

*2/26/15*



**LOS ANGELES COUNTY DEPARTMENT OF PUBLIC WORKS  
TRAFFIC AND LIGHTING DIVISION  
APPLICATION FOR ENVIRONMENTAL IMPACT REPORT  
TRAFFIC STUDY REVIEW SERVICES, ORDINANCE NO. 91-0101**

Road Fund No:	B03	Revenue Source	9254	Program No:	R291
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Department Receipt No.:	T4000300	Date:	1/27/2015
Project No.:		Studies No.:	
Project Name:	14803 Stanford Avenue Apartment Project		
Applicant/Engineer:	Bruce Chow	Telephone No.:	323-260-4703
Company:	KOA Corporation	Fax No.:	323-260-4705
Address:	1100 Corporate Center Drive, Suite 201		
City, State:	Monterey Park	Zip:	91754

The traffic study (TS), required as part of the environmental review process, has been received. **Before a traffic study review can begin, the indicated fee must be paid to this Department.** The fee may be paid in person or mailed to:

In Person	By Mail
Cashier, Mezzanine Level (626) 458-6399 Los Angeles County Department of Public Works 900 South Fremont Avenue Alhambra, CA 91803-1331	Cashier, Mezzanine Level Los Angeles County Department of Public Works P.O. Box 1460 Alhambra, CA 91802-1460

Please return this form along with your payment to insure proper credit to your account. Make check payable to the Los Angeles County Department of Public Works.

TS review fees are based on the number of Average Daily Trips (ADT's) generated by the project and for six traffic conditions as indicated on page 5 of our 1997 guidelines, as follows:

ADT's	**FEE (Effective March 1, 2014)*
1 - 1,000	\$1,713
1,001 - 5,000	\$3,425
5,001 - 10,000	\$4,282
10,001 and over	\$5,138
ADT For This Project: 565	Fee: \$1,713

\* For additional information, go to <http://planning.lacounty.gov/>

\*\* Additional fee is required for additional traffic conditions/phases

Processing Engineer	Telephone No.	Fax No.	E-Mail Address
Jeffrey PLETYAK	(626) 300-4721	(626) 300-4736	JPlety@dpw.lacounty.gov
Andrew NGUMBA	(626) 300-4851		ANgumba@dpw.lacounty.gov
Suen Fei LAU	(626) 300-4820		SFLau@dpw.lacounty.gov
Kent TSUJII	(626) 300-4776		KTsujii@dpw.lacounty.gov
Rafael PIAMONTE	(626) 300-4857		RPiaminte@dpw.lacounty.gov
Neil PAGCALIWANGAN	(626) 300-4788		NPagcali@dpw.lacounty.gov

cc: Cashier Note: Normal review time is 6-8 weeks after review fee is paid and receipt is received by Studies Section.

P:\t\pub\GENERAL\Website\LA County MOU.docx

Updated 03/01/14

*2/24/15*  
*Shen Fei Jan 8/11*



*Shenki Jan 9/11 2/2015*

*246/15*  
*Shen Zidan 10/11*

Required: 93 (.75/1BR; 1.5/2BR; 1.5/3BR)  
Provided: 93 (surface lot)

Building 2  
TOTAL



**CALTRANS FREEWAY MAINLINE & RAMP ANALYSIS**



**Mainline**

Location	Peak Hour	Project Trips		Freeway Mainline Capacity [a]	
		NB/WB	SB/EB	NB/WB	SB/EB
I-110 Freeway at Rosecrans Ave	AM	6	1	8,000	10,000
I-110 Freeway at Redondo Beach Blvd	PM	8	5	8,000	10,000
I-110 Freeway at Redondo Beach Blvd	AM	6	1	8,000	6,000
I-110 Freeway at Redondo Beach Blvd	PM	8	5	8,000	6,000
I-105 Freeway at Central Ave	AM	2	1	8,000	10,000
I-105 Freeway at Central Ave	PM	3	5	8,000	10,000
CA-91 Freeway at Central Ave	AM	2	1	8,000	6,000
CA-91 Freeway at Central Ave	PM	3	5	8,000	6,000

NB = northbound, WB = westbound, SB = southbound, EB = eastbound

[a] The freeway capacity is 2,000 vehicles per hour per lane.

[b] A 1% or more increase to the freeway mainline capacity for a freeway segment operating at LOS E or F would require a freeway impact analysis.

*Handwritten notes:*  
 2/26/15  
 [Signature]  
 11/11

**Off-ramp**

Location	Peak Hour	Project Trips	Freeway Off-Ramp Capacity [a]
I-110 Freeway Northbound Off-Ramp at Rosecrans Ave	AM	0	1,500
I-110 Freeway Northbound Off-Ramp at Rosecrans Ave	PM	2	1,500
I-110 Freeway Southbound Off-Ramp at Rosecrans Ave	AM	1	1,500
I-110 Freeway Southbound Off-Ramp at Rosecrans Ave	PM	3	1,500
I-110 Freeway Northbound Off-Ramp at Redondo Beach Blvd	AM	1	1,500
I-110 Freeway Northbound Off-Ramp at Redondo Beach Blvd	PM	3	1,500
I-110 Freeway Southbound Off-Ramp at Redondo Beach Blvd	AM	0	1,500
I-110 Freeway Southbound Off-Ramp at Redondo Beach Blvd	PM	2	1,500
I-105 Freeway Eastbound Off-Ramp at Central Ave	AM	0	1,500
I-105 Freeway Eastbound Off-Ramp at Central Ave	PM	1	1,500
I-105 Freeway Westbound Off-Ramp at Central Ave	AM	0	1,500
I-105 Freeway Westbound Off-Ramp at Central Ave	PM	1	1,500
CA-91 Freeway Eastbound Off-Ramp at Central Ave	AM	0	1,500
CA-91 Freeway Eastbound Off-Ramp at Central Ave	PM	1	1,500
CA-91 Freeway Westbound Off-Ramp at Central Ave	AM	0	1,500
CA-91 Freeway Westbound Off-Ramp at Central Ave	PM	1	1,500

[a] The freeway off-ramp capacity is 1,500 vehicles per hour per lane.

[b] A 1% or more increase to the capacity of a freeway off-ramp operating at LOS E or F would require a freeway impact analysis.

[c] A 2% or more increase to the capacity of a freeway off-ramp operating at LOS D would require a freeway impact analysis.

**APPENDIX B**  
**Traffic Count Data**

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# Intersection Turning Movement

Prepared by:

**National Data & Surveying Services**

Project ID: 15-5074-001

Day: Thursday

City: Compton

Date: 2/12/2015

AM													
NS/EW Streets:	Avalon Blvd			Avalon Blvd			Rosecrans Ave			Rosecrans Ave			
	NORTHBOUND			SOUTHBOUND			EASTBOUND			WESTBOUND			
LANES:	NL	NT	NR	SL	ST	SR	EL	ET	ER	WL	WT	WR	TOTAL
	1	2	0	1	2	0	1	3	0	1	3	0	
7:00 AM	15	88	6	26	98	12	6	64	20	37	272	35	679
7:15 AM	36	120	18	27	79	37	12	85	14	37	266	13	744
7:30 AM	37	97	13	39	119	24	10	100	12	27	290	35	803
7:45 AM	28	90	18	64	122	35	10	126	22	34	259	37	845
8:00 AM	38	115	32	46	116	27	17	93	20	49	238	39	830
8:15 AM	31	76	21	25	73	27	15	112	14	28	214	38	674
8:30 AM	25	91	19	23	80	19	17	108	15	20	194	25	636
8:45 AM	21	74	14	28	68	15	14	84	22	22	184	27	573
<b>TOTAL VOLUMES :</b>	NL	NT	NR	SL	ST	SR	EL	ET	ER	WL	WT	WR	TOTAL
<b>APPROACH %'s :</b>	231	751	141	278	755	196	101	772	139	254	1917	249	5784
	20.57%	66.87%	12.56%	22.62%	61.43%	15.95%	9.98%	76.28%	13.74%	10.50%	79.21%	10.29%	
<b>PEAK HR START TIME :</b>	7:15 AM												<b>TOTAL</b>
<b>PEAK HR VOL :</b>	139	422	81	176	436	123	49	404	68	147	1053	124	3222
<b>PEAK HR FACTOR :</b>	0.868			0.831			0.824			0.940			0.953

UTURNS			
NB	SB	EB	WB
0	0	0	0
1	2	0	0
0	1	0	0
1	2	0	0
0	1	0	0
1	3	0	0
0	1	0	0
1	2	0	0
NB	SB	EB	WB
4	12	0	0

CONTROL : Signalized

# Intersection Turning Movement

Prepared by:

**National Data & Surveying Services**

Project ID: 15-5074-001

Day: Thursday

City: Compton

Date: 2/12/2015

PM													
NS/EW Streets:	Avalon Blvd			Avalon Blvd			Rosecrans Ave			Rosecrans Ave			
	NORTHBOUND			SOUTHBOUND			EASTBOUND			WESTBOUND			
LANES:	NL 1	NT 2	NR 0	SL 1	ST 2	SR 0	EL 1	ET 3	ER 0	WL 1	WT 3	WR 0	TOTAL
4:00 PM	24	142	36	53	94	16	21	261	38	32	147	27	891
4:15 PM	38	147	31	48	98	11	29	246	21	16	121	16	822
4:30 PM	32	152	34	46	111	18	30	295	26	29	160	32	965
4:45 PM	39	176	39	52	142	14	21	293	35	24	120	37	992
5:00 PM	25	158	40	61	125	18	32	314	23	35	147	47	1025
5:15 PM	31	155	34	52	122	17	19	276	27	19	104	32	888
5:30 PM	51	172	39	63	104	22	42	304	32	20	155	35	1039
5:45 PM	29	141	34	52	107	12	12	287	23	28	155	34	914
<b>TOTAL VOLUMES :</b>	NL 269	NT 1243	NR 287	SL 427	ST 903	SR 128	EL 206	ET 2276	ER 225	WL 203	WT 1109	WR 260	TOTAL 7536
<b>APPROACH %'s :</b>	14.95%	69.09%	15.95%	29.29%	61.93%	8.78%	7.61%	84.08%	8.31%	12.91%	70.55%	16.54%	
<b>PEAK HR START TIME :</b>	445 PM												<b>TOTAL</b>
<b>PEAK HR VOL :</b>	146	661	152	228	493	71	114	1187	117	98	526	151	3944
<b>PEAK HR FACTOR :</b>	0.915			0.952			0.938			0.846			0.949

UTURNS			
NB	SB	EB	WB
0	2	0	0
1	0	0	0
1	1	0	0
3	2	0	0
0	4	0	0
0	2	0	0
0	1	0	0
1	2	0	0
NB 6	SB 14	EB 0	WB 0

CONTROL : Signalized

# ITM Peak Hour Summary

Prepared by:

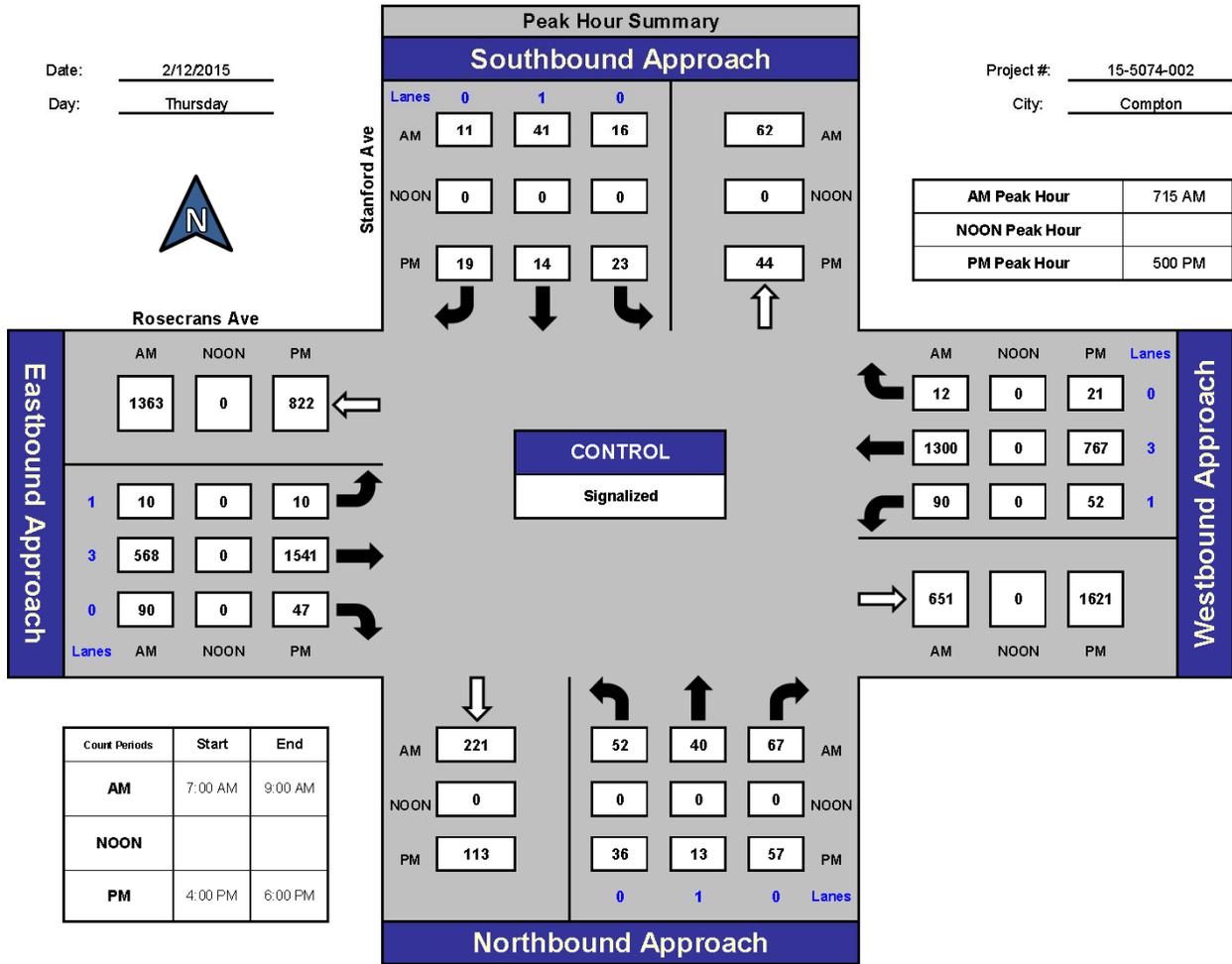


National Data & Surveying Services

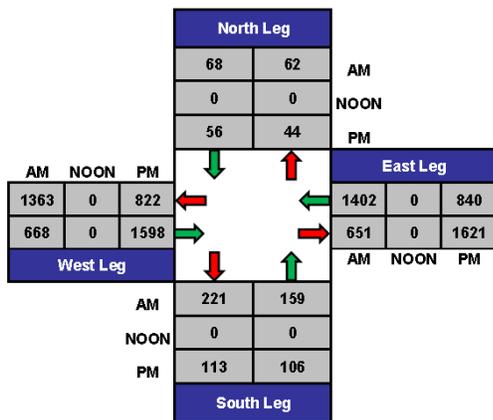
## Stanford Ave and Rosecrans Ave, Compton

Date: 2/12/2015  
Day: Thursday

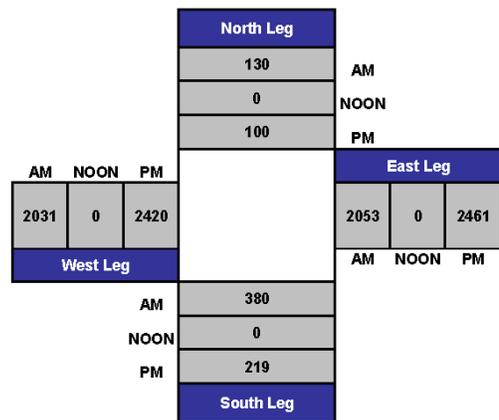
Project #: 15-5074-002  
City: Compton



### Total Ins & Outs



### Total Volume Per Leg



# Intersection Turning Movement

Prepared by:

**National Data & Surveying Services**

Project ID: 15-5074-002

Day: Thursday

City: Compton

Date: 2/12/2015

AM													
NS/EW Streets:	Stanford Ave			Stanford Ave			Rosecrans Ave			Rosecrans Ave			
	NORTHBOUND			SOUTHBOUND			EASTBOUND			WESTBOUND			
LANES:	NL	NT	NR	SL	ST	SR	EL	ET	ER	WL	WT	WR	TOTAL
7:00 AM	7	1	4	2	0	0	2	99	5	11	332	0	463
7:15 AM	5	0	9	5	5	6	5	119	9	11	343	0	517
7:30 AM	12	4	18	3	8	1	0	140	18	24	338	4	570
7:45 AM	10	13	14	2	19	3	3	164	40	32	321	4	625
8:00 AM	25	23	26	6	9	1	2	145	23	23	298	4	585
8:15 AM	9	1	19	1	2	4	2	148	8	4	266	10	474
8:30 AM	4	4	11	4	0	1	4	140	4	12	213	4	401
8:45 AM	3	2	8	1	1	4	3	110	9	8	235	1	385
<b>TOTAL VOLUMES :</b>	NL	NT	NR	SL	ST	SR	EL	ET	ER	WL	WT	WR	TOTAL
<b>APPROACH %'s :</b>	75	48	109	24	44	20	21	1065	116	125	2346	27	4020
	32.33%	20.69%	46.98%	27.27%	50.00%	22.73%	1.75%	88.60%	9.65%	5.00%	93.92%	1.08%	
<b>PEAK HR START TIME :</b>	7:15 AM												<b>TOTAL</b>
<b>PEAK HR VOL :</b>	52	40	67	16	41	11	10	568	90	90	1300	12	2297
<b>PEAK HR FACTOR :</b>	0.537			0.708			0.807			0.958			0.919

UTURNS			
NB	SB	EB	WB
0	0	1	0
0	0	0	0
0	0	0	0
0	0	0	0
0	0	0	0
0	0	0	0
0	1	0	0
0	0	0	0
0	0	0	0
NB	SB	EB	WB
0	1	1	0

CONTROL : Signalized



# ITM Peak Hour Summary

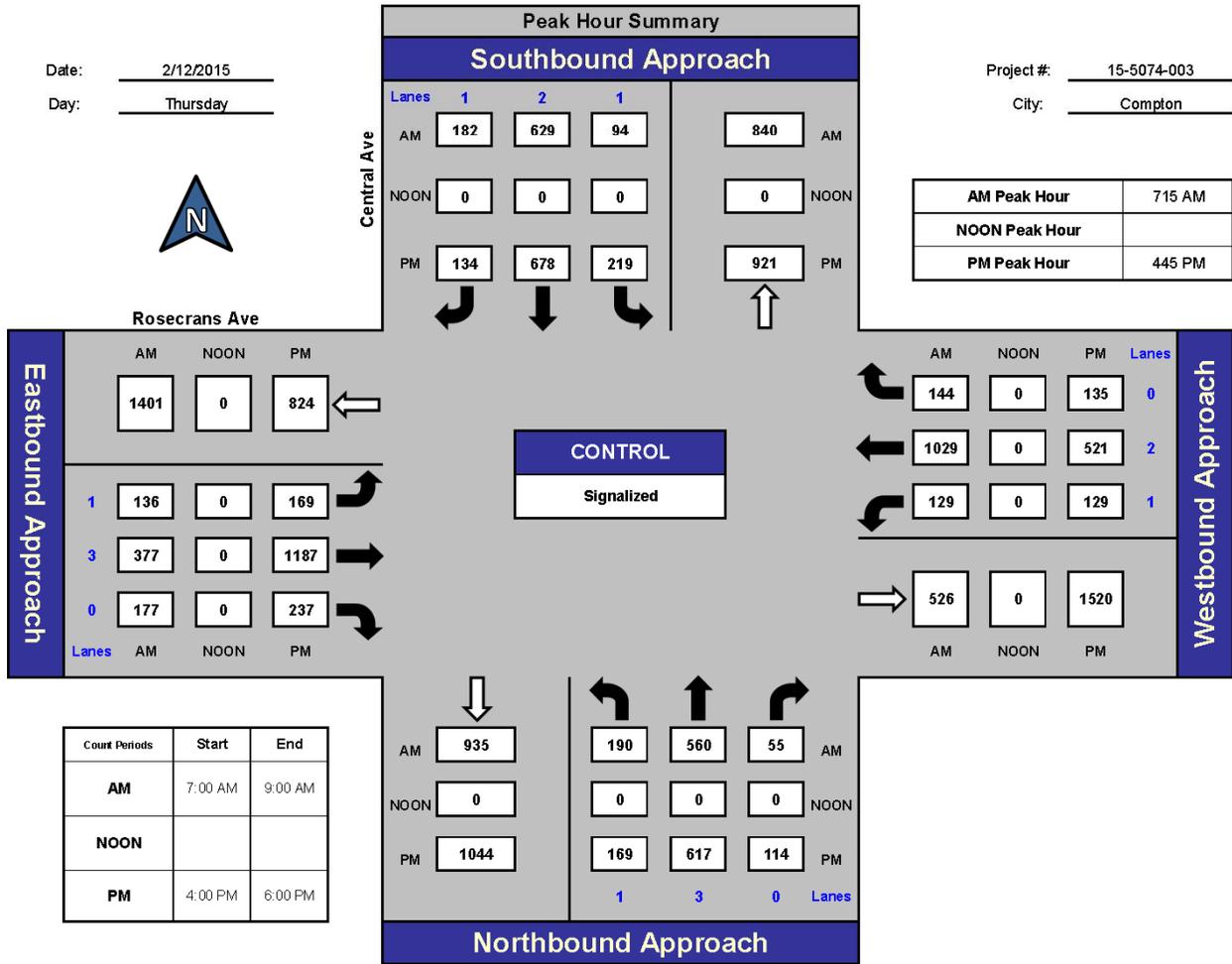


Prepared by:  
National Data & Surveying Services

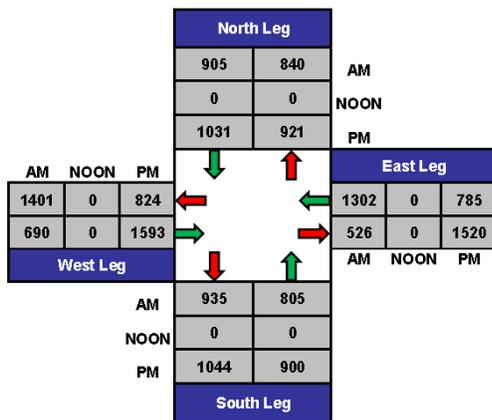
## Central Ave and Rosecrans Ave, Compton

Date: 2/12/2015  
Day: Thursday

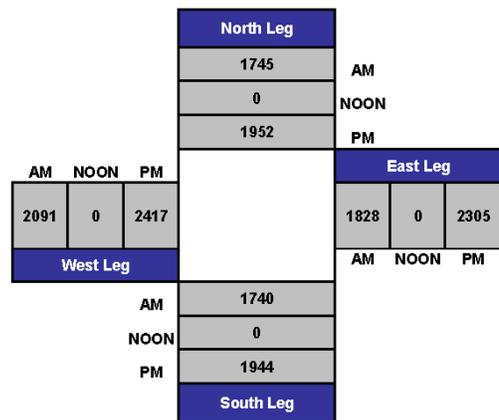
Project #: 15-5074-003  
City: Compton



### Total Ins & Outs



### Total Volume Per Leg



# Intersection Turning Movement

Prepared by:

**National Data & Surveying Services**

Project ID: 15-5074-003

Day: Thursday

City: Compton

Date: 2/12/2015

AM													
NS/EW Streets:	Central Ave			Central Ave			Rosecrans Ave			Rosecrans Ave			
	NORTHBOUND			SOUTHBOUND			EASTBOUND			WESTBOUND			
LANES:	NL 1	NT 3	NR 0	SL 1	ST 2	SR 1	EL 1	ET 3	ER 0	WL 1	WT 2	WR 0	TOTAL
7:00 AM	37	117	11	11	85	27	28	74	36	19	280	30	755
7:15 AM	45	124	12	19	123	30	34	80	34	33	274	36	844
7:30 AM	46	141	8	23	156	49	46	92	43	23	266	38	931
7:45 AM	46	176	20	24	206	63	37	109	54	38	255	37	1065
8:00 AM	53	119	15	28	144	40	19	96	46	35	234	33	862
8:15 AM	43	146	16	20	110	27	38	101	40	30	195	33	799
8:30 AM	39	100	15	31	107	24	26	90	29	36	180	29	706
8:45 AM	38	92	15	22	100	25	21	82	41	31	189	23	679
<b>TOTAL VOLUMES :</b>	NL 347	NT 1015	NR 112	SL 178	ST 1031	SR 285	EL 249	ET 724	ER 323	WL 245	WT 1873	WR 259	TOTAL 6641
<b>APPROACH %'s :</b>	23.54%	68.86%	7.60%	11.91%	69.01%	19.08%	19.21%	55.86%	24.92%	10.31%	78.80%	10.90%	
<b>PEAK HR START TIME :</b>	7:15 AM												TOTAL
<b>PEAK HR VOL :</b>	190	560	55	94	629	182	136	377	177	129	1029	144	3702
<b>PEAK HR FACTOR :</b>	0.832			0.772			0.863			0.949			0.869

UTURNS			
NB	SB	EB	WB
2	1	0	0
4	3	0	0
8	0	0	0
4	1	0	0
6	4	0	0
3	0	0	0
7	3	0	0
4	0	0	1
NB 38	SB 12	EB 0	WB 1

CONTROL : Signalized

# Intersection Turning Movement

Prepared by:

**National Data & Surveying Services**

Project ID: 15-5074-003

Day: Thursday

City: Compton

Date: 2/12/2015

PM

NS/EW Streets:	Central Ave			Central Ave			Rosecrans Ave			Rosecrans Ave			TOTAL
	NORTHBOUND			SOUTHBOUND			EASTBOUND			WESTBOUND			
LANES:	NL 1	NT 3	NR 0	SL 1	ST 2	SR 1	EL 1	ET 3	ER 0	WL 1	WT 2	WR 0	
4:00 PM	36	140	20	40	110	33	44	287	64	30	133	24	961
4:15 PM	42	154	28	27	169	42	50	240	31	32	106	21	942
4:30 PM	30	115	21	56	129	37	41	296	52	24	139	28	968
4:45 PM	46	145	23	64	180	33	52	289	64	29	131	31	1087
5:00 PM	43	157	34	44	166	41	47	307	63	27	137	29	1095
5:15 PM	41	175	19	61	160	32	26	296	51	44	113	37	1055
5:30 PM	39	140	38	50	172	28	44	295	59	29	140	38	1072
5:45 PM	46	159	24	55	134	23	33	296	75	33	157	43	1078
<b>TOTAL VOLUMES :</b>	NL 323	NT 1185	NR 207	SL 397	ST 1220	SR 269	EL 337	ET 2306	ER 459	WL 248	WT 1056	WR 251	TOTAL 8258
<b>APPROACH %'s :</b>	18.83%	69.10%	12.07%	21.05%	64.69%	14.26%	10.86%	74.34%	14.80%	15.95%	67.91%	16.14%	
<b>PEAK HR START TIME :</b>	445 PM												<b>TOTAL</b>
<b>PEAK HR VOL :</b>	169	617	114	219	678	134	169	1187	237	129	521	135	4309
<b>PEAK HR FACTOR :</b>	0.957			0.931			0.955			0.948			0.984

UTURNS			
NB	SB	EB	WB
1	0	0	1
5	0	0	3
2	4	0	0
4	3	0	2
2	2	0	1
4	4	0	2
3	1	0	2
3	4	0	1
NB 24	SB 18	EB 0	WB 12

CONTROL : Signalized

# ITM Peak Hour Summary

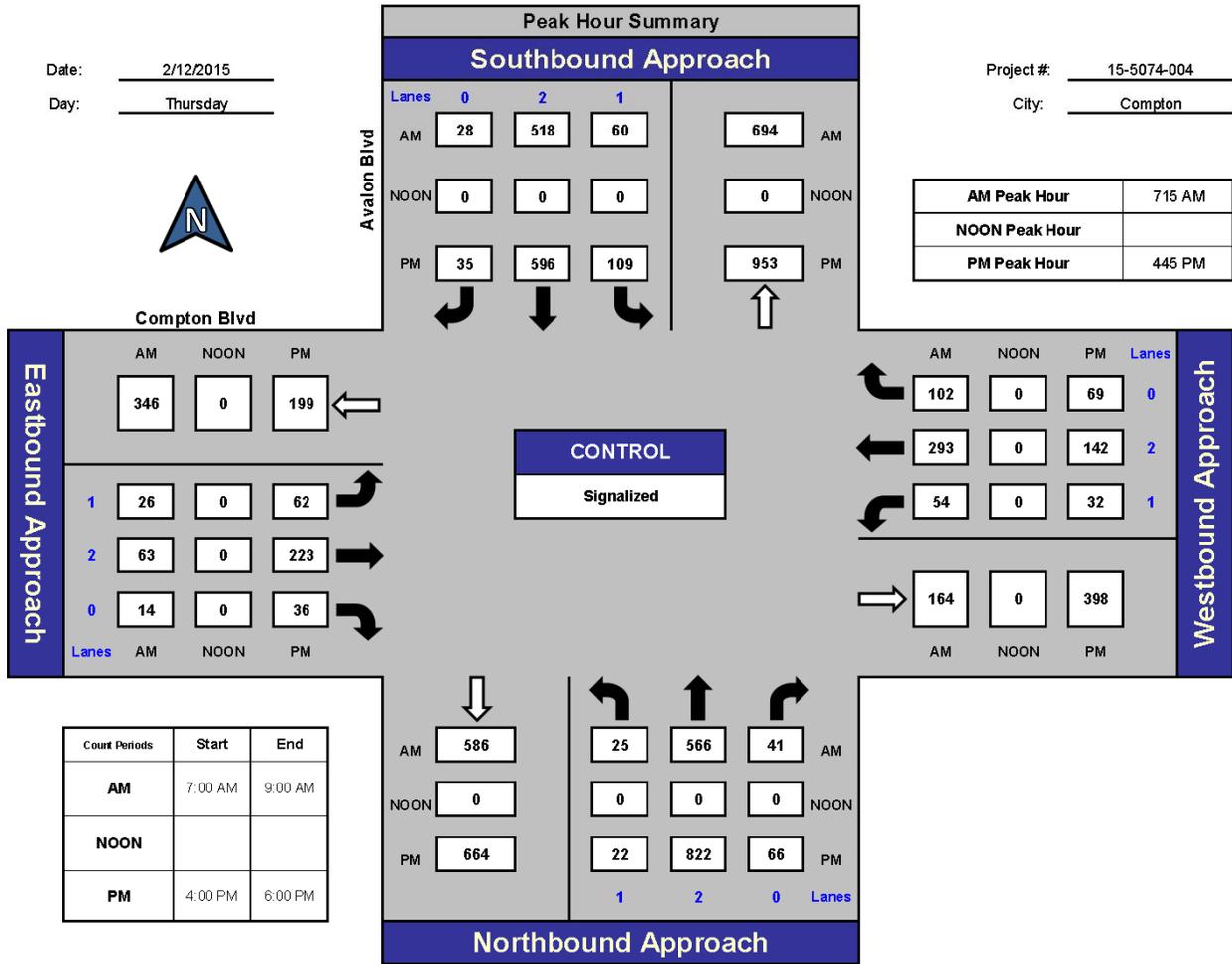


Prepared by:  
National Data & Surveying Services

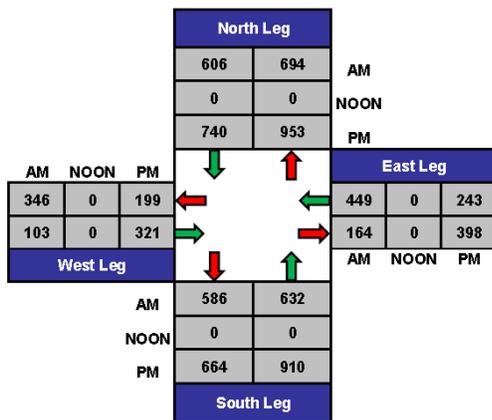
## Avalon Blvd and Compton Blvd, Compton

Date: 2/12/2015  
Day: Thursday

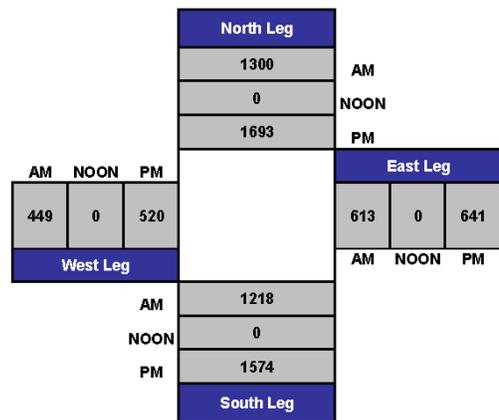
Project #: 15-5074-004  
City: Compton



### Total Ins & Outs



### Total Volume Per Leg



# Intersection Turning Movement

Prepared by:

**National Data & Surveying Services**

Project ID: 15-5074-004

Day: Thursday

City: Compton

Date: 2/12/2015

AM													
NS/EW Streets:	Avalon Blvd			Avalon Blvd			Compton Blvd			Compton Blvd			
	NORTHBOUND			SOUTHBOUND			EASTBOUND			WESTBOUND			
LANES:	NL 1	NT 2	NR 0	SL 1	ST 2	SR 0	EL 1	ET 2	ER 0	WL 1	WT 2	WR 0	TOTAL
7:00 AM	3	105	5	11	109	10	4	8	1	6	61	22	345
7:15 AM	1	143	2	5	102	7	6	9	2	11	75	18	381
7:30 AM	9	133	11	12	137	5	4	17	7	8	64	18	425
7:45 AM	7	121	12	24	140	7	5	21	2	23	78	30	470
8:00 AM	8	169	16	19	139	9	11	16	3	12	76	36	514
8:15 AM	8	104	10	11	111	7	5	19	4	9	56	17	361
8:30 AM	10	126	8	16	99	3	7	12	4	7	44	12	348
8:45 AM	7	110	9	9	78	5	9	12	3	5	34	13	294
<b>TOTAL VOLUMES :</b>	NL 53	NT 1011	NR 73	SL 107	ST 915	SR 53	EL 51	ET 114	ER 26	WL 81	WT 488	WR 166	TOTAL 3138
<b>APPROACH %'s :</b>	4.66%	88.92%	6.42%	9.95%	85.12%	4.93%	26.70%	59.69%	13.61%	11.02%	66.39%	22.59%	
<b>PEAK HR START TIME :</b>	7:15 AM												<b>TOTAL</b>
<b>PEAK HR VOL :</b>	25	566	41	60	518	28	26	63	14	54	293	102	1790
<b>PEAK HR FACTOR :</b>	0.819			0.886			0.858			0.857			0.871

UTURNS			
NB	SB	EB	WB
0	0	0	0
0	0	0	0
2	1	0	0
0	2	0	0
0	0	0	0
0	0	0	0
1	1	0	0
0	0	0	0
3	4	0	0

CONTROL : Signalized

# Intersection Turning Movement

Prepared by:

**National Data & Surveying Services**

Project ID: 15-5074-004

Day: Thursday

City: Compton

Date: 2/12/2015

PM													
NS/EW Streets:	Avalon Blvd			Avalon Blvd			Compton Blvd			Compton Blvd			
	NORTHBOUND			SOUTHBOUND			EASTBOUND			WESTBOUND			
LANES:	NL 1	NT 2	NR 0	SL 1	ST 2	SR 0	EL 1	ET 2	ER 0	WL 1	WT 2	WR 0	TOTAL
4:00 PM	3	187	13	21	131	13	23	49	2	12	32	16	502
4:15 PM	4	179	12	18	109	6	14	55	9	10	32	17	465
4:30 PM	4	176	12	19	147	7	29	55	9	11	34	13	516
4:45 PM	7	206	13	32	158	11	14	56	9	11	29	15	561
5:00 PM	5	194	15	30	149	8	19	71	10	6	35	17	559
5:15 PM	6	180	17	24	155	6	17	48	8	9	41	23	534
5:30 PM	4	242	21	23	134	10	12	48	9	6	37	14	560
5:45 PM	3	172	8	21	139	6	10	56	4	7	30	17	473
<b>TOTAL VOLUMES :</b>	NL 36	NT 1536	NR 111	SL 188	ST 1122	SR 67	EL 138	ET 438	ER 60	WL 72	WT 270	WR 132	TOTAL 4170
<b>APPROACH %'s :</b>	2.14%	91.27%	6.60%	13.65%	81.48%	4.87%	21.70%	68.87%	9.43%	15.19%	56.96%	27.85%	
<b>PEAK HR START TIME :</b>	445 PM												<b>TOTAL</b>
<b>PEAK HR VOL :</b>	22	822	66	109	596	35	62	223	36	32	142	69	2214
<b>PEAK HR FACTOR :</b>	0.852			0.920			0.803			0.832			0.987

UTURNS			
NB	SB	EB	WB
0	2	0	0
0	0	0	1
0	2	0	0
0	2	0	0
0	0	0	0
0	0	0	0
0	1	0	0
0	0	0	0
0	7	0	1

CONTROL : Signalized

# ITM Peak Hour Summary

Prepared by:



National Data & Surveying Services

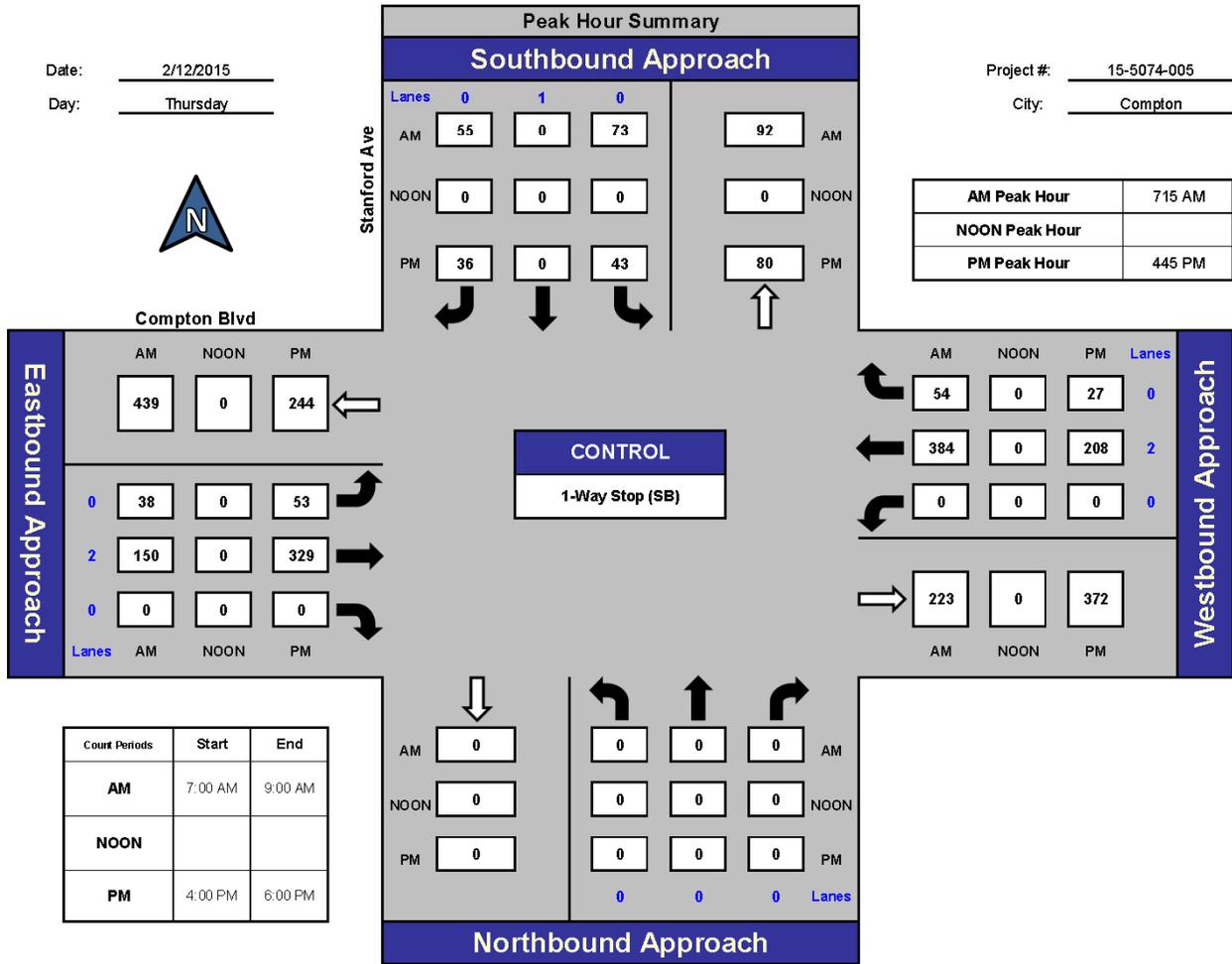
## Stanford Ave and Compton Blvd, Compton

Date: 2/12/2015

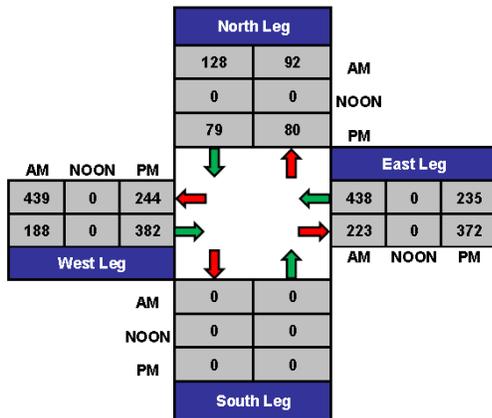
Day: Thursday

Project #: 15-5074-005

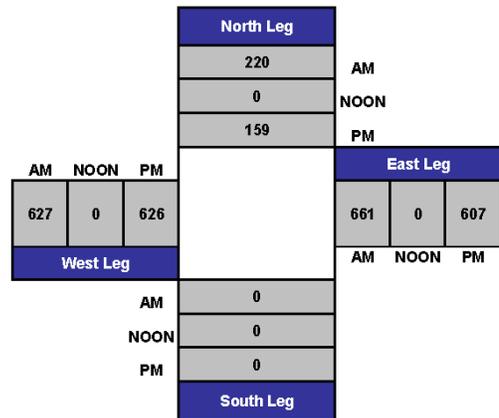
City: Compton



### Total Ins & Outs



### Total Volume Per Leg





# Intersection Turning Movement

Prepared by:

**National Data & Surveying Services**

Project ID: 15-5074-005

Day: Thursday

City: Compton

Date: 2/12/2015

PM

NS/EW Streets:	Stanford Ave			Stanford Ave			Compton Blvd			Compton Blvd			TOTAL
	NORTHBOUND			SOUTHBOUND			EASTBOUND			WESTBOUND			
LANES:	NL	NT	NR	SL	ST	SR	EL	ET	ER	WL	WT	WR	
4:00 PM	0	0	0	6	0	7	14	71	0	0	46	8	152
4:15 PM	0	0	0	12	0	14	15	79	0	0	48	5	173
4:30 PM	0	0	0	7	0	7	11	75	0	0	48	8	156
4:45 PM	0	0	0	10	0	8	12	80	0	0	43	8	161
5:00 PM	0	0	0	13	0	7	14	103	0	0	55	6	198
5:15 PM	0	0	0	12	0	10	12	71	0	0	58	7	170
5:30 PM	0	0	0	8	0	11	15	75	0	0	52	6	167
5:45 PM	0	0	0	9	0	8	10	70	0	0	51	9	157

UTURNS			
NB	SB	EB	WB
0	0	1	0
0	0	0	0
0	0	0	0
0	0	0	0
0	0	0	0
0	0	0	0
0	0	0	0
0	0	0	0

TOTAL VOLUMES :	NL	NT	NR	SL	ST	SR	EL	ET	ER	WL	WT	WR	TOTAL
	0	0	0	77	0	72	103	624	0	0	401	57	1334

NB	SB	EB	WB
0	0	1	0

APPROACH %'s :	#DIV/0!	#DIV/0!	#DIV/0!	51.68%	0.00%	48.32%	14.17%	85.83%	0.00%	0.00%	87.55%	12.45%	
<b>PEAK HR START TIME :</b>	445 PM												<b>TOTAL</b>
<b>PEAK HR VOL :</b>	0	0	0	43	0	36	53	329	0	0	208	27	696
<b>PEAK HR FACTOR :</b>	0.000			0.898			0.816			0.904			0.879

CONTROL : 1-Way Stop (SB)

# ITM Peak Hour Summary

Prepared by:

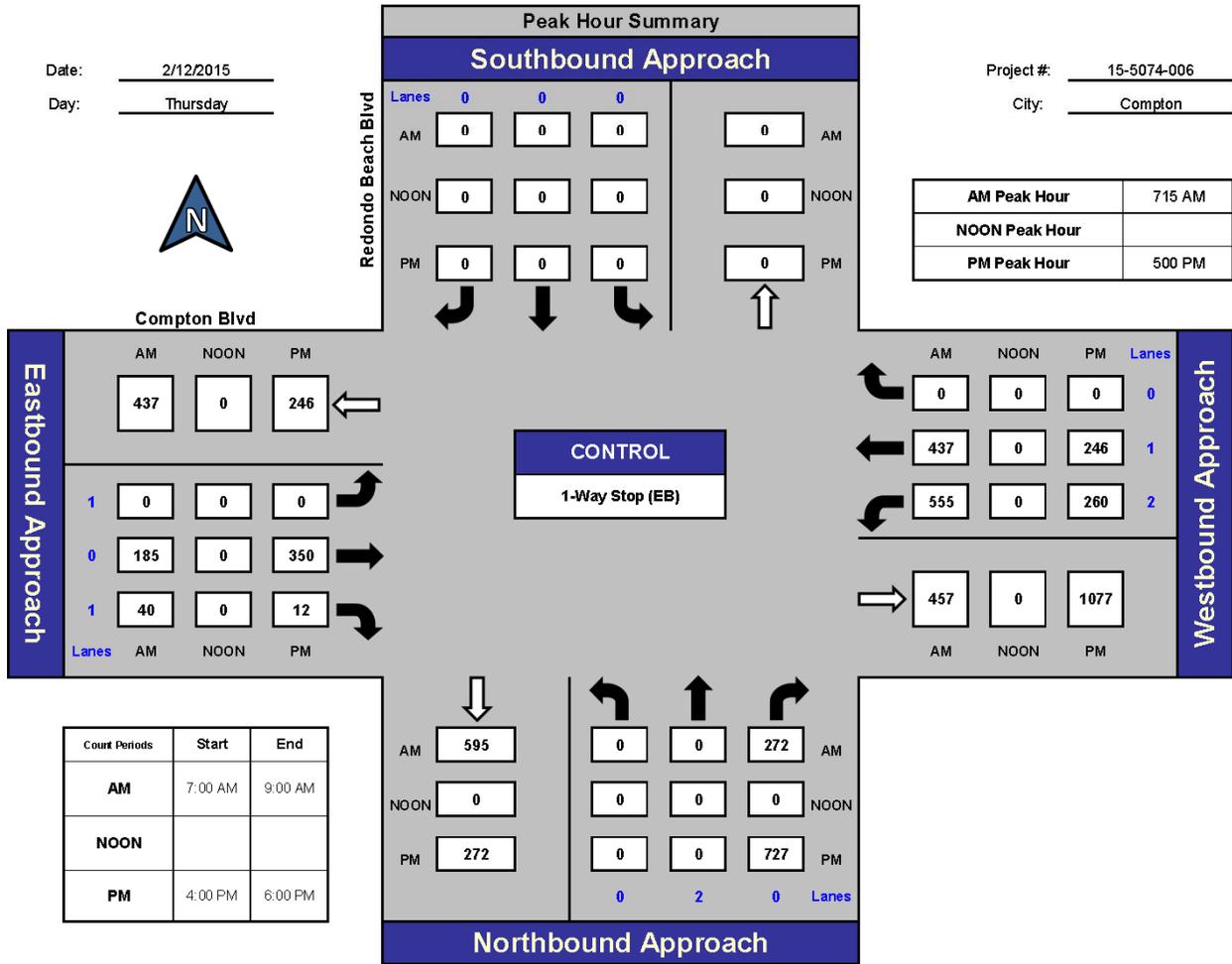


National Data & Surveying Services

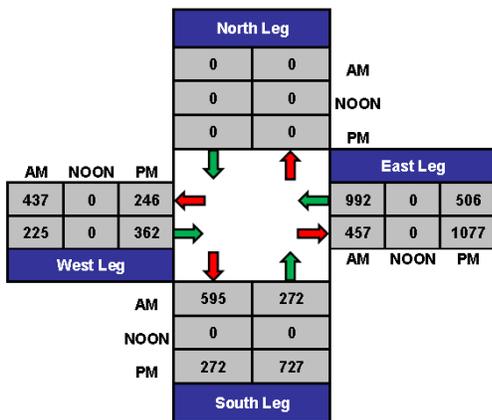
## Redondo Beach Blvd and Compton Blvd, Compton

Date: 2/12/2015  
Day: Thursday

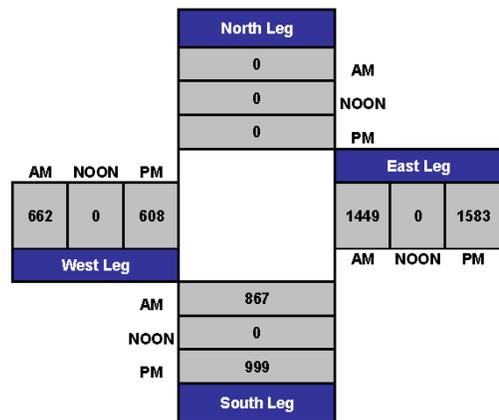
Project #: 15-5074-006  
City: Compton



### Total Ins & Outs



### Total Volume Per Leg



# Intersection Turning Movement

Prepared by:

**National Data & Surveying Services**

Project ID: 15-5074-006

Day: Thursday

City: Compton

Date: 2/12/2015

AM													
NS/EW Streets:	Redondo Beach Blvd			Redondo Beach Blvd			Compton Blvd			Compton Blvd			
	NORTHBOUND			SOUTHBOUND			EASTBOUND			WESTBOUND			
LANES:	NL	NT	NR	SL	ST	SR	EL	ET	ER	WL	WT	WR	TOTAL
7:00 AM	0	0	34	0	0	0	0	17	2	117	87	0	257
7:15 AM	0	0	42	0	0	0	0	28	7	129	98	0	304
7:30 AM	0	0	61	0	0	0	0	42	4	154	85	0	346
7:45 AM	0	0	86	0	0	0	0	60	17	154	125	0	442
8:00 AM	0	0	83	0	0	0	0	55	12	118	129	0	397
8:15 AM	0	0	60	0	0	0	0	36	3	112	77	0	288
8:30 AM	0	0	50	0	0	0	0	27	2	87	60	0	226
8:45 AM	0	0	51	0	0	0	0	24	1	71	55	0	202
<b>TOTAL VOLUMES :</b>	NL	NT	NR	SL	ST	SR	EL	ET	ER	WL	WT	WR	TOTAL
<b>APPROACH %'s :</b>	0.00%	0.00%	100.00%	#DIV/0!	#DIV/0!	#DIV/0!	0.00%	85.76%	14.24%	56.82%	43.18%	0.00%	2462
<b>PEAK HR START TIME :</b>	7:15 AM												<b>TOTAL</b>
<b>PEAK HR VOL :</b>	0	0	272	0	0	0	0	185	40	555	437	0	1489
<b>PEAK HR FACTOR :</b>	0.791			0.000			0.731			0.889			0.842

UTURNS			
NB	SB	EB	WB
0	0	0	0

NB	SB	EB	WB
0	0	0	0

CONTROL : 1-Way Stop (EB)

# Intersection Turning Movement

Prepared by:

**National Data & Surveying Services**

Project ID: 15-5074-006

Day: Thursday

City: Compton

Date: 2/12/2015

PM

NS/EW Streets:	Redondo Beach Blvd		Redondo Beach Blvd			Compton Blvd			Compton Blvd			TOTAL	
	NORTHBOUND			SOUTHBOUND			EASTBOUND			WESTBOUND			
LANES:	NL	NT	NR	SL	ST	SR	EL	ET	ER	WL	WT	WR	
4:00 PM	0	0	141	0	0	0	0	74	2	59	54	0	330
4:15 PM	0	0	134	0	0	0	0	85	8	58	53	0	338
4:30 PM	0	0	163	0	0	0	0	74	4	48	57	0	346
4:45 PM	0	0	166	0	0	0	0	87	5	54	50	0	362
5:00 PM	0	0	209	0	0	0	0	112	4	48	62	0	435
5:15 PM	0	0	198	0	0	0	0	80	3	75	64	0	420
5:30 PM	0	0	161	0	0	0	0	79	3	72	58	0	373
5:45 PM	0	0	159	0	0	0	0	79	2	65	62	0	367
<b>TOTAL VOLUMES :</b>	NL	NT	NR	SL	ST	SR	EL	ET	ER	WL	WT	WR	TOTAL
<b>APPROACH %'s :</b>	0.00%	0.00%	100.00%	#DIV/0!	#DIV/0!	#DIV/0!	0.00%	95.58%	4.42%	51.01%	48.99%	0.00%	2971
<b>PEAK HR START TIME :</b>	500 PM												<b>TOTAL</b>
<b>PEAK HR VOL :</b>	0	0	727	0	0	0	0	350	12	260	246	0	1595
<b>PEAK HR FACTOR :</b>	0.870			0.000			0.780			0.910			0.917

CONTROL : 1-Way Stop (EB)

UTURNS			
NB	SB	EB	WB

NB	SB	EB	WB
0	0	0	0

# ITM Peak Hour Summary

Prepared by:

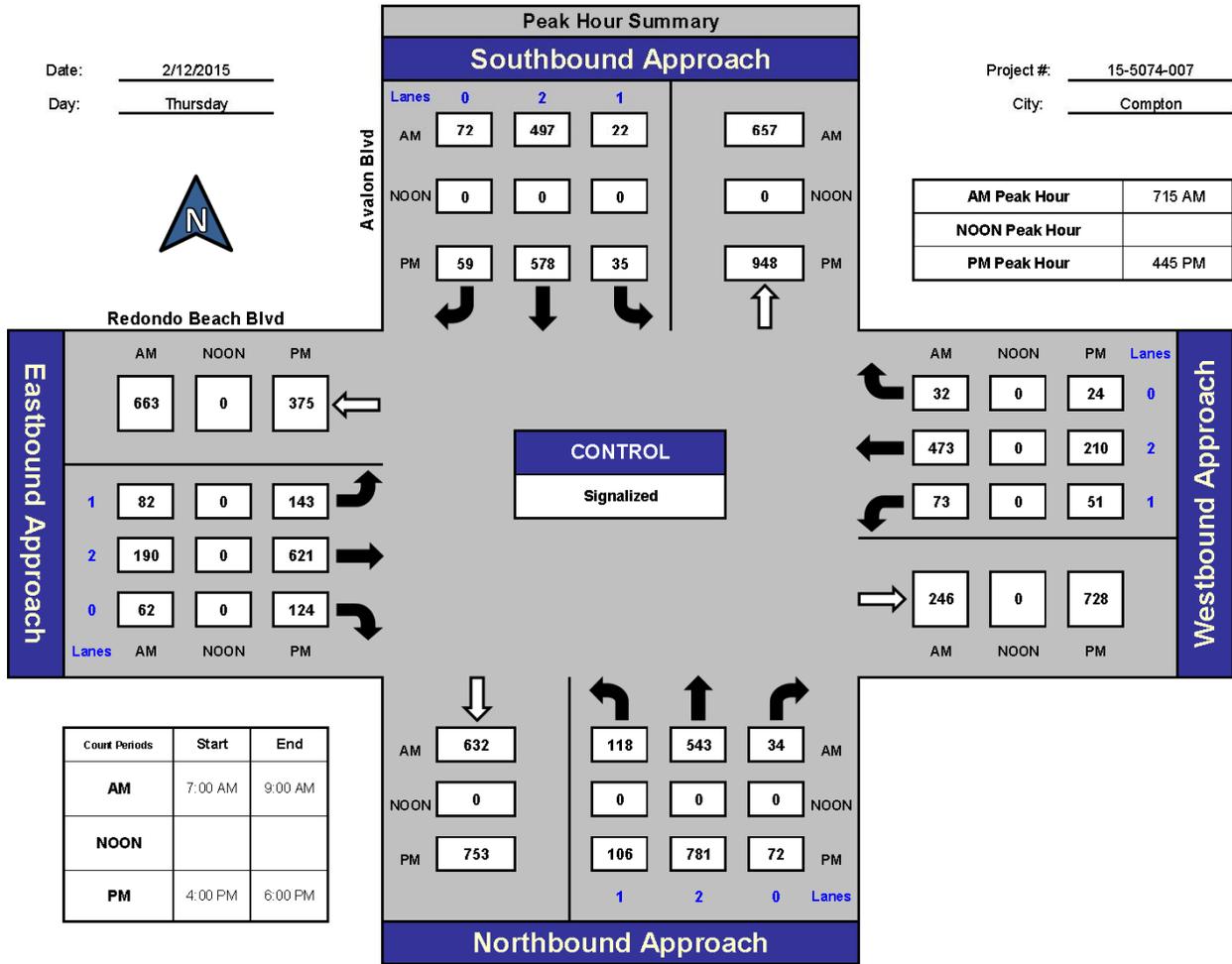


National Data & Surveying Services

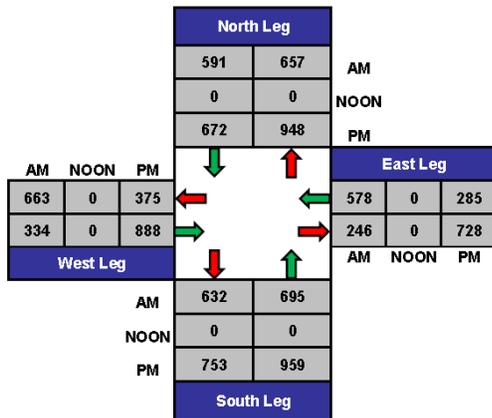
## Avalon Blvd and Redondo Beach Blvd, Compton

Date: 2/12/2015  
Day: Thursday

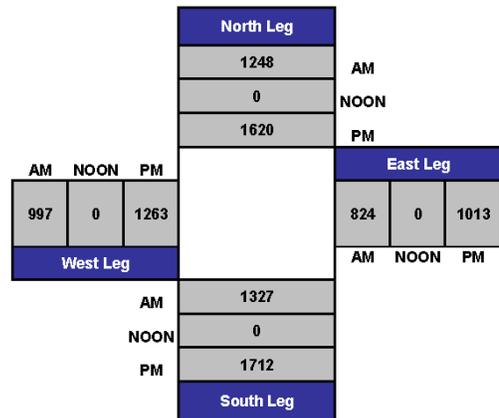
Project #: 15-5074-007  
City: Compton



### Total Ins & Outs



### Total Volume Per Leg



# Intersection Turning Movement

Prepared by:

**National Data & Surveying Services**

Project ID: 15-5074-007

Day: Thursday

City: Compton

Date: 2/12/2015

AM													
NS/EW Streets:	Avalon Blvd			Avalon Blvd			Redondo Beach Blvd			Redondo Beach Blvd			
	NORTHBOUND			SOUTHBOUND			EASTBOUND			WESTBOUND			
LANES:	NL 1	NT 2	NR 0	SL 1	ST 2	SR 0	EL 1	ET 2	ER 0	WL 1	WT 2	WR 0	TOTAL
7:00 AM	26	107	4	5	78	15	12	25	12	16	105	1	406
7:15 AM	31	134	5	9	99	13	14	34	16	9	123	4	491
7:30 AM	32	124	6	5	130	17	16	43	12	24	136	8	553
7:45 AM	28	111	6	4	136	22	26	56	21	20	110	8	548
8:00 AM	27	174	17	4	132	20	26	57	13	20	104	12	606
8:15 AM	34	99	9	3	95	21	24	38	20	19	98	12	472
8:30 AM	22	123	4	5	91	19	13	36	20	21	82	15	451
8:45 AM	29	99	2	3	64	14	24	52	22	15	59	5	388
<b>TOTAL VOLUMES :</b>	NL 229	NT 971	NR 53	SL 38	ST 825	SR 141	EL 155	ET 341	ER 136	WL 144	WT 817	WR 65	TOTAL 3915
<b>APPROACH %'s :</b>	18.28%	77.49%	4.23%	3.78%	82.17%	14.04%	24.53%	53.96%	21.52%	14.04%	79.63%	6.34%	
<b>PEAK HR START TIME :</b>	7:15 AM												<b>TOTAL</b>
<b>PEAK HR VOL :</b>	118	543	34	22	497	72	82	190	62	73	473	32	2198
<b>PEAK HR FACTOR :</b>	0.797			0.912			0.811			0.860			0.907

UTURNS			
NB	SB	EB	WB
0	3	0	0
0	4	0	0
0	2	0	0
0	1	1	0
0	2	0	0
0	1	0	0
1	3	0	0
0	3	0	0
NB 1	SB 19	EB 1	WB 0

CONTROL : Signalized

# Intersection Turning Movement

Prepared by:

National Data & Surveying Services

Project ID: 15-5074-007

Day: Thursday

City: Compton

Date: 2/12/2015

PM

NS/EW Streets:	Avalon Blvd		Avalon Blvd			Redondo Beach Blvd			Redondo Beach Blvd			TOTAL	
	NORTHBOUND			SOUTHBOUND			EASTBOUND			WESTBOUND			
LANES:	NL 1	NT 2	NR 0	SL 1	ST 2	SR 0	EL 1	ET 2	ER 0	WL 1	WT 2	WR 0	
4:00 PM	29	167	19	11	118	18	30	102	22	15	42	6	579
4:15 PM	14	160	13	3	108	12	39	122	27	14	46	4	562
4:30 PM	26	164	11	5	135	22	42	154	31	9	40	5	644
4:45 PM	24	181	17	12	148	17	36	139	40	13	43	6	676
5:00 PM	24	211	29	7	144	16	33	181	22	17	38	4	726
5:15 PM	33	168	15	8	154	14	33	164	34	9	63	10	705
5:30 PM	25	221	11	8	132	12	41	137	28	12	66	4	697
5:45 PM	20	124	5	7	114	9	37	127	31	14	39	17	544
<b>TOTAL VOLUMES :</b>	NL 195	NT 1396	NR 120	SL 61	ST 1053	SR 120	EL 291	ET 1126	ER 235	WL 103	WT 377	WR 56	TOTAL 5133
<b>APPROACH %'s :</b>	11.40%	81.59%	7.01%	4.94%	85.33%	9.72%	17.62%	68.16%	14.23%	19.22%	70.34%	10.45%	
<b>PEAK HR START TIME :</b>	445 PM												<b>TOTAL</b>
<b>PEAK HR VOL :</b>	106	781	72	35	578	59	143	621	124	51	210	24	2804
<b>PEAK HR FACTOR :</b>	0.908			0.949			0.941			0.869			0.966

UTURNS			
NB	SB	EB	WB
3	2	1	0
0	1	0	0
0	1	0	0
1	4	0	0
0	3	0	0
0	2	0	0
0	2	1	0
0	2	0	0
NB 4	SB 17	EB 2	WB 0

CONTROL : Signalized

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## APPENDIX C

### Analysis Methodologies

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#### ICU METHODOLOGY FOR SIGNALIZED INTERSECTIONS

For analysis of Level of Service (LOS) at signalized intersections, the Intersection Capacity Utilization (ICU) methodology was utilized in this study. The concept of roadway level of service under the ICU methodology is calculated as the volume of vehicles that pass through the facility divided by the capacity of that facility. A facility is “at capacity” (v/c of 1.00 or greater) when extreme congestion occurs. This volume/capacity ratio value is based upon volumes by lane, signal phasing, and approach lane configuration. For this analysis, a lane capacity of 1,600 vehicles per hour per lane for all through lanes and turn lanes, a lane capacity of 2,880 vehicles per hour per lane for dual turn lanes and a total loss time of 10% were used.

Level of service (LOS) values range from LOS A to LOS F. LOS A indicates excellent operating conditions with little delay to motorists, whereas LOS F represents congested conditions with excessive vehicle delay. LOS E is typically defined as the operating “capacity” of a roadway.

#### HCM METHODOLOGY FOR UNSIGNALIZED INTERSECTIONS

For the stop-controlled study intersection, LOS values were calculated using the unsignalized intersection analysis methodology defined by the *Highway Capacity Manual (HCM)*. For this methodology, conditions are based upon intersection delay, defined as the worst-case approach delay experienced by users of the intersection who must stop or yield to free-flow through traffic. This method uses a “gap acceptance” technique to predict driver delay. This methodology is applicable to unsignalized and partially-controlled intersections on major streets where there is potential for crossing difficulty from the minor approaches due to heavy traffic volumes on the major approaches.

Table I defines the level of service criteria applied to the study intersections.

**Table - Level-of-Service Definitions**

<b>LOS</b>	<b>Definition</b>	<b>Signalized Intersection Volume/Capacity Ratio (ICU)</b>	<b>Stop-Controlled Intersection Average Stop Delay Per Vehicle (Sec/Veh) (HCM)</b>
A	Excellent operation. All approaches to the intersection appear quite open, turning movements are easily made, and nearly all drivers find freedom of operation.	0.000 - 0.600	≤10
B	Very good operation. Many drivers begin to feel somewhat restricted within platoons of vehicles. This represents stable flow. An approach to an intersection may occasionally be fully utilized and traffic queues start to form.	0.601 - 0.700	>10 - 15
C	Good operation. Occasionally backups may develop behind turning vehicles. Most drivers feel somewhat restricted.	0.701 - 0.800	>15 - 25
D	Fair operation. There are no long-standing traffic queues. This level is typically associated with design practice for peak periods.	0.801 - 0.900	>25 - 35
E	Poor operation. Some long standing vehicular queues develop on critical approaches.	0.901 - 1.000	>35 - 50
F	Forced flow. Represents jammed conditions. Backups from locations downstream or on the cross street may restrict or prevent movements of vehicles out of the intersection approach lanes; therefore, volumes carried are not predictable. Potential for stop and go type traffic flow.	Greater than 1.000	>50
Source: Highway Capacity Manual, Special Report 209, Transportation Research Board, Washington D.C., 2000 and Interim Materials on Highway Capacity, NCHRP Circular 212, 1982			

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**APPENDIX D**  
**Intersection Level of Service Worksheets**  
**Existing Conditions**

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14803 Stanford Apartment Project  
Existing Conditions  
AM Peak Hour

Level Of Service Computation Report

ICU 1(Loss as Cycle Length %) Method (Base Volume Alternative)

Intersection #1 Avalon Blvd & Rosecrans Ave

Cycle (sec): 100 Critical Vol./Cap. (X): 0.643  
Loss Time (sec): 10 Average Delay (sec/veh): xxxxxx  
Optimal Cycle: 44 Level Of Service: B

Table with columns: Street Name, Approach, Movement, Control, Rights, Min. Green, Y+R, Lanes. Rows for Avalon Blvd and Rosecrans Ave.

Table with columns: Volume Module, Base Vol, Growth Adj, Initial Bse, User Adj, PHF Adj, PHF Volume, Reduct Vol, Reduced Vol, PCE Adj, MLF Adj, Final Volume.

Table with columns: Sat/Lane, Adjustment, Lanes, Final Sat. for Saturation Flow Module.

Table with columns: Vol/Sat, Crit Moves for Capacity Analysis Module.

14803 Stanford Apartment Project  
Existing Conditions  
AM Peak Hour

Level Of Service Computation Report

ICU 1(Loss as Cycle Length %) Method (Base Volume Alternative)

Intersection #2 Stanford Ave & Rosecrans Ave

Cycle (sec): 100 Critical Vol./Cap. (X): 0.489  
Loss Time (sec): 10 Average Delay (sec/veh): xxxxxx  
Optimal Cycle: 33 Level Of Service: A

Table with columns: Street Name, Approach, Movement, Control, Rights, Min. Green, Y+R, Lanes. Rows for Stanford Ave and Rosecrans Ave.

Table with columns: Volume Module, Base Vol, Growth Adj, Initial Bse, User Adj, PHF Adj, PHF Volume, Reduct Vol, Reduced Vol, PCE Adj, MLF Adj, Final Volume.

Table with columns: Sat/Lane, Adjustment, Lanes, Final Sat. for Saturation Flow Module.

Table with columns: Vol/Sat, Crit Moves for Capacity Analysis Module.

14803 Stanford Apartment Project  
Existing Conditions  
AM Peak Hour

Level Of Service Computation Report

ICU 1(Loss as Cycle Length %) Method (Base Volume Alternative)

Intersection #3 Central Ave & Rosecrans Ave

Cycle (sec): 100 Critical Vol./Cap. (X): 0.867  
Loss Time (sec): 10 Average Delay (sec/veh): xxxxxx  
Optimal Cycle: 86 Level Of Service: D

Table with columns for Street Name (Central Ave, Rosecrans Ave), Approach (North Bound, South Bound, East Bound, West Bound), Movement (L, T, R), Control (Protected, Permitted), Rights (Include), and traffic volume data (Min. Green, Y+R, Lanes).

Volume Module table showing Base Vol, Growth Adj, Initial Bse, User Adj, PHF Adj, PHF Volume, Reduct Vol, Reduced Vol, PCE Adj, MLF Adj, and Final Volume for each approach.

Saturation Flow Module table showing Sat/Lane, Adjustment, Lanes, and Final Sat. for each approach.

Capacity Analysis Module table showing Vol/Sat and Crit Moves for each approach.

14803 Stanford Apartment Project  
Existing Conditions  
AM Peak Hour

Level Of Service Computation Report

ICU 1(Loss as Cycle Length %) Method (Base Volume Alternative)

Intersection #4 Avalon Blvd & Compton Blvd

Cycle (sec): 100 Critical Vol./Cap. (X): 0.467  
Loss Time (sec): 10 Average Delay (sec/veh): xxxxxx  
Optimal Cycle: 32 Level Of Service: A

Table with columns for Street Name (Avalon Blvd, Compton Blvd), Approach (North Bound, South Bound, East Bound, West Bound), Movement (L, T, R), Control (Permitted), Rights (Include), and traffic volume data (Min. Green, Y+R, Lanes).

Volume Module table showing Base Vol, Growth Adj, Initial Bse, User Adj, PHF Adj, PHF Volume, Reduct Vol, Reduced Vol, PCE Adj, MLF Adj, and Final Volume for each approach.

Saturation Flow Module table showing Sat/Lane, Adjustment, Lanes, and Final Sat. for each approach.

Capacity Analysis Module table showing Vol/Sat and Crit Moves for each approach.

14803 Stanford Apartment Project  
Existing Conditions  
AM Peak Hour

Level Of Service Computation Report

ICU 1(Loss as Cycle Length %) Method (Base Volume Alternative)

Intersection #5 Stanford Ave & Compton Blvd

Cycle (sec): 100 Critical Vol./Cap.(X): 0.341  
Loss Time (sec): 10 Average Delay (sec/veh): xxxxxx  
Optimal Cycle: 26 Level Of Service: A

Table with columns for Street Name (Stanford Ave, Compton Blvd), Approach (North Bound, South Bound, East Bound, West Bound), Movement (L, T, R), Control (Permitted, Include), Rights, Min. Green, Y+R, and Lanes.

Table for Volume Module showing Base Vol, Growth Adj, Initial Bse, User Adj, PHF Adj, PHF Volume, Reduct Vol, Reduced Vol, PCE Adj, MLF Adj, and Final Volume for various movements.

Table for Saturation Flow Module showing Sat/Lane, Adjustment, Lanes, and Final Sat. for various movements.

Table for Capacity Analysis Module showing Vol/Sat and Crit Moves for various movements.

14803 Stanford Apartment Project  
Existing Conditions  
AM Peak Hour

Level Of Service Computation Report

ICU 1(Loss as Cycle Length %) Method (Base Volume Alternative)

Intersection #6 Compton Blvd & Redondo Beach Blvd

Cycle (sec): 100 Critical Vol./Cap.(X): 0.389  
Loss Time (sec): 10 Average Delay (sec/veh): xxxxxx  
Optimal Cycle: 28 Level Of Service: A

Table with columns for Street Name (Compton Blvd, Redondo Beach Blvd), Approach (North Bound, South Bound, East Bound, West Bound), Movement (L, T, R), Control (Permitted, Include), Rights, Min. Green, Y+R, and Lanes.

Table for Volume Module showing Base Vol, Growth Adj, Initial Bse, User Adj, PHF Adj, PHF Volume, Reduct Vol, Reduced Vol, PCE Adj, MLF Adj, and Final Volume for various movements.

Table for Saturation Flow Module showing Sat/Lane, Adjustment, Lanes, and Final Sat. for various movements.

Table for Capacity Analysis Module showing Vol/Sat and Crit Moves for various movements.

14803 Stanford Apartment Project
Existing Conditions
AM Peak Hour

Level Of Service Computation Report
2000 HCM Unsignalized Method (Base Volume Alternative)

Intersection #5 Stanford Ave & Compton Blvd

Average Delay (sec/veh): 2.7 Worst Case Level Of Service: B[ 13.5]

Table with columns for Street Name, Approach, Movement, Control, Rights, Lanes, Stop Sign, and Uncontrolled. Rows include Stanford Ave and Compton Blvd details.

Volume Module table with columns for Base Vol, Growth Adj, Initial Bse, User Adj, PHF Adj, PHF Volume, Reduct Vol, Final Volume across various movements.

Critical Gap Module table with columns for Critical Gp, FollowUpTim, and various delay values.

Capacity Module table with columns for Cnflct Vol, Potent Cap., Move Cap., Volume/Cap. across different approaches.

Level Of Service Module table with columns for 2Way95thQ, Control Del, LOS by Move, Movement, Shared Cap., Shared Queue, Shrd ConDel, Shared LOS, ApproachDel, ApproachLOS.

Note: Queue reported is the number of cars per lane.

14803 Stanford Apartment Project
Existing Conditions
AM Peak Hour

Level Of Service Computation Report
2000 HCM Unsignalized Method (Base Volume Alternative)

Intersection #6 Compton Blvd & Redondo Beach Blvd

Average Delay (sec/veh): 3.2 Worst Case Level Of Service: C[ 15.1]

Table with columns for Street Name, Approach, Movement, Control, Rights, Lanes, Stop Sign, and Uncontrolled. Rows include Compton Blvd and Redondo Beach Blvd details.

Volume Module table with columns for Base Vol, Growth Adj, Initial Bse, User Adj, PHF Adj, PHF Volume, Reduct Vol, Final Volume across various movements.

Critical Gap Module table with columns for Critical Gp, FollowUpTim, and various delay values.

Capacity Module table with columns for Cnflct Vol, Potent Cap., Move Cap., Volume/Cap. across different approaches.

Level Of Service Module table with columns for 2Way95thQ, Control Del, LOS by Move, Movement, Shared Cap., Shared Queue, Shrd ConDel, Shared LOS, ApproachDel, ApproachLOS.

Note: Queue reported is the number of cars per lane.

14803 Stanford Apartment Project  
Existing Conditions  
AM Peak Hour

Level Of Service Computation Report

ICU 1(Loss as Cycle Length %) Method (Base Volume Alternative)

\*\*\*\*\*  
Intersection #7 Avalon Blvd & Redondo Beach Blvd  
\*\*\*\*\*

Cycle (sec): 100 Critical Vol./Cap. (X): 0.561  
Loss Time (sec): 10 Average Delay (sec/veh): xxxxxx  
Optimal Cycle: 37 Level Of Service: A  
\*\*\*\*\*

Street Name:	Avalon Blvd			Redondo Beach Blvd								
Approach:	North Bound		South Bound	East Bound		West Bound						
Movement:	L	T	R	L	T	R	L	T	R	L	T	R
Control:	Permitted			Permitted			Permitted			Permitted		
Rights:	Include			Include			Include			Include		
Min. Green:	0	0	0	0	0	0	0	0	0	0	0	0
Y+R:	4.0	4.0	4.0	4.0	4.0	4.0	4.0	4.0	4.0	4.0	4.0	4.0
Lanes:	1	0	1	1	0	1	1	0	1	1	0	1

Volume Module:

Base Vol:	118	543	34	22	497	72	82	190	62	73	473	32
Growth Adj:	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Initial Bse:	118	543	34	22	497	72	82	190	62	73	473	32
User Adj:	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
PHF Adj:	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
PHF Volume:	118	543	34	22	497	72	82	190	62	73	473	32
Reduct Vol:	0	0	0	0	0	0	0	0	0	0	0	0
Reduced Vol:	118	543	34	22	497	72	82	190	62	73	473	32
PCE Adj:	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
MLF Adj:	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
FinalVolume:	118	543	34	22	497	72	82	190	62	73	473	32

Saturation Flow Module:

Sat/Lane:	1600	1600	1600	1600	1600	1600	1600	1600	1600	1600	1600	1600
Adjustment:	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Lanes:	1.00	1.88	0.12	1.00	1.75	0.25	1.00	1.51	0.49	1.00	1.87	0.13
Final Sat.:	1600	3011	189	1600	2795	405	1600	2413	787	1600	2997	203

Capacity Analysis Module:

Vol/Sat:	0.07	0.18	0.18	0.01	0.18	0.18	0.05	0.08	0.08	0.05	0.16	0.16
Crit Moves:	****			****			****			****		

\*\*\*\*\*

14803 Stanford Apartment Project
Existing Conditions
PM Peak Hour

Level Of Service Computation Report

ICU 1(Loss as Cycle Length %) Method (Base Volume Alternative)

Intersection #1 Avalon Blvd & Rosecrans Ave

Cycle (sec): 100 Critical Vol./Cap. (X): 0.829
Loss Time (sec): 10 Average Delay (sec/veh): xxxxxx
Optimal Cycle: 74 Level Of Service: D

Table with columns for Street Name (Avalon Blvd, Rosecrans Ave), Approach (North Bound, South Bound, East Bound, West Bound), Movement (L, T, R), Control (Prot+Permit), Rights (Include), and traffic volume data (Min. Green, Y+R, Lanes).

Volume Module table showing Base Vol, Growth Adj, Initial Bse, User Adj, PHF Adj, PHF Volume, Reduct Vol, Reduced Vol, PCE Adj, MLF Adj, and Final Volume for each approach.

Saturation Flow Module table showing Sat/Lane, Adjustment, Lanes, and Final Sat. for each approach.

Capacity Analysis Module table showing Vol/Sat and Crit Moves for each approach.

14803 Stanford Apartment Project
Existing Conditions
PM Peak Hour

Level Of Service Computation Report

ICU 1(Loss as Cycle Length %) Method (Base Volume Alternative)

Intersection #2 Stanford Ave & Rosecrans Ave

Cycle (sec): 100 Critical Vol./Cap. (X): 0.544
Loss Time (sec): 10 Average Delay (sec/veh): xxxxxx
Optimal Cycle: 36 Level Of Service: A

Table with columns for Street Name (Stanford Ave, Rosecrans Ave), Approach (North Bound, South Bound, East Bound, West Bound), Movement (L, T, R), Control (Permitted), Rights (Include), and traffic volume data (Min. Green, Y+R, Lanes).

Volume Module table showing Base Vol, Growth Adj, Initial Bse, User Adj, PHF Adj, PHF Volume, Reduct Vol, Reduced Vol, PCE Adj, MLF Adj, and Final Volume for each approach.

Saturation Flow Module table showing Sat/Lane, Adjustment, Lanes, and Final Sat. for each approach.

Capacity Analysis Module table showing Vol/Sat and Crit Moves for each approach.

14803 Stanford Apartment Project
Existing Conditions
PM Peak Hour

Level Of Service Computation Report

ICU 1(Loss as Cycle Length %) Method (Base Volume Alternative)

Intersection #3 Central Ave & Rosecrans Ave

Cycle (sec): 100 Critical Vol./Cap.(X): 0.807
Loss Time (sec): 10 Average Delay (sec/veh): xxxxxx
Optimal Cycle: 68 Level Of Service: D

Table with columns for Street Name, Approach, Movement, Control, Rights, Min. Green, Y+R, Lanes. Rows for Central Ave (North/South Bound) and Rosecrans Ave (East/West Bound).

Volume Module table with columns for Base Vol, Growth Adj, Initial Bse, User Adj, PHF Adj, PHF Volume, Reduct Vol, Reduced Vol, PCE Adj, MLF Adj, Final Volume.

Saturation Flow Module table with columns for Sat/Lane, Adjustment, Lanes, Final Sat.

Capacity Analysis Module table with columns for Vol/Sat, Crit Moves.

14803 Stanford Apartment Project
Existing Conditions
PM Peak Hour

Level Of Service Computation Report

ICU 1(Loss as Cycle Length %) Method (Base Volume Alternative)

Intersection #4 Avalon Blvd & Compton Blvd

Cycle (sec): 100 Critical Vol./Cap.(X): 0.550
Loss Time (sec): 10 Average Delay (sec/veh): xxxxxx
Optimal Cycle: 36 Level Of Service: A

Table with columns for Street Name, Approach, Movement, Control, Rights, Min. Green, Y+R, Lanes. Rows for Avalon Blvd (North/South Bound) and Compton Blvd (East/West Bound).

Volume Module table with columns for Base Vol, Growth Adj, Initial Bse, User Adj, PHF Adj, PHF Volume, Reduct Vol, Reduced Vol, PCE Adj, MLF Adj, Final Volume.

Saturation Flow Module table with columns for Sat/Lane, Adjustment, Lanes, Final Sat.

Capacity Analysis Module table with columns for Vol/Sat, Crit Moves.

14803 Stanford Apartment Project  
Existing Conditions  
PM Peak Hour

Level Of Service Computation Report

ICU 1(Loss as Cycle Length %) Method (Base Volume Alternative)

Intersection #5 Stanford Ave & Compton Blvd

Cycle (sec): 100 Critical Vol./Cap.(X): 0.269  
Loss Time (sec): 10 Average Delay (sec/veh): xxxxxx  
Optimal Cycle: 24 Level Of Service: A

Street Name:	Stanford Ave						Compton Blvd							
	North Bound		South Bound		East Bound		West Bound		North Bound		South Bound			
Approach:	L	T	R	L	T	R	L	T	R	L	T	R		
Control:	Permitted		Permitted		Permitted		Permitted		Permitted		Permitted			
Rights:	Include		Include		Include		Include		Include		Ignore			
Min. Green:	0	0	0	0	0	0	0	0	0	0	0	0		
Y+R:	4.0	4.0	4.0	4.0	4.0	4.0	4.0	4.0	4.0	4.0	4.0	4.0		
Lanes:	0	0	0	0	0	1	0	1	0	0	0	1	1	0

Volume Module:

Base Vol:	0	0	0	43	0	36	53	329	0	0	208	27
Growth Adj:	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Initial Bse:	0	0	0	43	0	36	53	329	0	0	208	27
User Adj:	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
PHF Adj:	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
PHF Volume:	0	0	0	43	0	36	53	329	0	0	208	27
Reduct Vol:	0	0	0	0	0	0	0	0	0	0	0	0
Reduced Vol:	0	0	0	43	0	36	53	329	0	0	208	27
PCE Adj:	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
MLF Adj:	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
FinalVolume:	0	0	0	43	0	36	53	329	0	0	208	27

Saturation Flow Module:

Sat/Lane:	1600	1600	1600	1600	1600	1600	1600	1600	1600	1600	1600	1600
Adjustment:	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Lanes:	0.00	0.00	0.00	0.54	0.00	0.46	0.28	1.72	0.00	0.00	1.77	0.23
Final Sat.:	0	0	0	871	0	729	444	2756	0	0	2832	368

Capacity Analysis Module:

Vol/Sat:	0.00	0.00	0.00	0.03	0.00	0.05	0.03	0.12	0.00	0.00	0.07	0.07
Crit Moves:				****			****			****		

14803 Stanford Apartment Project  
Existing Conditions  
PM Peak Hour

Level Of Service Computation Report

ICU 1(Loss as Cycle Length %) Method (Base Volume Alternative)

Intersection #6 Compton Blvd & Redondo Beach Blvd

Cycle (sec): 100 Critical Vol./Cap.(X): 0.546  
Loss Time (sec): 10 Average Delay (sec/veh): xxxxxx  
Optimal Cycle: 36 Level Of Service: A

Street Name:	Compton Blvd						Redondo Beach Blvd						
	North Bound		South Bound		East Bound		West Bound		North Bound		South Bound		
Approach:	L	T	R	L	T	R	L	T	R	L	T	R	
Control:	Permitted		Permitted		Permitted		Permitted		Permitted		Permitted		
Rights:	Include		Include		Include		Include		Include		Ignore		
Min. Green:	0	0	0	0	0	0	0	0	0	0	0	0	
Y+R:	4.0	4.0	4.0	4.0	4.0	4.0	4.0	4.0	4.0	4.0	4.0	4.0	
Lanes:	0	0	0	0	0	0	1	0	0	0	1	0	0

Volume Module:

Base Vol:	0	0	0	350	0	12	0	727	0	0	260	246
Growth Adj:	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Initial Bse:	0	0	0	350	0	12	0	727	0	0	260	246
User Adj:	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	0.00
PHF Adj:	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	0.00
PHF Volume:	0	0	0	350	0	12	0	727	0	0	260	0
Reduct Vol:	0	0	0	0	0	0	0	0	0	0	0	0
Reduced Vol:	0	0	0	350	0	12	0	727	0	0	260	0
PCE Adj:	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	0.00
MLF Adj:	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	0.00
FinalVolume:	0	0	0	350	0	12	0	727	0	0	260	0

Saturation Flow Module:

Sat/Lane:	1600	1600	1600	1600	1600	1600	1600	1600	1600	1600	1600	1600
Adjustment:	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Lanes:	0.00	0.00	0.00	1.00	0.00	1.00	0.00	2.00	0.00	0.00	2.00	0.00
Final Sat.:	0	0	0	1600	0	1600	0	3200	0	0	3200	0

Capacity Analysis Module:

Vol/Sat:	0.00	0.00	0.00	0.22	0.00	0.01	0.00	0.23	0.00	0.00	0.08	0.00
Crit Moves:				****			****			****		

14803 Stanford Apartment Project
Existing Conditions
PM Peak Hour

Level Of Service Computation Report
2000 HCM Unsignalized Method (Base Volume Alternative)

Intersection #5 Stanford Ave & Compton Blvd

Average Delay (sec/veh): 1.9 Worst Case Level Of Service: B[ 11.6]

Table with columns for Street Name, Approach, Movement, Control, Rights, Lanes. Rows for Stanford Ave and Compton Blvd.

Volume Module table with columns for Base Vol, Growth Adj, Initial Bse, User Adj, PHF Adj, PHF Volume, Reduct Vol, Final Volume.

Critical Gap Module table with columns for Critical Gp, FollowUpTim.

Capacity Module table with columns for Cnflct Vol, Potent Cap., Move Cap., Volume/Cap.

Level Of Service Module table with columns for 2Way95thQ, Control Del, LOS by Move, Movement, Shared Cap., Shared Queue, Shrd ConDel, Shared LOS, ApproachDel, ApproachLOS.

Note: Queue reported is the number of cars per lane.

14803 Stanford Apartment Project
Existing Conditions
PM Peak Hour

Level Of Service Computation Report
2000 HCM Unsignalized Method (Base Volume Alternative)

Intersection #6 Compton Blvd & Redondo Beach Blvd

Average Delay (sec/veh): 5.2 Worst Case Level Of Service: C[ 19.5]

Table with columns for Street Name, Approach, Movement, Control, Rights, Lanes. Rows for Compton Blvd and Redondo Beach Blvd.

Volume Module table with columns for Base Vol, Growth Adj, Initial Bse, User Adj, PHF Adj, PHF Volume, Reduct Vol, Final Volume.

Critical Gap Module table with columns for Critical Gp, FollowUpTim.

Capacity Module table with columns for Cnflct Vol, Potent Cap., Move Cap., Volume/Cap.

Level Of Service Module table with columns for 2Way95thQ, Control Del, LOS by Move, Movement, Shared Cap., Shared Queue, Shrd ConDel, Shared LOS, ApproachDel, ApproachLOS.

Note: Queue reported is the number of cars per lane.

14803 Stanford Apartment Project  
Existing Conditions  
PM Peak Hour

Level Of Service Computation Report

ICU 1(Loss as Cycle Length %) Method (Base Volume Alternative)

\*\*\*\*\*  
Intersection #7 Avalon Blvd & Redondo Beach Blvd  
\*\*\*\*\*

Cycle (sec): 100 Critical Vol./Cap. (X): 0.653  
Loss Time (sec): 10 Average Delay (sec/veh): xxxxxx  
Optimal Cycle: 45 Level Of Service: B  
\*\*\*\*\*

Street Name:	Avalon Blvd			Redondo Beach Blvd								
Approach:	North Bound		South Bound	East Bound		West Bound						
Movement:	L	T	R	L	T	R	L	T	R	L	T	R
Control:	Permitted			Permitted			Permitted			Permitted		
Rights:	Include			Include			Include			Include		
Min. Green:	0	0	0	0	0	0	0	0	0	0	0	0
Y+R:	4.0	4.0	4.0	4.0	4.0	4.0	4.0	4.0	4.0	4.0	4.0	4.0
Lanes:	1	0	1	1	0	1	1	0	1	1	0	1

Volume Module:

Base Vol:	106	781	72	35	578	59	143	621	124	51	210	24
Growth Adj:	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Initial Bse:	106	781	72	35	578	59	143	621	124	51	210	24
User Adj:	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
PHF Adj:	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
PHF Volume:	106	781	72	35	578	59	143	621	124	51	210	24
Reduct Vol:	0	0	0	0	0	0	0	0	0	0	0	0
Reduced Vol:	106	781	72	35	578	59	143	621	124	51	210	24
PCE Adj:	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
MLF Adj:	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
FinalVolume:	106	781	72	35	578	59	143	621	124	51	210	24

Saturation Flow Module:

Sat/Lane:	1600	1600	1600	1600	1600	1600	1600	1600	1600	1600	1600	1600
Adjustment:	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Lanes:	1.00	1.83	0.17	1.00	1.81	0.19	1.00	1.67	0.33	1.00	1.79	0.21
Final Sat.:	1600	2930	270	1600	2904	296	1600	2667	533	1600	2872	328

Capacity Analysis Module:

Vol/Sat:	0.07	0.27	0.27	0.02	0.20	0.20	0.09	0.23	0.23	0.03	0.07	0.07
Crit Moves:	****			****			****			****		

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**APPENDIX E**  
**Intersection Level of Service Worksheets**  
**Existing + Project Conditions**

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14803 Stanford Apartment Project
Existing + Project Conditions
AM Peak Hour

Level Of Service Computation Report

ICU 1(Loss as Cycle Length %) Method (Future Volume Alternative)

Intersection #1 Avalon Blvd & Rosecrans Ave

Cycle (sec): 100 Critical Vol./Cap.(X): 0.646
Loss Time (sec): 10 Average Delay (sec/veh): xxxxxx
Optimal Cycle: 44 Level Of Service: B

Table with columns: Street Name, Approach, Movement, Control, Rights, Min. Green, Y+R, Lanes. Rows for Avalon Blvd and Rosecrans Ave.

Volume Module table with columns: Base Vol, Growth Adj, Initial Bse, Added Vol, PasserByVol, Initial Fut, User Adj, PHF Adj, PHF Volume, Reduct Vol, Reduced Vol, PCE Adj, MLF Adj, FinalVolume.

Saturation Flow Module table with columns: Sat/Lane, Adjustment, Lanes, Final Sat.

Capacity Analysis Module table with columns: Vol/Sat, Crit Moves.

14803 Stanford Apartment Project
Existing + Project Conditions
AM Peak Hour

Level Of Service Computation Report

ICU 1(Loss as Cycle Length %) Method (Future Volume Alternative)

Intersection #2 Stanford Ave & Rosecrans Ave

Cycle (sec): 100 Critical Vol./Cap.(X): 0.500
Loss Time (sec): 10 Average Delay (sec/veh): xxxxxx
Optimal Cycle: 33 Level Of Service: A

Table with columns: Street Name, Approach, Movement, Control, Rights, Min. Green, Y+R, Lanes. Rows for Stanford Ave and Rosecrans Ave.

Volume Module table with columns: Base Vol, Growth Adj, Initial Bse, Added Vol, PasserByVol, Initial Fut, User Adj, PHF Adj, PHF Volume, Reduct Vol, Reduced Vol, PCE Adj, MLF Adj, FinalVolume.

Saturation Flow Module table with columns: Sat/Lane, Adjustment, Lanes, Final Sat.

Capacity Analysis Module table with columns: Vol/Sat, Crit Moves.

14803 Stanford Apartment Project  
Existing + Project Conditions  
AM Peak Hour

Level Of Service Computation Report

ICU 1(Loss as Cycle Length %) Method (Future Volume Alternative)

Intersection #3 Central Ave & Rosecrans Ave

Cycle (sec): 100 Critical Vol./Cap.(X): 0.869  
Loss Time (sec): 10 Average Delay (sec/veh): xxxxxx  
Optimal Cycle: 87 Level Of Service: D

Table with columns for Street Name (Central Ave, Rosecrans Ave), Approach (North Bound, South Bound, East Bound, West Bound), Movement (L, T, R), Control (Protected), Rights (Include), and traffic volume data (Min. Green, Y+R, Lanes).

Volume Module table showing Base Vol, Growth Adj, Initial Bse, Added Vol, PasserByVol, Initial Fut, User Adj, PHF Adj, PHF Volume, Reduct Vol, Reduced Vol, PCE Adj, MLF Adj, and Final Volume for various approaches.

Saturation Flow Module table showing Sat/Lane, Adjustment, Lanes, and Final Sat. for various approaches.

Capacity Analysis Module table showing Vol/Sat and Crit Moves for various approaches.

14803 Stanford Apartment Project  
Existing + Project Conditions  
AM Peak Hour

Level Of Service Computation Report

ICU 1(Loss as Cycle Length %) Method (Future Volume Alternative)

Intersection #4 Avalon Blvd & Compton Blvd

Cycle (sec): 100 Critical Vol./Cap.(X): 0.467  
Loss Time (sec): 10 Average Delay (sec/veh): xxxxxx  
Optimal Cycle: 32 Level Of Service: A

Table with columns for Street Name (Avalon Blvd, Compton Blvd), Approach (North Bound, South Bound, East Bound, West Bound), Movement (L, T, R), Control (Permitted), Rights (Include), and traffic volume data (Min. Green, Y+R, Lanes).

Volume Module table showing Base Vol, Growth Adj, Initial Bse, Added Vol, PasserByVol, Initial Fut, User Adj, PHF Adj, PHF Volume, Reduct Vol, Reduced Vol, PCE Adj, MLF Adj, and Final Volume for various approaches.

Saturation Flow Module table showing Sat/Lane, Adjustment, Lanes, and Final Sat. for various approaches.

Capacity Analysis Module table showing Vol/Sat and Crit Moves for various approaches.

14803 Stanford Apartment Project  
Existing + Project Conditions  
AM Peak Hour

Level Of Service Computation Report

ICU 1(Loss as Cycle Length %) Method (Future Volume Alternative)

Intersection #5 Stanford Ave & Compton Blvd

Cycle (sec): 100 Critical Vol./Cap.(X): 0.353  
Loss Time (sec): 10 Average Delay (sec/veh): xxxxxx  
Optimal Cycle: 27 Level Of Service: A

Table with columns for Street Name (Stanford Ave, Compton Blvd), Approach (North Bound, South Bound, East Bound, West Bound), Movement (L, T, R), Control (Permitted, Include), Rights, Min. Green, Y+R, Lanes.

Volume Module table with columns for Base Vol, Growth Adj, Initial Bse, Added Vol, PasserByVol, Initial Fut, User Adj, PHF Adj, PHF Volume, Reduct Vol, Reduced Vol, PCE Adj, MLF Adj, FinalVolume.

Saturation Flow Module table with columns for Sat/Lane, Adjustment, Lanes, Final Sat.

Capacity Analysis Module table with columns for Vol/Sat, Crit Moves.

14803 Stanford Apartment Project  
Existing + Project Conditions  
AM Peak Hour

Level Of Service Computation Report

ICU 1(Loss as Cycle Length %) Method (Future Volume Alternative)

Intersection #6 Compton Blvd & Redondo Beach Blvd

Cycle (sec): 100 Critical Vol./Cap.(X): 0.392  
Loss Time (sec): 10 Average Delay (sec/veh): xxxxxx  
Optimal Cycle: 28 Level Of Service: A

Table with columns for Street Name (Compton Blvd, Redondo Beach Blvd), Approach (North Bound, South Bound, East Bound, West Bound), Movement (L, T, R), Control (Permitted, Include, Ignore), Rights, Min. Green, Y+R, Lanes.

Volume Module table with columns for Base Vol, Growth Adj, Initial Bse, Added Vol, PasserByVol, Initial Fut, User Adj, PHF Adj, PHF Volume, Reduct Vol, Reduced Vol, PCE Adj, MLF Adj, FinalVolume.

Saturation Flow Module table with columns for Sat/Lane, Adjustment, Lanes, Final Sat.

Capacity Analysis Module table with columns for Vol/Sat, Crit Moves.

14803 Stanford Apartment Project
Existing + Project Conditions
AM Peak Hour

Level Of Service Computation Report

2000 HCM Unsignalized Method (Future Volume Alternative)

Intersection #5 Stanford Ave & Compton Blvd

Average Delay (sec/veh): 3.0 Worst Case Level Of Service: B[ 13.8]

Table with columns: Street Name, Approach, Movement, Control, Rights, Lanes. Rows for Stanford Ave and Compton Blvd.

Volume Module:

Table with columns: Base Vol, Growth Adj, Initial Bse, Added Vol, PasserByVol, Initial Fut, User Adj, PHF Adj, PHF Volume, Reduct Vol, FinalVolume.

Critical Gap Module:

Table with columns: Critical Gap, FollowUpTim.

Capacity Module:

Table with columns: Cnflct Vol, Potent Cap., Move Cap., Volume/Cap.

Level Of Service Module:

Table with columns: 2Way95thQ, Control Del, LOS by Move, Movement, Shared Cap., Shared Queue, Shrd ConDel, Shared LOS, ApproachDel, ApproachLOS.

Note: Queue reported is the number of cars per lane.

14803 Stanford Apartment Project
Existing + Project Conditions
AM Peak Hour

Level Of Service Computation Report

2000 HCM Unsignalized Method (Future Volume Alternative)

Intersection #6 Compton Blvd & Redondo Beach Blvd

Average Delay (sec/veh): 3.3 Worst Case Level Of Service: C[ 15.2]

Table with columns: Street Name, Approach, Movement, Control, Rights, Lanes. Rows for Compton Blvd and Redondo Beach Blvd.

Volume Module:

Table with columns: Base Vol, Growth Adj, Initial Bse, Added Vol, PasserByVol, Initial Fut, User Adj, PHF Adj, PHF Volume, Reduct Vol, FinalVolume.

Critical Gap Module:

Table with columns: Critical Gap, FollowUpTim.

Capacity Module:

Table with columns: Cnflct Vol, Potent Cap., Move Cap., Total Cap., Volume/Cap.

Level Of Service Module:

Table with columns: 2Way95thQ, Control Del, LOS by Move, Movement, Shared Cap., Shared Queue, Shrd ConDel, Shared LOS, ApproachDel, ApproachLOS.

Note: Queue reported is the number of cars per lane.

14803 Stanford Apartment Project  
Existing + Project Conditions  
AM Peak Hour

Level Of Service Computation Report

ICU 1(Loss as Cycle Length %) Method (Future Volume Alternative)

Intersection #7 Avalon Blvd & Redondo Beach Blvd

Cycle (sec): 100 Critical Vol./Cap.(X): 0.564  
Loss Time (sec): 10 Average Delay (sec/veh): xxxxxx  
Optimal Cycle: 37 Level Of Service: A

Table with columns for Street Name (Avalon Blvd, Redondo Beach Blvd), Approach (North Bound, South Bound, East Bound, West Bound), Movement (L, T, R), Control (Permitted), Rights (Include), and various traffic volume metrics (Min. Green, Y+R, Lanes).

Volume Module table showing traffic volume adjustments for Base Vol, Growth Adj, Initial Bse, Added Vol, PasserByVol, Initial Fut, User Adj, PHF Adj, PHF Volume, Reduct Vol, Reduced Vol, PCE Adj, MLF Adj, and Final Volume across different movements.

Saturation Flow Module table showing Sat/Lane, Adjustment, Lanes, and Final Sat. values for each movement.

Capacity Analysis Module table showing Vol/Sat and Crit Moves values for each movement.

14803 Stanford Apartment Project  
Existing + Project Conditions  
PM Peak Hour

Level Of Service Computation Report

ICU 1(Loss as Cycle Length %) Method (Future Volume Alternative)

Intersection #1 Avalon Blvd & Rosecrans Ave

Cycle (sec): 100 Critical Vol./Cap.(X): 0.833  
Loss Time (sec): 10 Average Delay (sec/veh): xxxxxx  
Optimal Cycle: 75 Level Of Service: D

Table with columns: Street Name, Approach, Movement, Control, Rights, Min. Green, Y+R, Lanes. Rows for Avalon Blvd and Rosecrans Ave.

Volume Module table with columns: Base Vol, Growth Adj, Initial Bse, Added Vol, PasserByVol, Initial Fut, User Adj, PHF Adj, PHF Volume, Reduct Vol, Reduced Vol, PCE Adj, MLF Adj, FinalVolume.

Saturation Flow Module table with columns: Sat/Lane, Adjustment, Lanes, Final Sat.

Capacity Analysis Module table with columns: Vol/Sat, Crit Moves.

14803 Stanford Apartment Project  
Existing + Project Conditions  
PM Peak Hour

Level Of Service Computation Report

ICU 1(Loss as Cycle Length %) Method (Future Volume Alternative)

Intersection #2 Stanford Ave & Rosecrans Ave

Cycle (sec): 100 Critical Vol./Cap.(X): 0.556  
Loss Time (sec): 10 Average Delay (sec/veh): xxxxxx  
Optimal Cycle: 37 Level Of Service: A

Table with columns: Street Name, Approach, Movement, Control, Rights, Min. Green, Y+R, Lanes. Rows for Stanford Ave and Rosecrans Ave.

Volume Module table with columns: Base Vol, Growth Adj, Initial Bse, Added Vol, PasserByVol, Initial Fut, User Adj, PHF Adj, PHF Volume, Reduct Vol, Reduced Vol, PCE Adj, MLF Adj, FinalVolume.

Saturation Flow Module table with columns: Sat/Lane, Adjustment, Lanes, Final Sat.

Capacity Analysis Module table with columns: Vol/Sat, Crit Moves.

14803 Stanford Apartment Project
Existing + Project Conditions
PM Peak Hour

Level Of Service Computation Report

ICU 1(Loss as Cycle Length %) Method (Future Volume Alternative)

Intersection #3 Central Ave & Rosecrans Ave

Cycle (sec): 100 Critical Vol./Cap.(X): 0.807
Loss Time (sec): 10 Average Delay (sec/veh): xxxxxx
Optimal Cycle: 68 Level Of Service: D

Table with columns for Street Name, Approach, Movement, Control, Rights, Min. Green, Y+R, Lanes. Rows for Central Ave and Rosecrans Ave.

Volume Module table with columns for Base Vol, Growth Adj, Initial Bse, Added Vol, PasserByVol, Initial Fut, User Adj, PHF Adj, PHF Volume, Reduct Vol, Reduced Vol, PCE Adj, MLF Adj, FinalVolume.

Saturation Flow Module table with columns for Sat/Lane, Adjustment, Lanes, Final Sat.

Capacity Analysis Module table with columns for Vol/Sat, Crit Moves.

14803 Stanford Apartment Project
Existing + Project Conditions
PM Peak Hour

Level Of Service Computation Report

ICU 1(Loss as Cycle Length %) Method (Future Volume Alternative)

Intersection #4 Avalon Blvd & Compton Blvd

Cycle (sec): 100 Critical Vol./Cap.(X): 0.553
Loss Time (sec): 10 Average Delay (sec/veh): xxxxxx
Optimal Cycle: 37 Level Of Service: A

Table with columns for Street Name, Approach, Movement, Control, Rights, Min. Green, Y+R, Lanes. Rows for Avalon Blvd and Compton Blvd.

Volume Module table with columns for Base Vol, Growth Adj, Initial Bse, Added Vol, PasserByVol, Initial Fut, User Adj, PHF Adj, PHF Volume, Reduct Vol, Reduced Vol, PCE Adj, MLF Adj, FinalVolume.

Saturation Flow Module table with columns for Sat/Lane, Adjustment, Lanes, Final Sat.

Capacity Analysis Module table with columns for Vol/Sat, Crit Moves.

14803 Stanford Apartment Project  
Existing + Project Conditions  
PM Peak Hour

Level Of Service Computation Report

ICU 1(Loss as Cycle Length %) Method (Future Volume Alternative)

Intersection #5 Stanford Ave & Compton Blvd

Cycle (sec): 100 Critical Vol./Cap.(X): 0.277  
Loss Time (sec): 10 Average Delay (sec/veh): xxxxxx  
Optimal Cycle: 24 Level Of Service: A

Table with columns for Street Name (Stanford Ave, Compton Blvd), Approach (North Bound, South Bound, East Bound, West Bound), Movement (L, T, R), Control (Permitted, Include), Rights, and various traffic volume metrics (Min. Green, Y+R, Lanes).

Volume Module table showing Base Vol, Growth Adj, Initial Bse, Added Vol, PasserByVol, Initial Fut, User Adj, PHF Adj, PHF Volume, Reduct Vol, Reduced Vol, PCE Adj, MLF Adj, and Final Volume for various movements.

Saturation Flow Module table showing Sat/Lane, Adjustment, Lanes, and Final Sat. for various movements.

Capacity Analysis Module table showing Vol/Sat and Crit Moves for various movements.

14803 Stanford Apartment Project  
Existing + Project Conditions  
PM Peak Hour

Level Of Service Computation Report

ICU 1(Loss as Cycle Length %) Method (Future Volume Alternative)

Intersection #6 Compton Blvd & Redondo Beach Blvd

Cycle (sec): 100 Critical Vol./Cap.(X): 0.549  
Loss Time (sec): 10 Average Delay (sec/veh): xxxxxx  
Optimal Cycle: 36 Level Of Service: A

Table with columns for Street Name (Compton Blvd, Redondo Beach Blvd), Approach (North Bound, South Bound, East Bound, West Bound), Movement (L, T, R), Control (Permitted, Include), Rights, and various traffic volume metrics (Min. Green, Y+R, Lanes).

Volume Module table showing Base Vol, Growth Adj, Initial Bse, Added Vol, PasserByVol, Initial Fut, User Adj, PHF Adj, PHF Volume, Reduct Vol, Reduced Vol, PCE Adj, MLF Adj, and Final Volume for various movements.

Saturation Flow Module table showing Sat/Lane, Adjustment, Lanes, and Final Sat. for various movements.

Capacity Analysis Module table showing Vol/Sat and Crit Moves for various movements.

14803 Stanford Apartment Project
Existing + Project Conditions
PM Peak Hour

Level Of Service Computation Report
2000 HCM Unsignalized Method (Future Volume Alternative)

Intersection #5 Stanford Ave & Compton Blvd

Average Delay (sec/veh): 2.1 Worst Case Level Of Service: B[ 11.8]

Table with columns: Street Name, Approach, Movement, Control, Rights, Lanes. Rows for Stanford Ave and Compton Blvd.

Volume Module table with columns: Base Vol, Growth Adj, Initial Bse, Added Vol, PasserByVol, Initial Fut, User Adj, PHF Adj, PHF Volume, Reduct Vol, FinalVolume.

Critical Gap Module table with columns: Critical Gap, FollowUpTim.

Capacity Module table with columns: Cnflct Vol, Potent Cap., Move Cap., Volume/Cap.

Level Of Service Module table with columns: 2Way95thQ, Control Del, LOS by Move, Movement, Shared Cap., Shared Queue, Shrd ConDel, Shared LOS, ApproachDel, ApproachLOS.

Note: Queue reported is the number of cars per lane.

14803 Stanford Apartment Project
Existing + Project Conditions
PM Peak Hour

Level Of Service Computation Report
2000 HCM Unsignalized Method (Future Volume Alternative)

Intersection #6 Compton Blvd & Redondo Beach Blvd

Average Delay (sec/veh): 5.3 Worst Case Level Of Service: C[ 19.7]

Table with columns: Street Name, Approach, Movement, Control, Rights, Lanes. Rows for Compton Blvd and Redondo Beach Blvd.

Volume Module table with columns: Base Vol, Growth Adj, Initial Bse, Added Vol, PasserByVol, Initial Fut, User Adj, PHF Adj, PHF Volume, Reduct Vol, FinalVolume.

Critical Gap Module table with columns: Critical Gap, FollowUpTim.

Capacity Module table with columns: Cnflct Vol, Potent Cap., Move Cap., Volume/Cap.

Level Of Service Module table with columns: 2Way95thQ, Control Del, LOS by Move, Movement, Shared Cap., Shared Queue, Shrd ConDel, Shared LOS, ApproachDel, ApproachLOS.

Note: Queue reported is the number of cars per lane.

14803 Stanford Apartment Project  
Existing + Project Conditions  
PM Peak Hour

Level Of Service Computation Report

ICU 1(Loss as Cycle Length %) Method (Future Volume Alternative)

Intersection #7 Avalon Blvd & Redondo Beach Blvd

Cycle (sec): 100 Critical Vol./Cap.(X): 0.656  
Loss Time (sec): 10 Average Delay (sec/veh): xxxxxx  
Optimal Cycle: 45 Level Of Service: B

Table with columns for Street Name (Avalon Blvd, Redondo Beach Blvd), Approach (North Bound, South Bound, East Bound, West Bound), Movement (L, T, R), Control (Permitted, Include), Rights, Min. Green, Y+R, and Lanes.

Volume Module table with columns for Base Vol, Growth Adj, Initial Bse, Added Vol, PasserByVol, Initial Fut, User Adj, PHF Adj, PHF Volume, Reduct Vol, Reduced Vol, PCE Adj, MLF Adj, and FinalVolume.

Saturation Flow Module table with columns for Sat/Lane, Adjustment, Lanes, and Final Sat.

Capacity Analysis Module table with columns for Vol/Sat and Crit Moves.

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**APPENDIX F**  
**Location of Related Projects and Related Project Trip Generation**

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**Related Project Trip Generation**

Map #	Location	Land use	Size	Units	Daily Total	AM Peak			PM Peak		
						Total	In	Out	Total	In	Out
<b>City of Compton</b>											
1	930 W Compton Blvd	Condominium	41	DU	238	18	3	15	21	14	7
2	950 W Alondra Blvd	Condominium	28	DU	163	12	2	10	15	10	5
		Church	3,000	KSF	27	2	1	1	2	1	1
<b>County of Los Angeles</b>											
3	13218 Avalon Blvd	Apartment	54	DU	359	28	6	22	33	21	12



**LEGEND**

-  Project Location
-  Study Intersections
-  Related Project Locations



Not to Scale

**APPENDIX G**  
**Intersection Level of Service Worksheets**  
**Existing + Project + Related Project Conditions**

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14803 Stanford Apartment Project
Future Post-Project Conditions
AM Peak Hour

Level Of Service Computation Report

ICU 1(Loss as Cycle Length %) Method (Future Volume Alternative)

Intersection #1 Avalon Blvd & Rosecrans Ave

Cycle (sec): 100 Critical Vol./Cap.(X): 0.646
Loss Time (sec): 10 Average Delay (sec/veh): xxxxxx
Optimal Cycle: 44 Level Of Service: B

Table with columns for Street Name (Avalon Blvd, Rosecrans Ave), Approach (North Bound, South Bound, East Bound, West Bound), Movement (L, T, R), Control (Prot+Permit), Rights (Include), and traffic volume data (Min. Green, Y+R, Lanes).

Volume Module table showing traffic volume and adjustment factors (Growth Adj, Initial Bse, Added Vol, PasserByVol, Initial Fut, User Adj, PHF Adj, PHF Volume, Reduct Vol, Reduced Vol, PCE Adj, MLF Adj, FinalVolume) for each movement.

Saturation Flow Module table showing Sat/Lane, Adjustment, Lanes, and Final Sat. values for each movement.

Capacity Analysis Module table showing Vol/Sat and Crit Moves for each movement.

14803 Stanford Apartment Project
Future Post-Project Conditions
AM Peak Hour

Level Of Service Computation Report

ICU 1(Loss as Cycle Length %) Method (Future Volume Alternative)

Intersection #2 Stanford Ave & Rosecrans Ave

Cycle (sec): 100 Critical Vol./Cap.(X): 0.500
Loss Time (sec): 10 Average Delay (sec/veh): xxxxxx
Optimal Cycle: 33 Level Of Service: A

Table with columns for Street Name (Stanford Ave, Rosecrans Ave), Approach (North Bound, South Bound, East Bound, West Bound), Movement (L, T, R), Control (Permitted), Rights (Include), and traffic volume data (Min. Green, Y+R, Lanes).

Volume Module table showing traffic volume and adjustment factors (Base Vol, Growth Adj, Initial Bse, Added Vol, PasserByVol, Initial Fut, User Adj, PHF Adj, PHF Volume, Reduct Vol, Reduced Vol, PCE Adj, MLF Adj, FinalVolume) for each movement.

Saturation Flow Module table showing Sat/Lane, Adjustment, Lanes, and Final Sat. values for each movement.

Capacity Analysis Module table showing Vol/Sat and Crit Moves for each movement.

14803 Stanford Apartment Project
Future Post-Project Conditions
AM Peak Hour

Level Of Service Computation Report

ICU 1(Loss as Cycle Length %) Method (Future Volume Alternative)

Intersection #3 Central Ave & Rosecrans Ave

Cycle (sec): 100 Critical Vol./Cap.(X): 0.869
Loss Time (sec): 10 Average Delay (sec/veh): xxxxxx
Optimal Cycle: 87 Level Of Service: D

Table with columns for Street Name (Central Ave, Rosecrans Ave), Approach (North Bound, South Bound, East Bound, West Bound), Movement (L, T, R), Control (Protected), Rights (Include), and various traffic volume metrics (Min. Green, Y+R, Lanes).

Volume Module table showing Base Vol, Growth Adj, Initial Bse, Added Vol, PasserByVol, Initial Fut, User Adj, PHF Adj, PHF Volume, Reduct Vol, Reduced Vol, PCE Adj, MLF Adj, and Final Volume for various approaches.

Saturation Flow Module table showing Sat/Lane, Adjustment, Lanes, and Final Sat. for various approaches.

Capacity Analysis Module table showing Vol/Sat and Crit Moves for various approaches.

14803 Stanford Apartment Project
Future Post-Project Conditions
AM Peak Hour

Level Of Service Computation Report

ICU 1(Loss as Cycle Length %) Method (Future Volume Alternative)

Intersection #4 Avalon Blvd & Compton Blvd

Cycle (sec): 100 Critical Vol./Cap.(X): 0.468
Loss Time (sec): 10 Average Delay (sec/veh): xxxxxx
Optimal Cycle: 32 Level Of Service: A

Table with columns for Street Name (Avalon Blvd, Compton Blvd), Approach (North Bound, South Bound, East Bound, West Bound), Movement (L, T, R), Control (Permitted), Rights (Include), and various traffic volume metrics (Min. Green, Y+R, Lanes).

Volume Module table showing Base Vol, Growth Adj, Initial Bse, Added Vol, PasserByVol, Initial Fut, User Adj, PHF Adj, PHF Volume, Reduct Vol, Reduced Vol, PCE Adj, MLF Adj, and Final Volume for various approaches.

Saturation Flow Module table showing Sat/Lane, Adjustment, Lanes, and Final Sat. for various approaches.

Capacity Analysis Module table showing Vol/Sat and Crit Moves for various approaches.

14803 Stanford Apartment Project
Future Post-Project Conditions
AM Peak Hour

Level Of Service Computation Report

ICU 1(Loss as Cycle Length %) Method (Future Volume Alternative)

Intersection #5 Stanford Ave & Compton Blvd

Cycle (sec): 100 Critical Vol./Cap. (X): 0.353
Loss Time (sec): 10 Average Delay (sec/veh): xxxxxx
Optimal Cycle: 27 Level Of Service: A

Table with columns for Street Name (Stanford Ave, Compton Blvd), Approach (North Bound, South Bound, East Bound, West Bound), Movement (L, T, R), Control (Permitted, Include), Rights, and various traffic metrics like Min. Green, Y+R, Lanes.

Volume Module table showing Base Vol, Growth Adj, Initial Bse, Added Vol, PasserByVol, Initial Fut, User Adj, PHF Adj, PHF Volume, Reduct Vol, Reduced Vol, PCE Adj, MLF Adj, and Final Volume for various movements.

Saturation Flow Module table showing Sat/Lane, Adjustment, Lanes, and Final Sat. for different movements.

Capacity Analysis Module table showing Vol/Sat and Crit Moves for various movements.

14803 Stanford Apartment Project
Future Post-Project Conditions
AM Peak Hour

Level Of Service Computation Report

ICU 1(Loss as Cycle Length %) Method (Future Volume Alternative)

Intersection #6 Compton Blvd & Redondo Beach Blvd

Cycle (sec): 100 Critical Vol./Cap. (X): 0.394
Loss Time (sec): 10 Average Delay (sec/veh): xxxxxx
Optimal Cycle: 28 Level Of Service: A

Table with columns for Street Name (Compton Blvd, Redondo Beach Blvd), Approach (North Bound, South Bound, East Bound, West Bound), Movement (L, T, R), Control (Permitted, Include, Ignore), Rights, and various traffic metrics like Min. Green, Y+R, Lanes.

Volume Module table showing Base Vol, Growth Adj, Initial Bse, Added Vol, PasserByVol, Initial Fut, User Adj, PHF Adj, PHF Volume, Reduct Vol, Reduced Vol, PCE Adj, MLF Adj, and Final Volume for various movements.

Saturation Flow Module table showing Sat/Lane, Adjustment, Lanes, and Final Sat. for different movements.

Capacity Analysis Module table showing Vol/Sat and Crit Moves for various movements.

14803 Stanford Apartment Project
Future Post-Project Conditions
AM Peak Hour

Level Of Service Computation Report
2000 HCM Unsignalized Method (Future Volume Alternative)

Intersection #5 Stanford Ave & Compton Blvd

Average Delay (sec/veh): 3.0 Worst Case Level Of Service: B[ 13.8]

Table with columns for Street Name, Approach, Movement, Control, Rights, and Lanes. Rows include Stanford Ave and Compton Blvd with various traffic movements and control types like Stop Sign and Uncontrolled.

Volume Module table showing Base Vol, Growth Adj, Initial Bse, Added Vol, PasserByVol, Initial Fut, User Adj, PHF Adj, PHF Volume, Reduct Vol, and FinalVolume for various movements.

Critical Gap Module table showing Critical Gap, FollowUpTim, and other timing parameters for different movements.

Capacity Module table showing Cnflct Vol, Potent Cap., Move Cap., and Volume/Cap for various movements.

Level Of Service Module table showing 2Way95thQ, Control Del, LOS by Move, Movement, Shared Cap., Shared Queue, Shrd ConDel, Shared LOS, Approach Del, and Approach LOS.

Note: Queue reported is the number of cars per lane.

14803 Stanford Apartment Project
Future Post-Project Conditions
AM Peak Hour

Level Of Service Computation Report
2000 HCM Unsignalized Method (Future Volume Alternative)

Intersection #6 Compton Blvd & Redondo Beach Blvd

Average Delay (sec/veh): 3.3 Worst Case Level Of Service: C[ 15.3]

Table with columns for Street Name, Approach, Movement, Control, Rights, and Lanes. Rows include Compton Blvd and Redondo Beach Blvd with various traffic movements and control types like Stop Sign and Uncontrolled.

Volume Module table showing Base Vol, Growth Adj, Initial Bse, Added Vol, PasserByVol, Initial Fut, User Adj, PHF Adj, PHF Volume, Reduct Vol, and FinalVolume for various movements.

Critical Gap Module table showing Critical Gap, FollowUpTim, and other timing parameters for different movements.

Capacity Module table showing Cnflct Vol, Potent Cap., Move Cap., and Volume/Cap for various movements.

Level Of Service Module table showing 2Way95thQ, Control Del, LOS by Move, Movement, Shared Cap., Shared Queue, Shrd ConDel, Shared LOS, Approach Del, and Approach LOS.

Note: Queue reported is the number of cars per lane.

14803 Stanford Apartment Project
Future Post-Project Conditions
AM Peak Hour

Level Of Service Computation Report

ICU 1(Loss as Cycle Length %) Method (Future Volume Alternative)

Intersection #7 Avalon Blvd & Redondo Beach Blvd

Cycle (sec): 100 Critical Vol./Cap.(X): 0.568
Loss Time (sec): 10 Average Delay (sec/veh): xxxxxx
Optimal Cycle: 38 Level Of Service: A

Table with columns for Street Name (Avalon Blvd, Redondo Beach Blvd), Approach (North Bound, South Bound, East Bound, West Bound), Movement (L, T, R), Control (Permitted), Rights (Include), and values for Min. Green, Y+R, and Lanes.

Volume Module table with columns for Base Vol, Growth Adj, Initial Bse, Added Vol, PasserByVol, Initial Fut, User Adj, PHF Adj, PHF Volume, Reduct Vol, Reduced Vol, PCE Adj, MLF Adj, and Final Volume across four approaches.

Saturation Flow Module table with columns for Sat/Lane, Adjustment, Lanes, and Final Sat. across four approaches.

Capacity Analysis Module table with columns for Vol/Sat and Crit Moves across four approaches.

14803 Stanford Apartment Project
Future Post-Project Conditions
PM Peak Hour

Level Of Service Computation Report

ICU 1(Loss as Cycle Length %) Method (Future Volume Alternative)

Intersection #1 Avalon Blvd & Rosecrans Ave

Cycle (sec): 100 Critical Vol./Cap.(X): 0.834
Loss Time (sec): 10 Average Delay (sec/veh): xxxxxx
Optimal Cycle: 75 Level Of Service: D

Table with columns for Street Name (Avalon Blvd, Rosecrans Ave), Approach (North Bound, South Bound, East Bound, West Bound), Movement (L, T, R), Control (Prot+Permit), Rights (Include), and traffic volume data (Min. Green, Y+R, Lanes).

Volume Module table showing Base Vol, Growth Adj, Initial Bse, Added Vol, PasserByVol, Initial Fut, User Adj, PHF Adj, PHF Volume, Reduct Vol, Reduced Vol, PCE Adj, MLF Adj, and Final Volume for various movements.

Saturation Flow Module table showing Sat/Lane, Adjustment, Lanes, and Final Sat. for various movements.

Capacity Analysis Module table showing Vol/Sat and Crit Moves for various movements.

14803 Stanford Apartment Project
Future Post-Project Conditions
PM Peak Hour

Level Of Service Computation Report

ICU 1(Loss as Cycle Length %) Method (Future Volume Alternative)

Intersection #2 Stanford Ave & Rosecrans Ave

Cycle (sec): 100 Critical Vol./Cap.(X): 0.556
Loss Time (sec): 10 Average Delay (sec/veh): xxxxxx
Optimal Cycle: 37 Level Of Service: A

Table with columns for Street Name (Stanford Ave, Rosecrans Ave), Approach (North Bound, South Bound, East Bound, West Bound), Movement (L, T, R), Control (Permitted), Rights (Include), and traffic volume data (Min. Green, Y+R, Lanes).

Volume Module table showing Base Vol, Growth Adj, Initial Bse, Added Vol, PasserByVol, Initial Fut, User Adj, PHF Adj, PHF Volume, Reduct Vol, Reduced Vol, PCE Adj, MLF Adj, and Final Volume for various movements.

Saturation Flow Module table showing Sat/Lane, Adjustment, Lanes, and Final Sat. for various movements.

Capacity Analysis Module table showing Vol/Sat and Crit Moves for various movements.

14803 Stanford Apartment Project
Future Post-Project Conditions
PM Peak Hour

Level Of Service Computation Report

ICU 1(Loss as Cycle Length %) Method (Future Volume Alternative)

Intersection #3 Central Ave & Rosecrans Ave

Cycle (sec): 100 Critical Vol./Cap.(X): 0.807
Loss Time (sec): 10 Average Delay (sec/veh): xxxxxx
Optimal Cycle: 68 Level Of Service: D

Table with columns for Street Name (Central Ave, Rosecrans Ave), Approach (North Bound, South Bound, East Bound, West Bound), Movement (L, T, R), Control (Protected), Rights (Include), and traffic volume metrics (Min. Green, Y+R, Lanes).

Volume Module table showing Base Vol, Growth Adj, Initial Bse, Added Vol, PasserByVol, Initial Fut, User Adj, PHF Adj, PHF Volume, Reduct Vol, Reduced Vol, PCE Adj, MLF Adj, and Final Volume for various approaches.

Saturation Flow Module table showing Sat/Lane, Adjustment, Lanes, and Final Sat. for various approaches.

Capacity Analysis Module table showing Vol/Sat and Crit Moves for various approaches.

14803 Stanford Apartment Project
Future Post-Project Conditions
PM Peak Hour

Level Of Service Computation Report

ICU 1(Loss as Cycle Length %) Method (Future Volume Alternative)

Intersection #4 Avalon Blvd & Compton Blvd

Cycle (sec): 100 Critical Vol./Cap.(X): 0.554
Loss Time (sec): 10 Average Delay (sec/veh): xxxxxx
Optimal Cycle: 37 Level Of Service: A

Table with columns for Street Name (Avalon Blvd, Compton Blvd), Approach (North Bound, South Bound, East Bound, West Bound), Movement (L, T, R), Control (Permitted), Rights (Include), and traffic volume metrics (Min. Green, Y+R, Lanes).

Volume Module table showing Base Vol, Growth Adj, Initial Bse, Added Vol, PasserByVol, Initial Fut, User Adj, PHF Adj, PHF Volume, Reduct Vol, Reduced Vol, PCE Adj, MLF Adj, and Final Volume for various approaches.

Saturation Flow Module table showing Sat/Lane, Adjustment, Lanes, and Final Sat. for various approaches.

Capacity Analysis Module table showing Vol/Sat and Crit Moves for various approaches.

14803 Stanford Apartment Project
Future Post-Project Conditions
PM Peak Hour

Level Of Service Computation Report

ICU 1(Loss as Cycle Length %) Method (Future Volume Alternative)

Intersection #5 Stanford Ave & Compton Blvd

Cycle (sec): 100 Critical Vol./Cap. (X): 0.277
Loss Time (sec): 10 Average Delay (sec/veh): xxxxxx
Optimal Cycle: 24 Level Of Service: A

Table with columns for Street Name (Stanford Ave, Compton Blvd), Approach (North Bound, South Bound, East Bound, West Bound), Movement (L, T, R), Control (Permitted, Include), Rights, and various traffic metrics like Min. Green, Y+R, Lanes.

Volume Module table showing Base Vol, Growth Adj, Initial Bse, Added Vol, PasserByVol, Initial Fut, User Adj, PHF Adj, PHF Volume, Reduct Vol, Reduced Vol, PCE Adj, MLF Adj, and FinalVolume for various movements.

Saturation Flow Module table showing Sat/Lane, Adjustment, Lanes, and Final Sat. for different movements.

Capacity Analysis Module table showing Vol/Sat and Crit Moves for various movements.

14803 Stanford Apartment Project
Future Post-Project Conditions
PM Peak Hour

Level Of Service Computation Report

ICU 1(Loss as Cycle Length %) Method (Future Volume Alternative)

Intersection #6 Compton Blvd & Redondo Beach Blvd

Cycle (sec): 100 Critical Vol./Cap. (X): 0.550
Loss Time (sec): 10 Average Delay (sec/veh): xxxxxx
Optimal Cycle: 36 Level Of Service: A

Table with columns for Street Name (Compton Blvd, Redondo Beach Blvd), Approach (North Bound, South Bound, East Bound, West Bound), Movement (L, T, R), Control (Permitted, Include, Ignore), Rights, and various traffic metrics like Min. Green, Y+R, Lanes.

Volume Module table showing Base Vol, Growth Adj, Initial Bse, Added Vol, PasserByVol, Initial Fut, User Adj, PHF Adj, PHF Volume, Reduct Vol, Reduced Vol, PCE Adj, MLF Adj, and FinalVolume for various movements.

Saturation Flow Module table showing Sat/Lane, Adjustment, Lanes, and Final Sat. for different movements.

Capacity Analysis Module table showing Vol/Sat and Crit Moves for various movements.

14803 Stanford Apartment Project
Future Post-Project Conditions
PM Peak Hour

Level Of Service Computation Report

2000 HCM Unsignalized Method (Future Volume Alternative)

Intersection #5 Stanford Ave & Compton Blvd

Average Delay (sec/veh): 2.1 Worst Case Level Of Service: B[ 11.8]

Table with columns: Street Name, Approach, Movement, Control, Rights, Lanes. Rows for Stanford Ave and Compton Blvd.

Volume Module:

Table with columns: Base Vol, Growth Adj, Initial Bse, Added Vol, PasserByVol, Initial Fut, User Adj, PHF Adj, PHF Volume, Reduct Vol, FinalVolume.

Critical Gap Module:

Table with columns: Critical Gap, FollowUpTim.

Capacity Module:

Table with columns: Cnflct Vol, Potent Cap., Move Cap., Volume/Cap.

Level Of Service Module:

Table with columns: 2Way95thQ, Control Del, LOS by Move, Movement, Shared Cap., Shared Queue, Shrd ConDel, Shared LOS, ApproachDel, ApproachLOS.

Note: Queue reported is the number of cars per lane.

14803 Stanford Apartment Project
Future Post-Project Conditions
PM Peak Hour

Level Of Service Computation Report

2000 HCM Unsignalized Method (Future Volume Alternative)

Intersection #6 Compton Blvd & Redondo Beach Blvd

Average Delay (sec/veh): 5.3 Worst Case Level Of Service: C[ 19.8]

Table with columns: Street Name, Approach, Movement, Control, Rights, Lanes. Rows for Compton Blvd and Redondo Beach Blvd.

Volume Module:

Table with columns: Base Vol, Growth Adj, Initial Bse, Added Vol, PasserByVol, Initial Fut, User Adj, PHF Adj, PHF Volume, Reduct Vol, FinalVolume.

Critical Gap Module:

Table with columns: Critical Gap, FollowUpTim.

Capacity Module:

Table with columns: Cnflct Vol, Potent Cap., Move Cap., Volume/Cap.

Level Of Service Module:

Table with columns: 2Way95thQ, Control Del, LOS by Move, Movement, Shared Cap., Shared Queue, Shrd ConDel, Shared LOS, ApproachDel, ApproachLOS.

Note: Queue reported is the number of cars per lane.

14803 Stanford Apartment Project
Future Post-Project Conditions
PM Peak Hour

Level Of Service Computation Report

ICU 1(Loss as Cycle Length %) Method (Future Volume Alternative)

Intersection #7 Avalon Blvd & Redondo Beach Blvd

Cycle (sec): 100 Critical Vol./Cap.(X): 0.659
Loss Time (sec): 10 Average Delay (sec/veh): xxxxxx
Optimal Cycle: 45 Level Of Service: B

Table with columns for Street Name (Avalon Blvd, Redondo Beach Blvd), Approach (North Bound, South Bound, East Bound, West Bound), Movement (L, T, R), Control (Permitted), Rights (Include), and various traffic volume metrics (Min. Green, Y+R, Lanes).

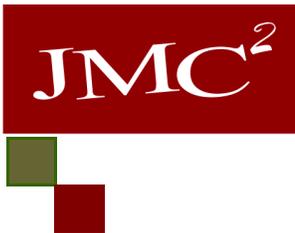
Volume Module table showing traffic volume adjustments: Base Vol, Growth Adj, Initial Bse, Added Vol, PasserByVol, Initial Fut, User Adj, PHF Adj, PHF Volume, Reduct Vol, Reduced Vol, PCE Adj, MLF Adj, FinalVolume.

Saturation Flow Module table showing Sat/Lane, Adjustment, Lanes, and Final Sat. values for each approach.

Capacity Analysis Module table showing Vol/Sat and Crit Moves for each approach.

**APPENDIX H: SEWER AREA STUDY**

John M. Cruikshank Consultants, Inc., Sewer Area Study for 14733 – 14803 S. Stanford Ave.,  
dated April 3, 2015.



# SEWER AREA STUDY

FOR

## 14733-14803 S. Stanford Ave

14733-14803 South Stanford Ave,  
Compton, CA 90061

April 3, 2015

### Prepared For:

Hollywood Community Housing Corporation  
5020 Santa Monica Blvd.  
Los Angeles, CA 90029

Project No      20150016  
Prepared by:   Steven Toh  
Checked by:     Lee Johnson  
P.E. No.        13560



John M. Cruikshank Consultants, Inc.

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- Los Angeles County Department of Public Works Land Development Division  
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- Tabular Summary
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- Land Use Zoning Map
- Sewer Index Map # 1756, # 1757 and # 1701
- Assessor's Maps
- Table SC-4

## 1. INTRODUCTION

The following sewer area study has been prepared by John M. Cruikshank Consultants, Inc. to determine and show:

- 1) The capacity of the existing sewer line segments from a proposed development site to the Los Angeles County Sanitation District (LACSD) maintained trunk sewers.
- 2) That existing sewer facilities have the capacity to serve the proposed development.

This analysis includes all tributary flow to the sewer system from the new development and other contributory properties to the LACSD trunk line, the Victoria Trunk approximately 1.5 miles downstream at Compton Blvd.

## 2. SITE DESCRIPTION

The project site address is 14733 – 14803 S. Stanford Ave, Compton CA. It's a combination of 3 parcels with a total area of approximately 2.72 acres. It is currently an open space with no existing structures on the site.

## 3. PROJECT DESCRIPTION AND ANALYSIS

The developer is proposing an 85-unit affordable housing development consisting a mix of one, two and three bedroom units with 93 on-site parking spaces.

The new development will connect to an existing gravity sewer located in Stanford Ave. at the front of the property. The existing system is gravity flow from the new development site to the LACSD trunk line. This sewer area study was developed to determine the capacity of the existing Vitrified Clay Pipe (VCP) sewer mains from the site to the connection point at the 10" Victoria Street trunk line have the capacity for the increased sewage runoff generated from the project. The area study analyzes the wastewater flow accumulating from the beginning of the existing sewer main PC954 to the connection to the sewer trunk line in Compton Blvd.

As-built plans and profiles of the existing sewer mains obtained from the Los Angeles County Department of Public Works (LACDPW) were used to determine the size, slope and capacity of the existing sewer.

After the analysis, by comparing the cumulative calculated flows for the entire sewer main from the project site to the LACSD sewer trunk line (10" Victoria Street Trunk) before and after the development, there is no significant change in the cumulative depth of flow in the existing sewer system. The water surface in the existing 8" main before it discharges in to the Victoria Street Trunk will rise by approximately 0.244 inches. The depth of flow exceeds the design capacity of ½ full in both the before and after condition,

but is less than actual capacity of the pipeline, therefore no upsizing of the existing pipes is necessary.

#### 4. SEWER PIPE CAPACITY ANALYSIS

SEWER FLOW GENERATED IN THE PROJECT SITE DURING THE EXISTING CONDITION = 0 cfs

SEWER FLOW GENERATED BY NEW DEVELOPMENT

Dwelling Unit	No. of Units	Average Daily Flow	Sewer Flow (GPD)
1 Bedroom Unit	46	200 Gal / D.U.	9200
2 Bedroom Unit	13	250 Gal / D.U.	3250
3 or more Bedroom Unit	26	300 Gal / D.U.	7800
Total =			20,250

Total average daily sewer flow generated by the new development is approximately 20,250 GPD or 0.031cfs

Total peak sewer flow generated by the new development is approximately  $20,250 \times 2.5 = 50,625$  GPD or 0.078 cfs

### Estimated Average Daily Sewage Flows for Various Occupancies

Occupancy	Abbreviation	*Average daily flow	
Apartment Buildings:			
Bachelor or Single dwelling units	Apt	<del>100</del>	gal/D.U. → 150
1 bedroom dwelling units	Apt	<del>150</del>	gal/D.U. → 200
2 bedroom dwelling units	Apt	<del>200</del>	gal/D.U. → 250
3 bedroom or more dwelling units	Apt	<del>250</del>	gal/D.U. → use 300 GPD per SMD
Auditoriums, churches, etc.	Aud	5	gal/seat
Automobile parking	P	25	gal/1000 sq ft gross floor area
Bars, cocktails lounges, etc.	Bar	20	gal/seat
Commercial Shops & Stores	CS	100	gal/1000 sq ft gross floor area
Hospitals (surgical)	HS	500	gal/bed
Hospitals (convalescent)	HC	85	gal/bed
Hotels	H	150	gal/room
Medical Buildings	MB	300	gal/1000 sq ft gross floor area
Motels	M	150	gal/unit
Office Buildings	Off	200	gal/1000 sq ft gross floor area
Restaurants, cafeterias, etc.	R	50	gal/seat
Schools:			
Elementary or Jr. High	S	10	gal/student
High Schools	HS	15	gal/student
Universities or Colleges	U	20	gal/student
College Dormitories	CD	85	gal/student

\*Multiply the average daily flow by 2.5 to obtain the peak flow

#### Zoning Coefficients

Zone	Coefficient (cfs/Acre)
Agriculture -----	0.001
Residential*:	
R-1 -----	0.004
R-2 -----	0.008
R-3 -----	0.012
R-4 -----	0.016*
Commercial:	
C-1 through C-4 -----	0.015*
Heavy Industrial:	
M1 through M-4 -----	0.021*

\*Individual building, commercial or industrial plant capacities shall be the determining factor when they exceed the coefficients shown

+ Use 0.001 (cfs/unit) for condominiums only

LOS ANGELES COUNTY  
DEPARTMENT OF PUBLIC WORKS  
LAND DEVELOPMENT DIVISION

AREA STUDY

An area study must be made for all private contract sewer projects. See attached sample. The area study must include the following items:

1. Area being served - In Acres
2. Determined Tributary area to main line being designed (incl. areas of future devel.)- In Acres
3. Existing and Land Use Zoning
4. Anticipated Sewer Discharge in cfs of total area based on zoning, and/or heavy water users
5. Existing or proposed utilities if in conflict
6. Existing and proposed sewers showing pipe size and grade leading up to the trunk line in order for you to evaluate the impact of your proposed development on the existing system
7. Direction of sewer flow
8. Contour lines
9. Scale not to be less than 1"=600'
10. North arrow pointing up or to the left

ZONING COEFFICIENTS

<u>ZONE</u>	<u>COEFFICIENT (cfs/Acre)</u>
Agriculture	0.001
Residential	
R-1	0.004
R-2	0.008
R-3	0.012
R-4	0.016 *
Commerical	
C-1 through C-4	0.015 *
Heavy Industrial	
M-1 through M-4	0.021 *

\* Individual building, commercial or industrial plant capacities shall be the determining factor when they exceed the coefficients shown.

The coefficient to be used for any zoned areas not listed will be determined by the County based upon the intended development and use.

The County shall determine which of the coefficients or combination of coefficients shall be used for design as determined by the established or proposed zoning in the study area. Any modifications to these coefficients due to topography, development, or hazard areas, shall be approved by the Department of Public Works.

**SEWER AREA STUDY BEFORE DEVELOPMENT**

Sewer Flow	Coefficients	Units
Commercial (C1-C4)	0.015	cfs/acre
Multi-family (R-3)	0.012	cfs/acre
Single Family (R-1)	0.004	cfs/acre
Vacant	0	cfs/acre
Light Manufacturing (M-1)	0.021	cfs/acre
Two-Family Residence (R-2)	0.08	cfs/unit
School	10	gal/student/day

Refer to assessor maps in Appendix for calculation details

**(CUMULATIVE UPSTREAM FLOW TO MH 104)**

**MH @ 104 to MH @ 105**

	Coeff.	Area (ft2)/ student	Area (acres)	Q (cfs)
Commercial (C1-C4)	0.015	54014	1.24	0.019
Multi-family (R-3)	0.012	101346	2.33	0.028
Single Family (R-1)	0.004	1230198	28.24	0.113
Light Manufacturing (M-1)	0.021	130538	3.00	0.063
Two-family (R-2)	0.008	143935	3.30	0.026
School	10 gal/student/day	371	N/A	0.006
<b>Total Q =</b>				<b>0.255</b>

**Cum. Q = 0.255**

**MH @ 105 to MH 106:**

	Coeff.	Area (ft2)	Area (acres)	Q (cfs)
Commercial (C1-C4)	0.015	0	0.00	0.000
Multi-family (R-3)	0.012	0	0.00	0.000
Single Family (R-1)	0.004	0	0.00	0.000
Vacant	0	131551	3.02	0.000
Two-family (R-2)	0.008	0	0.00	0.000
School	10 gal/student/day	0	0.00	0.000
<b>Total Q =</b>				<b>0.000</b>

**Cum. Q = 0.255**

Capacity: 8" VCP @ 0.24% = 0.28 cfs (see S-C4 chart in Sewer manual & Attached)  
0.28 cfs > 0.255 cfs

**Sewer flow is below half capacity**

**MH 106 TO MH 107**

	Coeff.	Area (ft2)	Area (acres)	Q (cfs)
Commercial (C1-C4)	0.015	0	0.00	0.000
Multi-family (R-3)	0.012	0	0.00	0.000
Single Family (R-1)	0.004	0	0.00	0.000
Vacant	0	0	0.00	0.000
Two-family (R-2)	0.008	0	0.00	0.000
School	10 gal/student/day	0	0.00	0.000
<b>Total Q =</b>				<b>0.000</b>

**Cum. Q = 0.255**

Capacity: 8" VCP @ 0.24% = 0.28 cfs (see S-C4 chart in Sewer manual & Attached)  
0.28 cfs > 0.255 cfs

**Sewer flow is below half capacity**

**MH 107 TO MH 108**

	Coeff.	Area (ft2)	Area (acres)	Q (cfs)
Commercial (C1-C4)	0.015	0	0.00	0.000
Multi-family (R-3)	0.012	272250	6.25	0.075
Single Family (R-1)	0.004	0	0.00	0.000
Vacant	0	0	0.00	0.000
Two-family (R-2)	0.008	0	0.00	0.000
School	10 gal/student/day	0	0.00	0.000
<b>Total Q =</b>				<b>0.075</b>

**Cum. Q = 0.330**

Capacity: 8" VCP @ 0.24% = 0.28cfs (see S-C4 chart in Sewer manual & Attached) MH 102 to MH 101  
0.28 cfs < 0.330cfs

**Sewer flow is above half capacity**

**MH 108 TO MH 109**

	<b>Coeff.</b>	<b>Area (ft2)</b>	<b>Area (acres)</b>	<b>Q (cfs)</b>
<b>Commercial (C1-C4)</b>	0.015	0	0.00	0.000
<b>Multi-family (R-3)</b>	0.012	132985	3.05	0.037
<b>Single Family (R-1)</b>	0.004	0	0.00	0.000
<b>Vacant</b>	0	0	0.00	0.000
<b>Two-family (R-2)</b>	0.008	0	0.00	0.000
<b>School</b>	10 gal/student/day	0	0.00	0.000
<b>Total Q =</b>				<b>0.037</b>

**Cum. Q = 0.366**

**Capacity:** 8" VCP @ 0.24% = 0.28cfs (see S-C4 chart in Sewer manual & Attached) MH 101 to MH 100  
 0.28cfs < 0.366cfs

**Sewer flow is above half capacity**

**MH 109 TO MH 330**

	<b>Coeff.</b>	<b>Area (ft2)</b>	<b>Area (acres)</b>	<b>Q (cfs)</b>
<b>Commercial (C1-C4)</b>	0.015	0	0.00	0.000
<b>Multi-family (R-3)</b>	0.012	31110	0.71	0.009
<b>Single Family (R-1)</b>	0.004	0	0.00	0.000
<b>Vacant</b>	0	0	0.00	0.000
<b>Two-family (R-2)</b>	0.008	0	0.00	0.000
<b>School</b>	10 gal/student/day	0	0.00	0.000
<b>Total Q =</b>				<b>0.009</b>

**Cum. Q = 0.375**

**Capacity:** 8" VCP @ 0.24% = 0.28cfs (see S-C4 chart in Sewer manual & Attached) MH 100 to MH 80  
 0.28cfs < 0.375 cfs

**Sewer flow is above half capacity**

**SEWER AREA STUDY POST DEVELOPMENT**

Sewer Flow	Coefficients	Units
Commercial (C1-C4)	0.015	cfs/acre
Multi-family (R-3)	0.012	cfs/acre
Single Family (R-1)	0.004	cfs/acre
Vacant	0	cfs/acre
Light Manufacturing (M-1)	0.021	cfs/acre
Two-Family Residence (R-2)	0.08	cfs/unit
School	10	gal/student/day

Refer to assessor maps in Appendix for calculation details

**(CUMULATIVE UPSTREAM FLOW TO MH 104)**

**MH @ 104 to MH @ 105**

	Coeff.	Area (ft2)/ student	Area (acres)	Q (cfs)
Commercial (C1-C4)	0.015	54014	1.24	0.019
Multi-family (R-3)	0.012	101346	2.33	0.028
Single Family (R-1)	0.004	1230198	28.24	0.113
Light Manufacturing (M-1)	0.021	130538	3.00	0.063
Two-family (R-2)	0.008	143935	3.30	0.026
School	10 gal/student/day	371	N/A	0.006
<b>Total Q =</b>				<b>0.255</b>

Cum. Q = 0.255

**MH @ 105 TO MH 106:**

	Coeff.	Area (ft2)	Area (acres)	Q (cfs)
Commercial (C1-C4)	0.015	0	0.00	0.000
Multi-family (R-3)	0.012	0	0.00	0.000
Single Family (R-1)	0.004	131551	3.02	*0.031
Vacant	0	0	0.00	0.000
Two-family (R-2)	0.008	0	0.00	0.000
School	10 gal/student/day	0	0.00	0.000
<b>Total Q =</b>				<b>0.031</b>

Cum. Q = 0.286

\* Sewer flow generated by new development calculated on earlier section

Capacity: 8" VCP @ 0.24% = 0.28 cfs (see S-C4 chart in Sewer manual & Attached)  
0.28 cfs < 0.286 cfs

Sewer flow above half capacity

**MH 106 TO MH 107**

	Coeff.	Area (ft2)	Area (acres)	Q (cfs)
Commercial (C1-C4)	0.015	0	0.00	0.000
Multi-family (R-3)	0.012	0	0.00	0.000
Single Family (R-1)	0.004	0	0.00	0.000
Vacant	0	0	0.00	0.000
Two-family (R-2)	0.008	0	0.00	0.000
School	10 gal/student/day	0	0.00	0.000
<b>Total Q =</b>				<b>0.000</b>

Cum. Q = 0.286

Capacity: 8" VCP @ 0.24% = 0.28 cfs (see S-C4 chart in Sewer manual & Attached)  
0.28 cfs < 0.286 cfs

Sewer flow above half capacity

**MH 107 TO MH 108**

	Coeff.	Area (ft2)	Area (acres)	Q (cfs)
Commercial (C1-C4)	0.015	0	0.00	0.000
Multi-family (R-3)	0.012	272250	6.25	0.075
Single Family (R-1)	0.004	0	0.00	0.000
Vacant	0	0	0.00	0.000
Two-family (R-2)	0.008	0	0.00	0.000
School	10 gal/student/day	0	0.00	0.000
<b>Total Q =</b>				<b>0.075</b>

Cum. Q = 0.361

Capacity: 8" VCP @ 0.24% = 0.28cfs (see S-C4 chart in Sewer manual & Attached) MH 102 to MH 101  
0.28 cfs < 0.361 cfs

Sewer flow above half capacity

**MH 108 TO MH 109**

	<b>Coeff.</b>	<b>Area (ft2)</b>	<b>Area (acres)</b>	<b>Q (cfs)</b>
<b>Commercial (C1-C4)</b>	0.015	0	0.00	0.000
<b>Multi-family (R-3)</b>	0.012	132985	3.05	0.037
<b>Single Family (R-1)</b>	0.004	0	0.00	0.000
<b>Vacant</b>	0	0	0.00	0.000
<b>Two-family (R-2)</b>	0.008	0	0.00	0.000
<b>School</b>	10 gal/student/day	0	0.00	0.000
<b>Total Q =</b>				<b>0.037</b>

**Cum. Q = 0.397**

**Capacity:** 8" VCP @ 0.24% = 0.28cfs (see S-C4 chart in Sewer manual & Attached) MH 101 to MH 100  
 0.28cfs > 0.397 cfs

**Sewer flow above half capacity**

**MH 109 TO MH 330**

	<b>Coeff.</b>	<b>Area (ft2)</b>	<b>Area (acres)</b>	<b>Q (cfs)</b>
<b>Commercial (C1-C4)</b>	0.015	0	0.00	0.000
<b>Multi-family (R-3)</b>	0.012	31110	0.71	0.009
<b>Single Family (R-1)</b>	0.004	0	0.00	0.000
<b>Vacant</b>	0	0	0.00	0.000
<b>Two-family (R-2)</b>	0.008	0	0.00	0.000
<b>School</b>	10 gal/student/day	0	0.00	0.000
<b>Total Q =</b>				<b>0.009</b>

**Cum. Q = 0.406**

**Capacity:** 8" VCP @ 0.24% = 0.28cfs (see S-C4 chart in Sewer manual & Attached) MH 100 to MH 80  
 0.28cfs > 0.406 cfs

**Sewer flow above half capacity**

**Sewer Area Study Table( Before Development )**

Street Name	Segment		Pipe		*Capacity (cfs)	Area (Acres)	Zoning Coeff.	Calculated Flow (cfs)	**Cumulative Calculated Flow (cfs)	Cumulative Depth (in)	PC orCI Construction Plan #	% Full	
	M.H. #	M.H. #	Size (in.)	Slope (%)	1/2 Full							Flow Depth/ 0.5 x Pipe Dia.	Cummulative Flow / 1/2 full Capacity (% of 1/2 full)
Stanford Ave (upstreams of Project site)	104	105	8	1.8	0.775	38.11	Varies	0.255	0.255	2.145	PC 954	0.53625	32.9%
Stanford Ave (Project site)	105	106	8	0.24	0.28	3.02	0	0	0.255	3.669	CI 1217	0.91725	91.1%
Stanford Ave	106	107	8	0.24	0.28	0	n/a	0	0.255	3.669	CI 1217	0.91725	91.1%
Stanford Ave	107	108	8	0.24	0.28	6.25	0.012	0.075	0.33	4.269	CI 1217	1.06725	117.9%
Stanford Ave	108	109	8	0.24	0.28	3.05	0.012	0.037	0.367	4.559	CI 1217	1.13975	131.1%
Stanford Ave + Compton Blvd.	109	330 (trunk)	8	0.24	0.28	0.71	0.012	0.009	0.376	4.629	CI 1217	1.15725	134.3%

(Trunk) = Beginning of sewer trunk

N.A. = Not applicable

\* Calculated using Kutter's Formula with n=0.013 (as in S-C4 graph in PC Procedural Manual)

\*\* Based on current land use and coefficients per LA County, (Attach supporting calculations)

**Sewer Area Study Table( Post Development )**

Street Name	Segment		Pipe		*Capacity (cfs)	Area (Acres)	Zoning Coeff.	Calculated Flow (cfs)	**Cumulative Calculated Flow (cfs)	Cumulative Depth (in)	PC orCI Construction Plan #	% Full	
	M.H. #	M.H. #	Size (in.)	Slope (%)	1/2 Full							Flow Depth/ 0.5 x Pipe Dia.	Cummulative Flow / 1/2 full Capacity (% of 1/2 full)
Stanford Ave (upstreams of Project site)	104	105	8	1.8	0.775	38.11	Varies	0.255	0.255	2.145	PC 954	0.53625	32.9%
Stanford Ave (Project site)	105	106	8	0.24	0.28	3.02	Varies	0.031	0.286	3.92	CI 1217	0.98	102.1%
Stanford Ave	106	107	8	0.24	0.28	0	n/a	0	0.286	3.92	CI 1217	0.98	102.1%
Stanford Ave	107	108	8	0.24	0.28	6.25	0.012	0.075	0.361	4.512	CI 1217	1.128	128.9%
Stanford Ave	108	109	8	0.24	0.28	3.05	0.012	0.037	0.398	4.802	CI 1217	1.2005	142.1%
Stanford Ave + Compton Blvd.	109	330 (trunk)	8	0.24	0.28	0.71	0.012	0.009	0.407	40873	CI 1217	10218.25	145.4%

(Trunk) = Beginning of sewer trunk

N.A. = Not applicable

\* Calculated using Kutter's Formula with n=0.013 (as in S-C4 graph in PC Procedural Manual)

\*\* Based on current land use and coefficients per LA County, (Attach supporting calculations)

**Direct Comparison of Cumulative Depth of Flow BEFORE and AFTER development**

Street Name	Segment		Cumulative Depth (in)	Cumulative Depth (in)
	M.H. #	M.H. #		
Stanford Ave (upstreams of Project site)	104	105	2.145	2.145
Stanford Ave (Project site)	105	106	3.669	3.92
Stanford Ave	106	107	3.669	3.92
Stanford Ave	107	108	4.269	4.512
Stanford Ave	108	109	4.559	4.802
Stanford Ave + Compton Blvd.	109	330 (trunk)	4.629	4.873

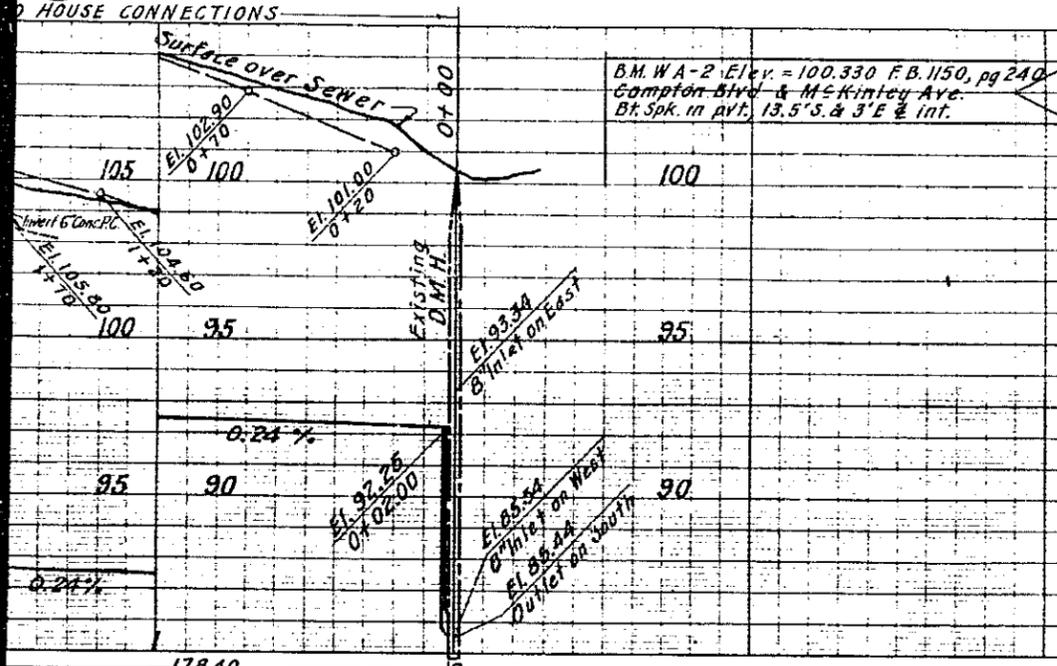
## **5. SEWER AS-BUILT PLANS**

- CI - 1217
- PC - 954
- PC – 8897
- PC – 3817
- PC – 8876
- PC – 3311
- PC – 3650
- PC – 10960

8190

C.I. 1217-1-1

ON INVENTION...  
LAW OFFICE...  
DRAFTSMAN



B.M. W.A-2 Elev. = 100.330 F.B. 1150, pg 240  
Compton Blvd & McKinley Ave.  
Bt. Spk. in pvt. 13.5'S. & 3'E & Int.

### COUNTY IMPROVEMENT NO. 1217

PROFILE, ALIGNMENT AND GRADE OF  
**SANITARY SEWERS**  
TO BE CONSTRUCTED IN

**McKINLEY AVENUE**  
BETWEEN COMPTON BLVD. AND ROSECRANS AVE.

ONE SHEET

SCALE: VERT. 1" = 4'  
HORIZ. 1" = 40'

FEB. 1948

COUNTY OF LOS ANGELES, CALIFORNIA.

- USE STANDARD STRENGTH PIPE EXCEPT AS NOTED
- USE CEMENT MORTAR FOR ALL VITRIFIED CLAY PIPE JOINTS
- TAGS AS SPECIFIED IN SECTION 48 OF THE SPECIFICATIONS SHALL BE OMITTED
- ENCASE FOUR FEET OF SEWER AT POINTS OF INTERFERENCE WITH POLES AS PER S-a-119
- CONSTRUCT HOUSE CONNECTIONS WITH INVERT AT CURB LINE 3 FT. BELOW CURB GRADE EXCEPT AS NOTED
- ALL STRUCTURES SHALL BE BRICK SEWER STRUCTURES AS PER PLAN NO. S-a-104
- USE STANDARD MANHOLE FRAMES AND COVERS AS PER PLAN NO. S-a-117
- RESURFACE TRENCH WITHIN PAVED AREA WITH PREMIX ROCK AND OIL 2" IN THICKNESS EXCEPT AS NOTED.

⊙ FIGURE IN CIRCLE AT END OF HOUSE CONNECTION INDICATES DEPTH BELOW CURB GRADE.

C. E. ARNOLD

COUNTY ENGINEER

RECOMMENDED *W. Gregory*  
CITY ENGINEER

APPROVED *C. Arnold*  
COUNTY ENGINEER

APPROVED AS TO FORM  
H.W. KENNEDY  
COUNTY COUNSEL

APPROVED *W. L. ...*  
CITY ENGINEER OF DISTRICT

BY *A. Loveland*  
CITY ENGINEER

FOR LEGEND

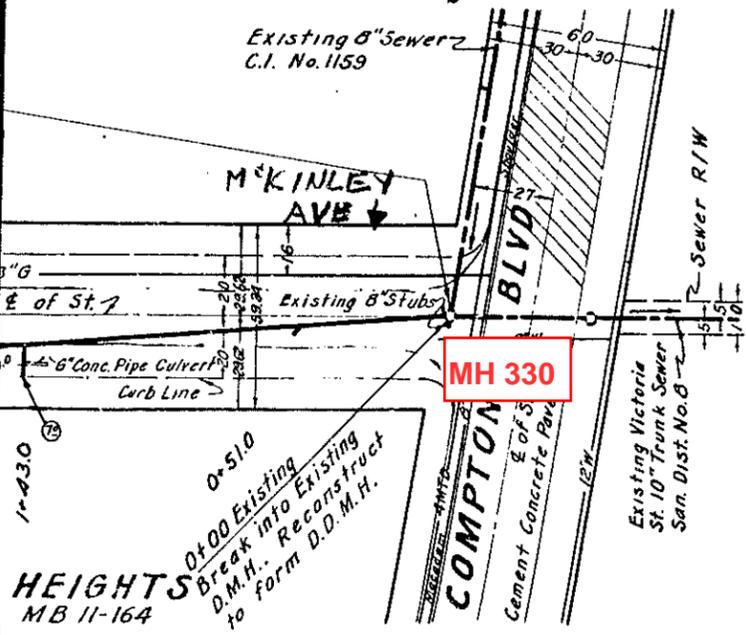
SEE PLAN NO. S-a-84

NOTE:

GRADES TO WHICH THIS IMPROVEMENT IS TO BE CONSTRUCTED ARE SHOWN ON PLANS AND PROFILES. GRADE POINTS FOR TOP OF CURB, CENTER LINE OF STREET OR CENTER LINE OF ALLEY ARE SHOWN IN CIRCLES ON PROFILES. AT ALL POINTS BETWEEN DESIGNATED POINTS THE GRADE SHALL BE ESTABLISHED SO AS TO CONFORM TO A STRAIGHT LINE DRAWN BETWEEN SAID DESIGNATED POINTS. ELEVATIONS ARE IN FEET ABOVE U. S. G. S. DATUM OF MEAN SEA LEVEL. UNIT PRICES FOR ADDITIONAL WORK WHICH MAY BE REQUIRED BUT WHICH CANNOT BE ASCERTAINED IN ADVANCE, SHALL BE SUBMITTED IN THE PROPOSAL.

THIS DRAWING AND THE DATA HEREON ARE HEREBY MADE A PART OF THE SPECIFICATIONS.

REFERENCES			
W. S. 26	DESIGNED	McGLAREN	DEC. 1947
A. S. 470	TRACED	ZEMAN	JAN. 1948
F. B. 1278	CHECKED	GOLDMAN	FEB. 1948



HEIGHTS  
MB 11-164

MH 330

Existing Trunk Sewer  
San. Dist. No. 8

COMPTON  
Cement Concrete Pavement

Existing 8" Sewer  
C.I. No. 1159

Existing 8" Stubs

Existing 6" Conc. Pipe Culvert  
Curb Line

1-430

0+51.0  
Break into Existing  
D.M.H. - Reconstruct  
to form D.D.M.H.





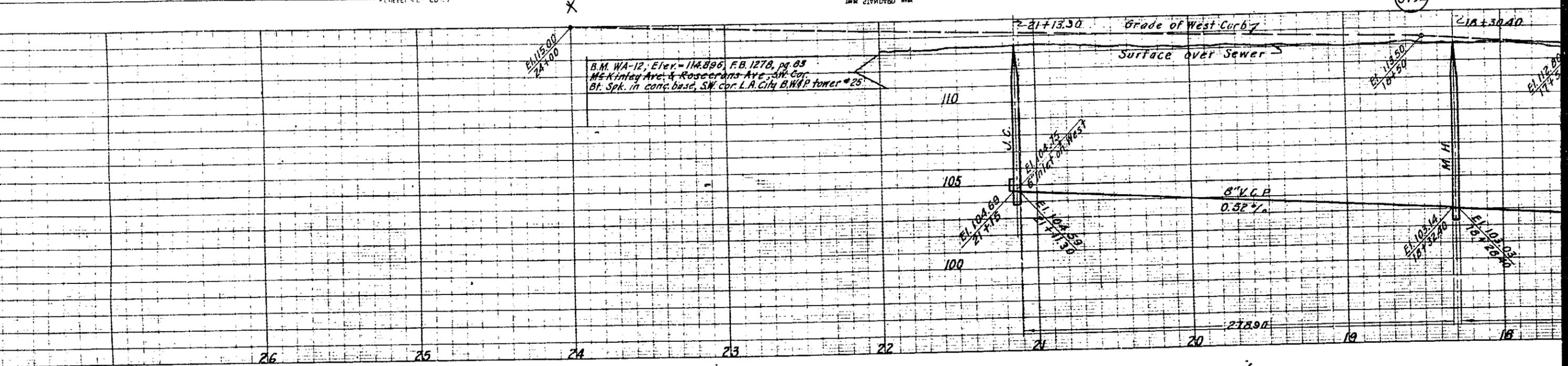
TRIM LINE

ON INSERT LAYOUT FROM  
SHEET 1217-1-3  
BY  
DATE

C.I. 1217-1-4

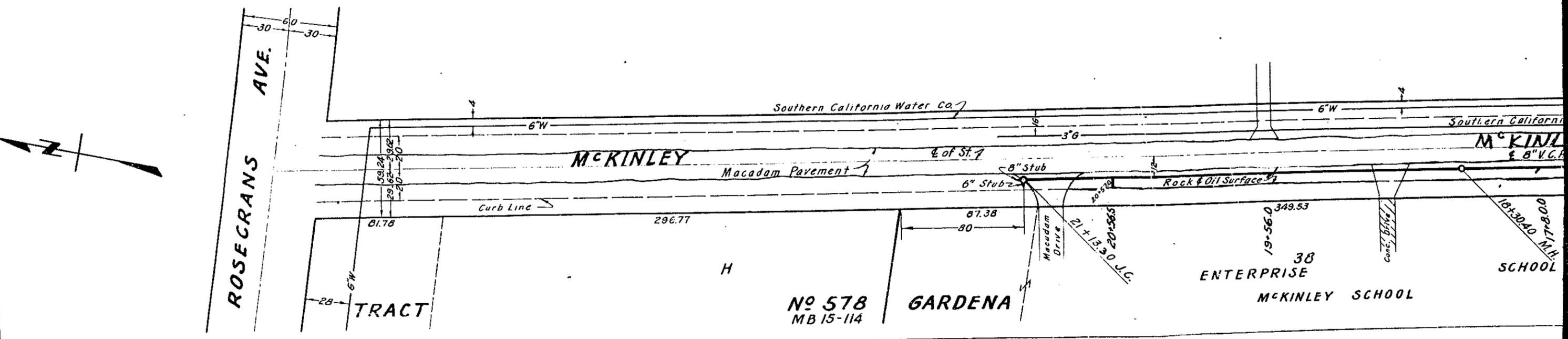
MEM JOHN  
NO. 1217-1-4

8192



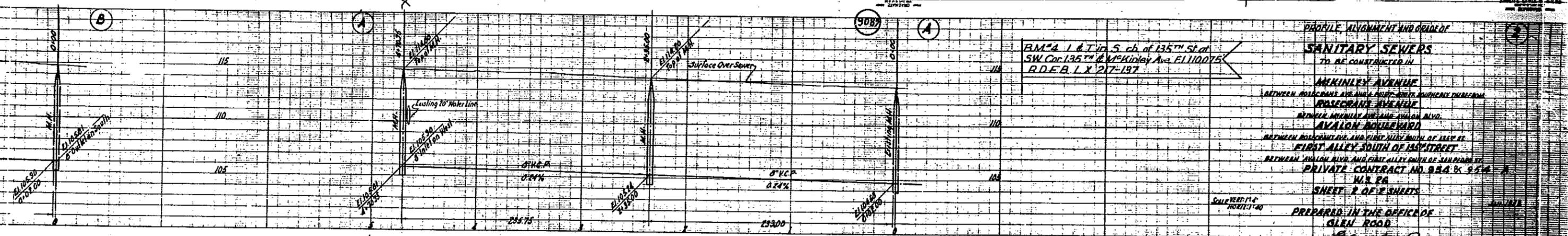
B.M. WA-12, Elev. = 114.896, F.B. 1270, pg. 83  
McKinley Ave. & Rosecrans Ave. SW Cor.  
Bf. Spk. in conc. base, SW cor. L.A. City B.W.P. tower #25

8" V.C.P.  
0.52%



TRIM LINE

NEW YORK  
 PENNSYLVANIA  
 CALIFORNIA  
 ILLINOIS  
 INDIANA  
 KENTUCKY  
 MISSISSIPPI  
 MISSOURI  
 OHIO  
 PENNSYLVANIA  
 VIRGINIA  
 WEST VIRGINIA



**PROFILE, ALIGNMENT AND GRADE OF  
 SANITARY SEWERS  
 TO BE CONSTRUCTED IN  
 MCKINLEY AVENUE  
 BETWEEN ROSECRANS AVE AND AVALON BLVD. SOUTHERLY THEREFROM  
 ROSECRANS AVENUE  
 BETWEEN MCKINLEY AVE AND AVALON BLVD.  
 AVALON BOULEVARD  
 BETWEEN ROSECRANS AVE AND FIRST ALLEY SOUTH OF 135th ST.  
 FIRST ALLEY SOUTH OF 135th STREET  
 BETWEEN AVALON BLVD. AND FIRST ALLEY SOUTH OF SAN PEDRO ST.  
 PRIVATE CONTRACT NO. 884 & 954  
 M.R. 84  
 SHEET 2 OF 2 SHEETS  
 PREPARED IN THE OFFICE OF  
 GLEN ROOD  
 BY *Glen Rood*  
 CIVIL ENGINEER**

SCALE: VERT. 1" = 4'  
 HORIZ. 1" = 40'

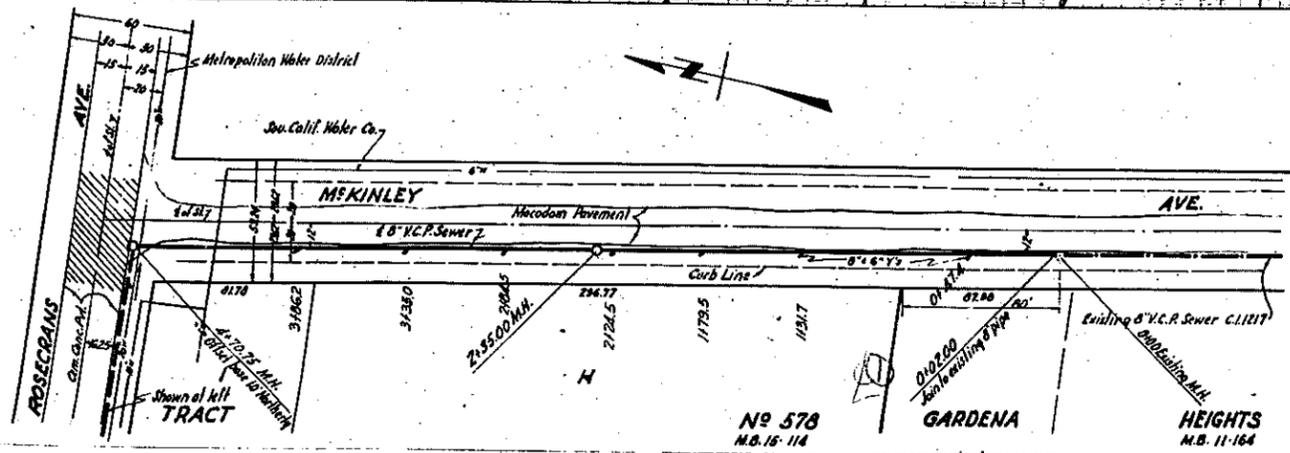
FOR LEGEND  
 SEE PLAN NO. 5-6-64



FOR CONSTRUCTION NOTES SEE SHEET 1  
 COUNTY OF LOS ANGELES, CALIFORNIA

APPROVED *[Signature]*  
 COUNTY ENGINEER  
 APPROVED *[Signature]*  
 CHIEF ENGINEER OF COUNTY  
 SANITATION DISTRICT NO. 8

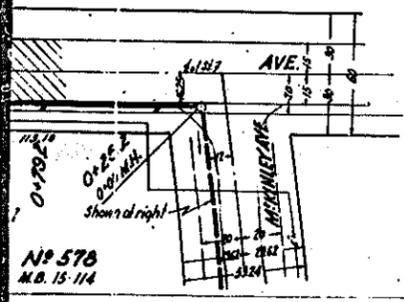
CHECKED BY *[Signature]*  
 OFFICE OF COUNTY ENGINEER, CIVIL ENGINEER

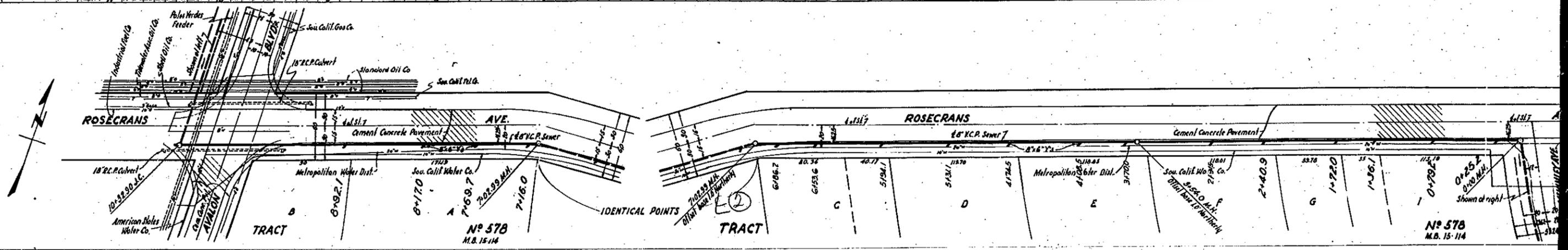
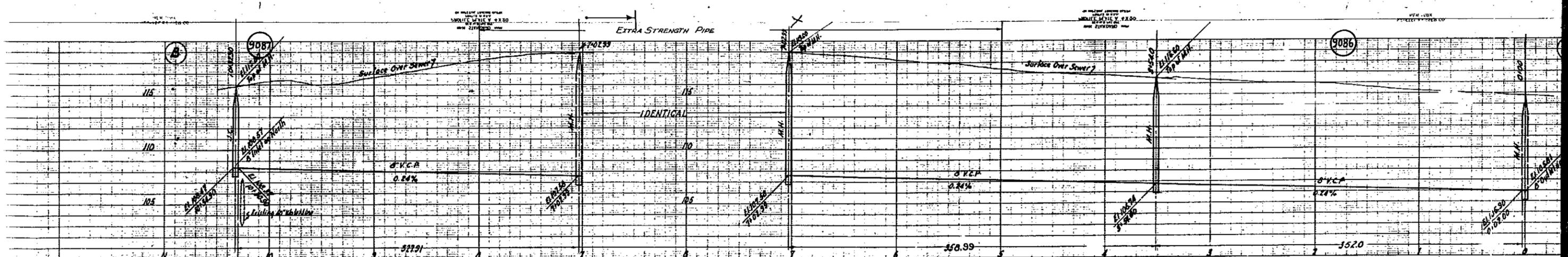


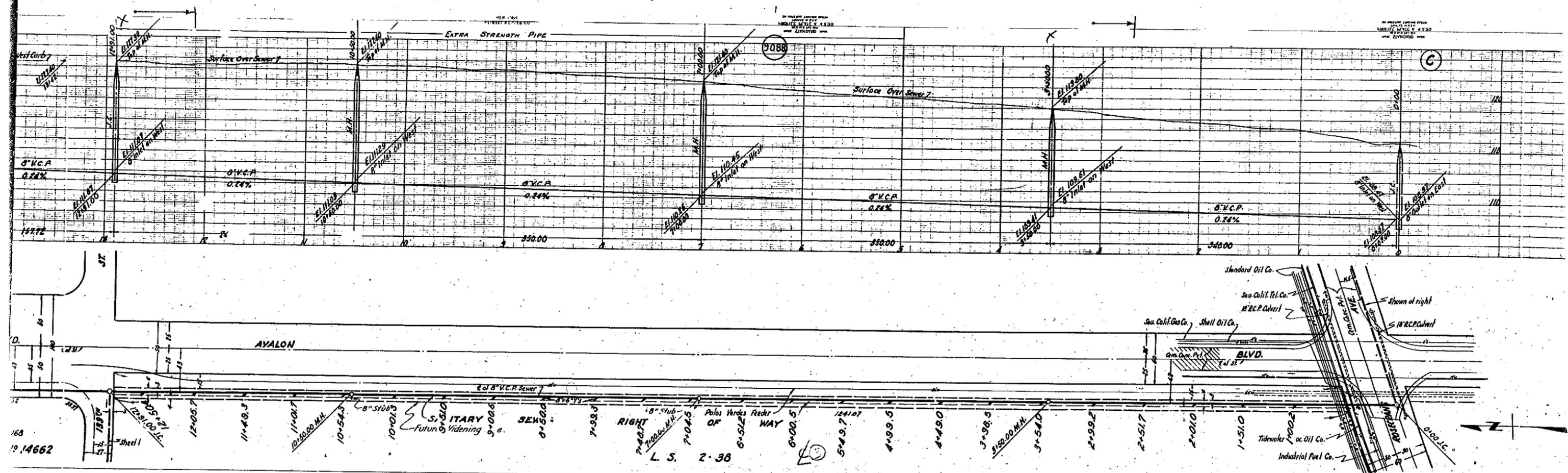
No 578  
 M.B. 15-114

GARDENA

HEIGHTS  
 M.B. 11-164







10,14662

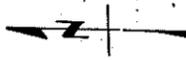
AYALON

8" V.C.P. Sewer

RIGHT OF WAY

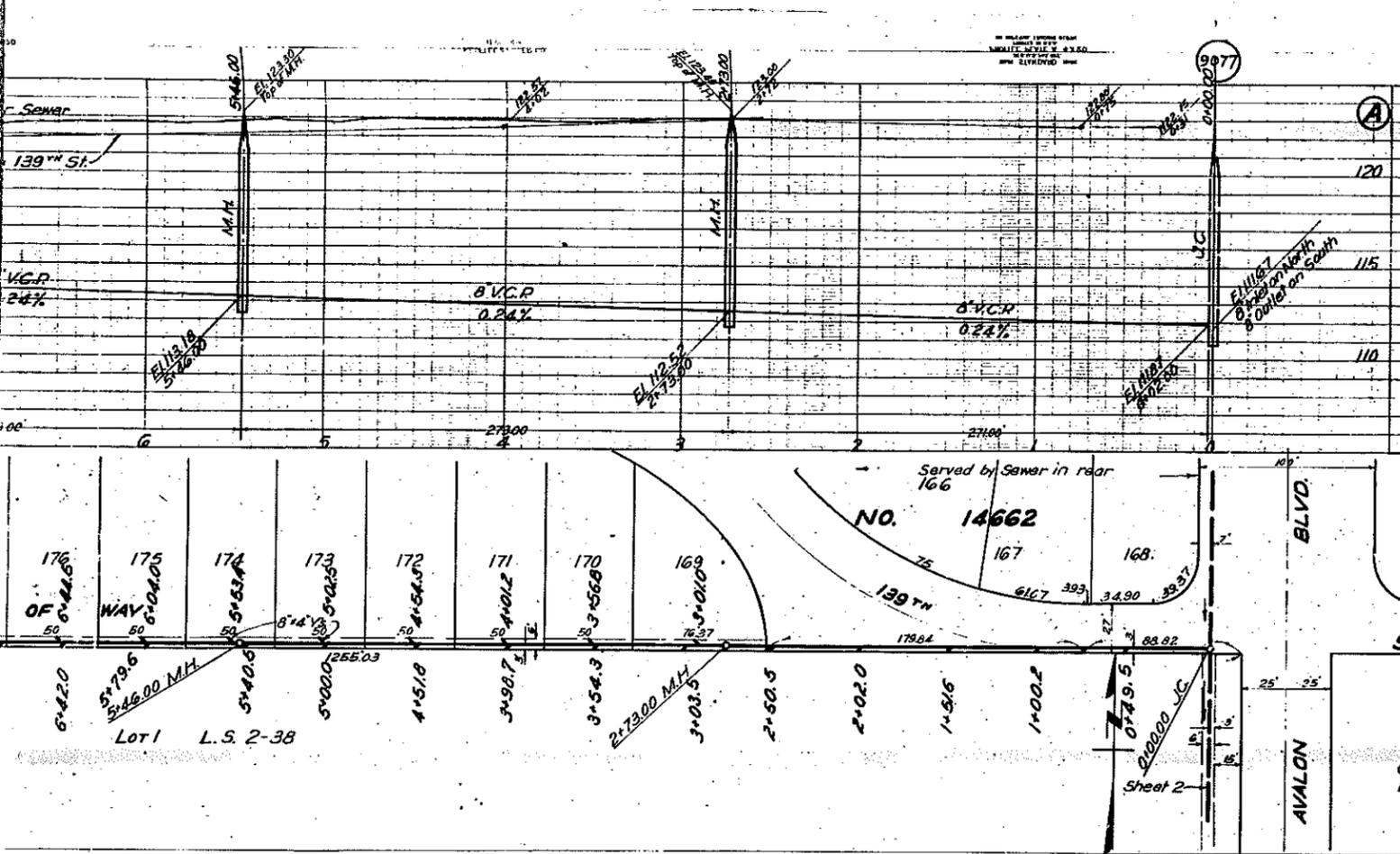
Polos Verdes Reck OF WAY

Standard Oil Co.  
 So. Calif. Tel. Co.  
 W.R.C.P. Cable  
 So. Calif. Gas Co.  
 Shell Oil Co.  
 Am. Gas. P. Co.  
 BLVD.  
 Tidelvok. oc. Oil Co.  
 Industrial Fuel Co.  
 1000 E.  
 1000 J.C.









1. Use Standard Manhole Frames and Covers, S-a-117
2. Use Standard Strength Pipe, except as noted
3. Use Cement mortar for all vitrified clay pipe joints
4. All structures shall be brick sewer structures, S-a-104
5. Resurface all trench within paved area to meet L.A. County Road Department requirements
6. Construct House Connections with invert at Property Line 5 feet below alley grade, except as noted
7. Construct tops of all Structures in Rights Of Way 6 above finished grade

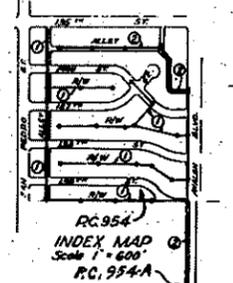
BM #4 L & T. V. S. of 135<sup>th</sup> St at S.W. Cor. 135<sup>th</sup> & M<sup>th</sup> Kinley Ave. E.I. 1100.16  
R.D.F.B. L.X. 217-137

8. Encase four feet of Sewer at points of interference with Poles as per S-a-119.

NOTE: No representative of the County Engineer will survey or lay out any portion of the work. The owner or his authorized representative shall furnish the County Engineer with grade stakes and stations for all house connections and branches and shall provide stakes for them at their proper locations with coloring, plainly marked. Any change in locations shall be requested in writing by the owner or his representative. No revisions shall be made in these plans without approval of the County Engineer.

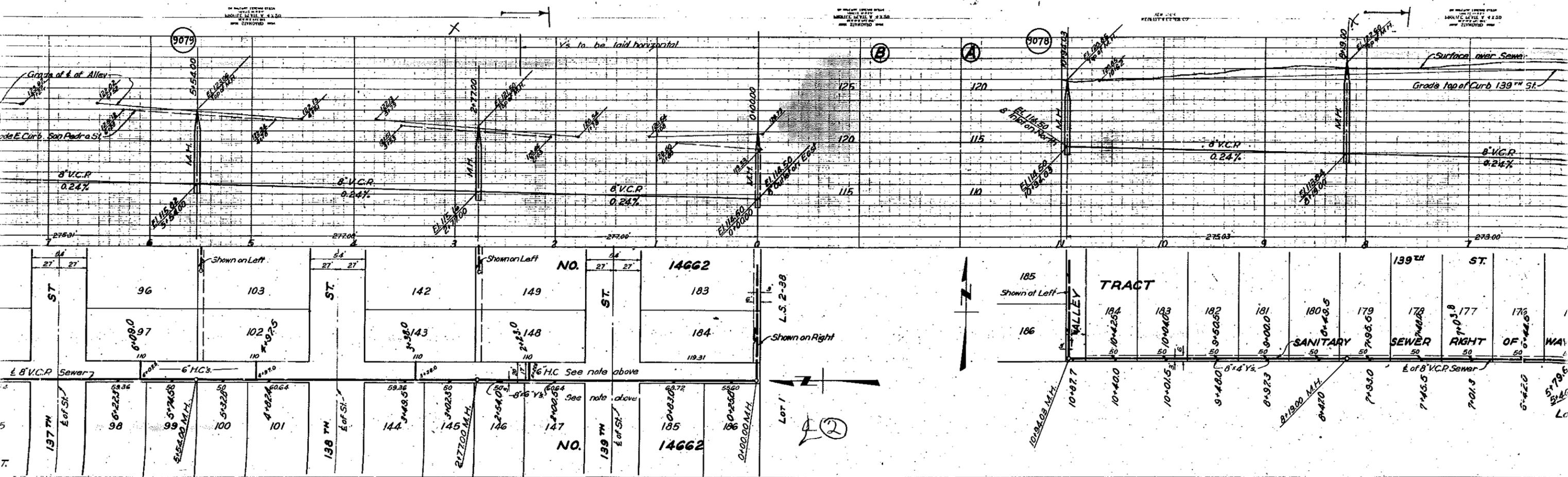
PROFILE ALIGNMENT AND SANITARY SEWER TO BE CONSTRUCTED IN RIGHT-OF-WAY FIRST ALLEY EAST OF SANITARY SEWER BETWEEN SOUTH LINE OF TRACT OF 165 FEET SOUTH & 135 FEET NORTH

PRIVATE CONTRACT NO. 954 SHEET 1 OF 2 SANS PREPARED IN THE OFFICE OF THE COUNTY ENGINEER GLEN ROAD



NOTE: Grades to which this improvement is to be carried shall be shown on the profile. All points between designated points on the profile shall be a straight line drawn between such designated points. Elevations are in feet above U.S.C. datum or mean sea level. This drawing and the data thereon are hereby made a part of the contract. Work shall be constructed according to specifications on file in the office of the County Engineer and shall be prosecuted only in the presence of the County Engineer. Before work can be started the Contractor must obtain a permit from the L.A. County Road Dept. 211 So. Main St. and make a deposit of \$100.00 to the County Engineer to cover the cost of construction inspection. If work is to be done in a State Highway, a permit must be obtained from the Division of Highways, 600 State Bldg. after making the deposit with the County Engineer.

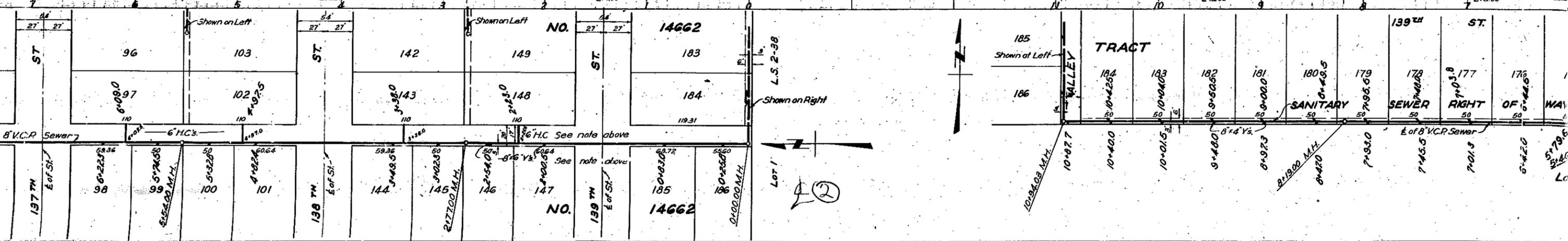
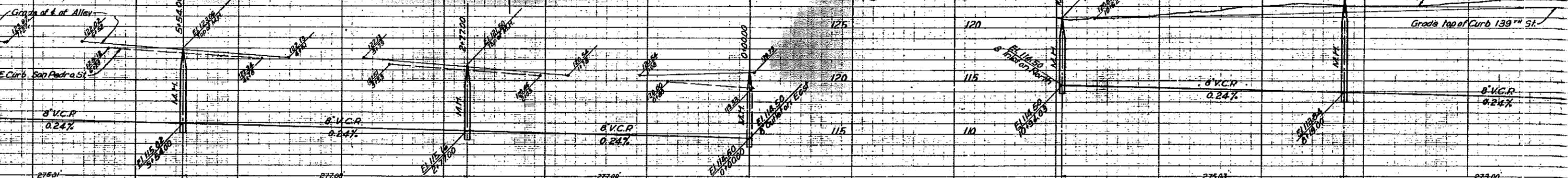
APPROVED [Signature] COUNTY OF LOS ANGELES, CALIFORNIA  
APPROVED [Signature] CHIEF ENGINEER  
CHECKED BY [Signature] DATE 1-29



9079

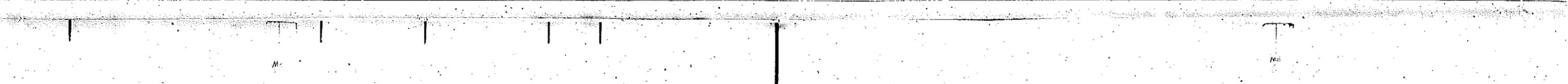
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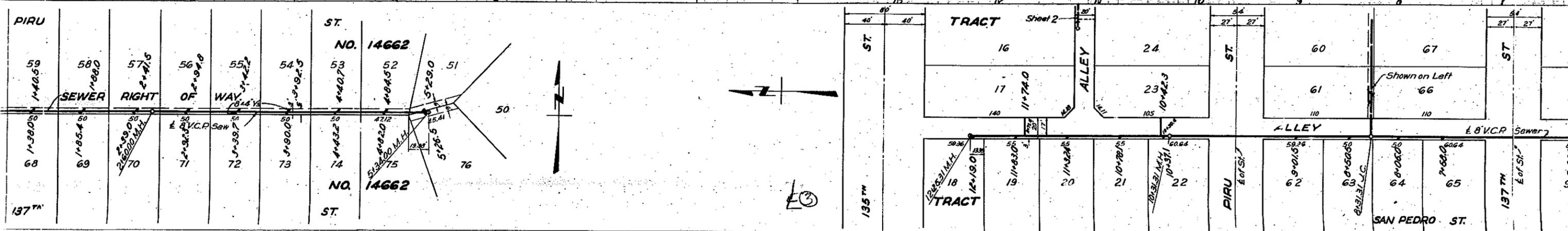
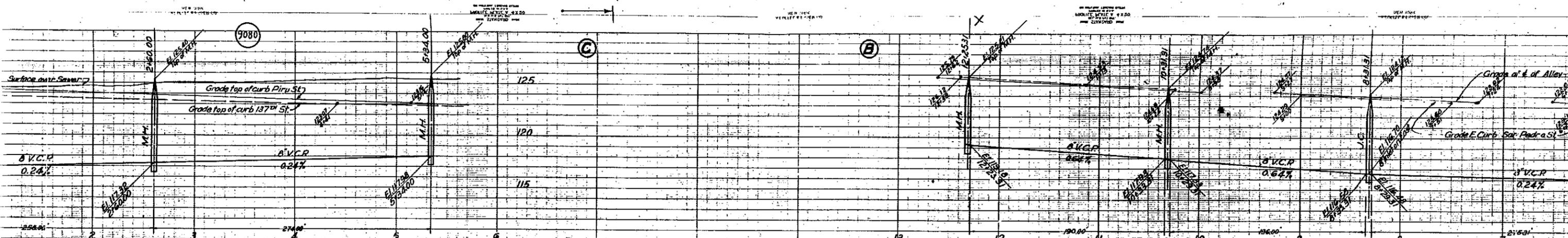
*Y's to be laid horizontal*



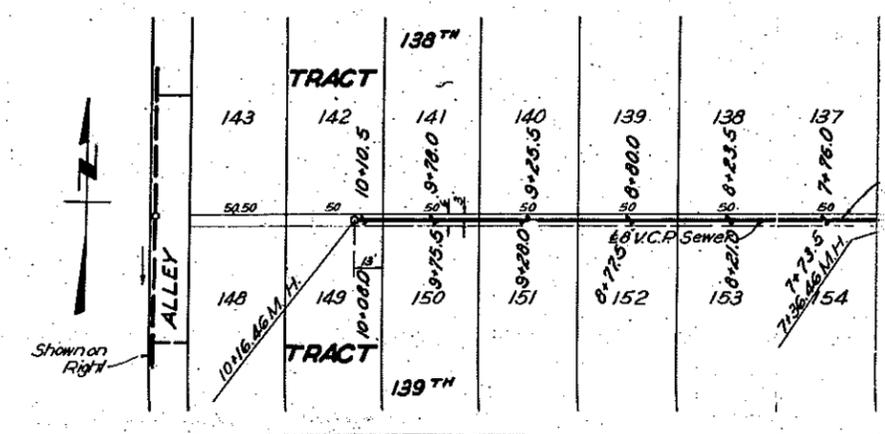
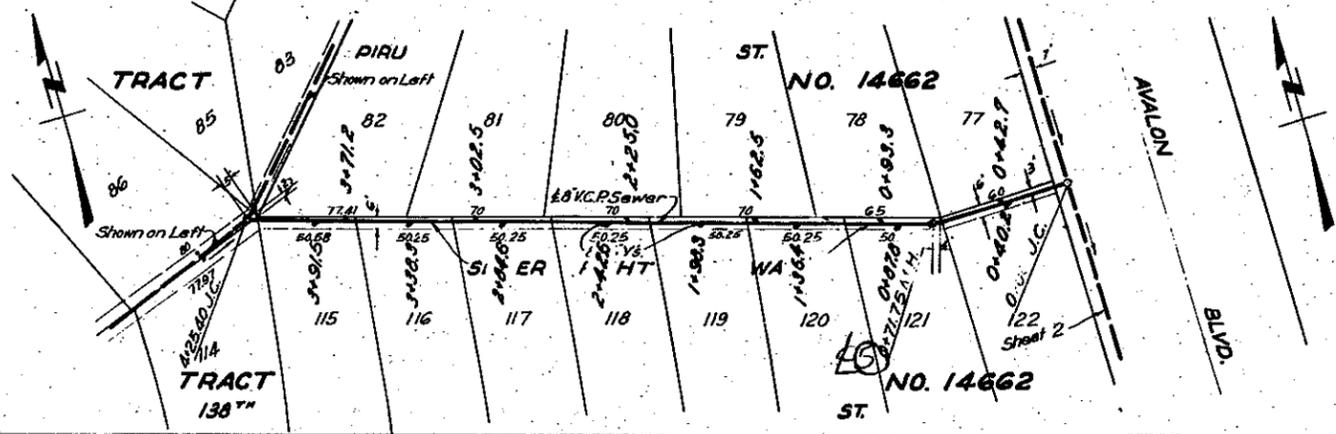
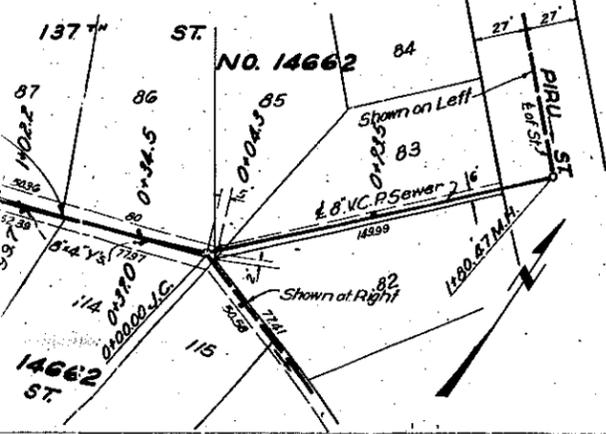
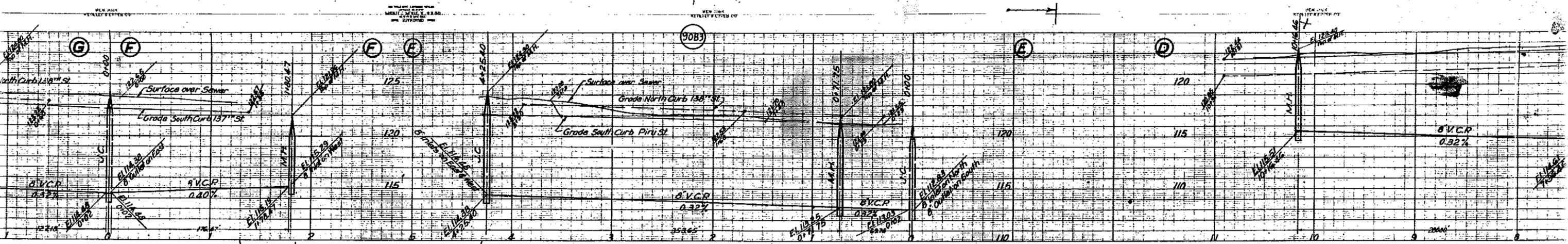
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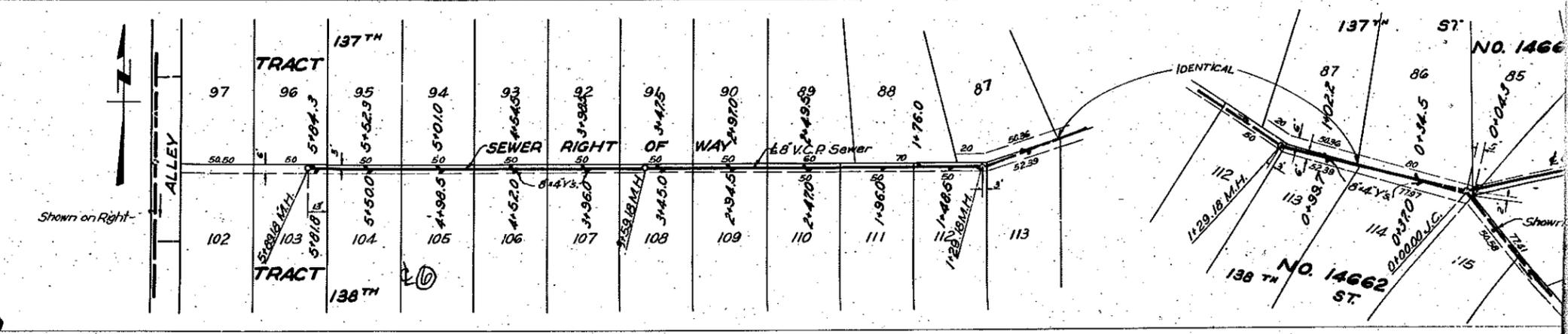
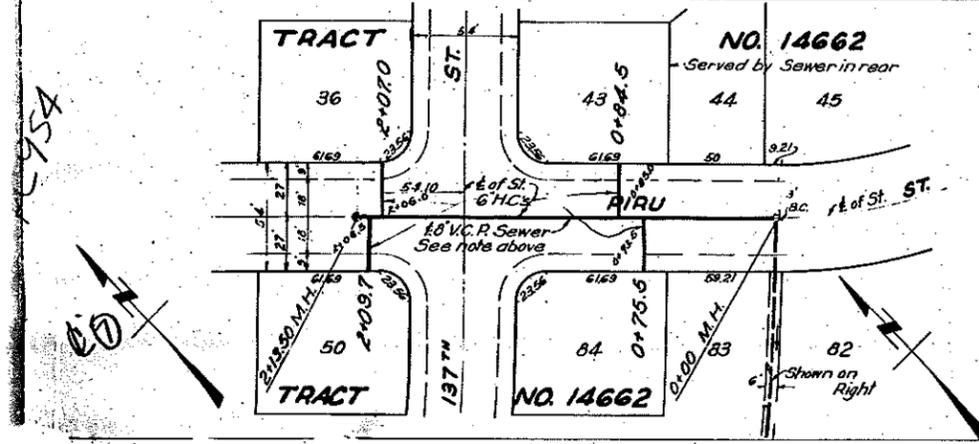
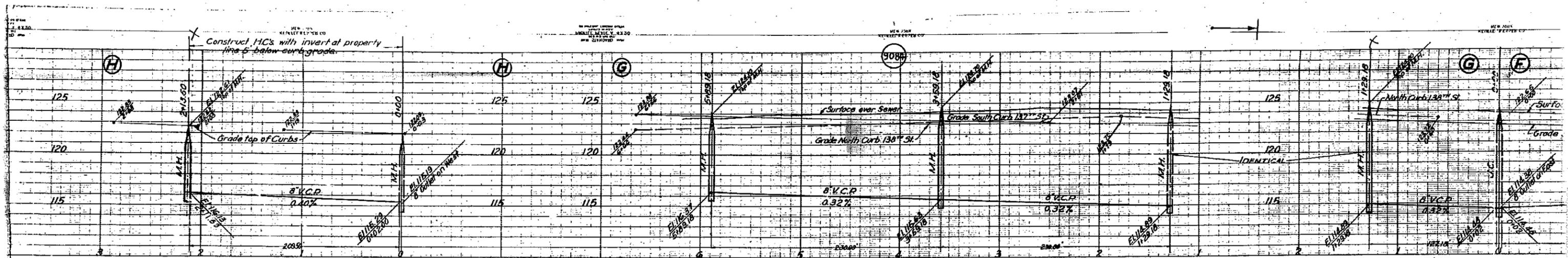
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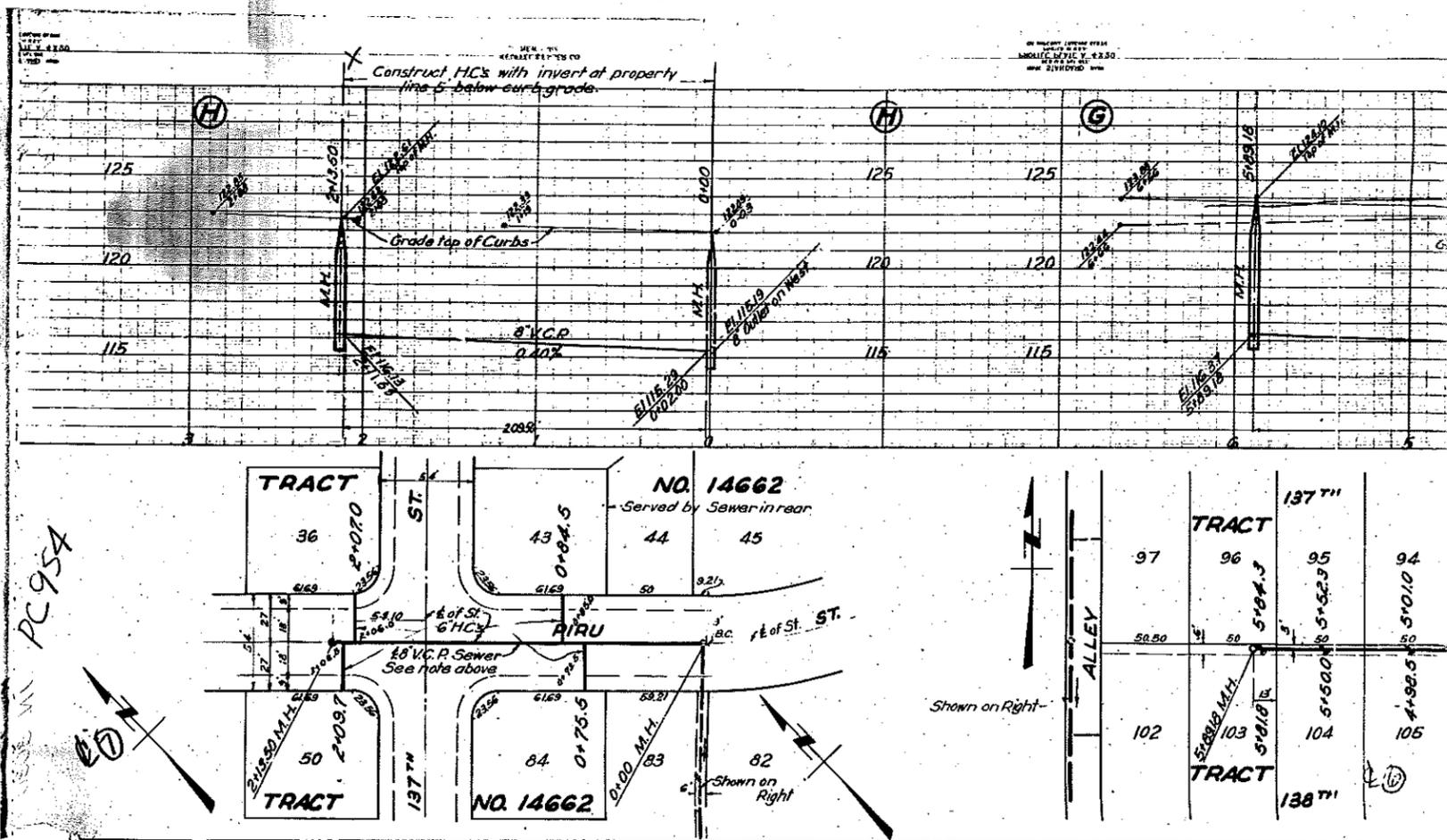












PC 954



Shown on Right

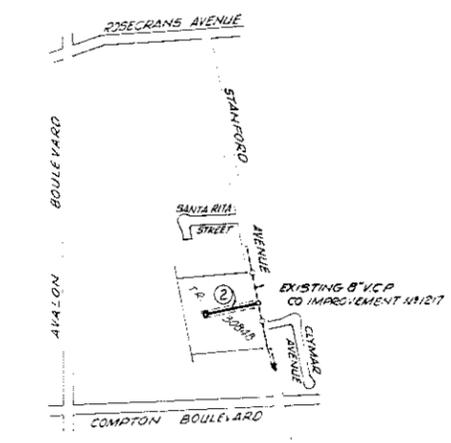
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TO BE CONSTRUCTED IN  
TRACT NO. 30848  
PRIVATE CONTRACT NO. 8897

W.S. 26  
1 SHEET, 2 PAGES  
SCALE: VERT. 1"=4' HORIZ. 1"=40'  
FEBRUARY, 1973  
PREPARED IN THE OFFICES OF  
WILSEY & HAM  
1631 Huntington Drive  
South Pasadena, California 91030  
REG. C. E. No. 20596

44153

B.M. BY-1085 ELEV. 114.22  
Northwest Corner Rosecrans & Stanford Aves.  
Lead & Best Nail in North Curb of Rosecrans,  
1" W. of B.C.R., 40' N. & 52' W. of  $\odot$  Intersection.  
BASELINE QUAD. 1965



INDEX MAP  
SCALE 1"=600'

REVISION  
Change 3" V.C.R. to 36"  
of 8" C.R. Sta. 1+68  
to Sta. 2+04.  
Approved: *Richard J. Murphy* 6/22/73  
R.C.E. No. 18594

- GENERAL NOTES:**
- ELEVATIONS ARE IN FEET ABOVE U.S.C. & G.S. SEA LEVEL DATUM OF 1929.
  - NO REVISIONS SHALL BE MADE IN THESE PLANS WITHOUT THE APPROVAL OF THE COUNTY ENGINEER.
  - NO REPRESENTATIVE OF THE COUNTY ENGINEER WILL SURVEY OR LAY OUT ANY PORTION OF THE WORK.
  - GRADES TO WHICH THIS IMPROVEMENT IS TO BE CONSTRUCTED ARE SHOWN ON PLANS AND PROFILES. GRADE POINTS FOR TOP OF CURBS, CENTER LINE OF STREETS, OR CENTER LINE OF ALLEYS ARE SHOWN ON PROFILES. AT ALL POINTS BETWEEN DESIGNATED POINTS THE GRADE SHALL BE ESTABLISHED SO AS TO CONFORM TO A STRAIGHT LINE DRAWN BETWEEN SAID DESIGNATED POINTS.
  - THE PRIVATE ENGINEER SHALL FURNISH THE COUNTY ENGINEER WITH GRADE SHEETS AND STATIONING FOR ALL HOUSE LATERALS AND "T" OR "Y" BRANCHES AND SHALL PROVIDE STAKES FOR THEM AT THEIR PROPER LOCATIONS WITH STATIONING PLAINLY MARKED. ALL HOUSE LATERALS SHALL BE CONSTRUCTED IN A STRAIGHT ALIGNMENT AT RIGHT ANGLES FROM THE MAIN LINE SEWER EXCEPT AS SHOWN ON THE PLANS. HOUSE LATERALS FROM CHIMNEYS SHALL NOT HAVE AN ANGLE OF LESS THAN 45° WITH THE MAIN LINE SEWER. ANY CHANGE IN ALIGNMENT SHALL BE REQUESTED IN WRITING BY THE PRIVATE ENGINEER.
  - THE PRIVATE ENGINEER SHALL FURNISH THE HOUSE LATERAL DEPTH AT THE PROPERTY LINE BELOW THE TOP OF CURB ELEVATION FOR EACH HOUSE LATERAL ON THE GRADE SHEET.
  - BEFORE WORK CAN BE STARTED, THE CONTRACTOR MUST OBTAIN A PERMIT TO EXCAVATE IN COUNTY STREETS FROM THE L.A. COUNTY ROAD DEPT., DISTRICT OFFICE NO. 3, AND PAY A FEE TO THE COUNTY ENGINEER, PALMS VEEDORS, CENTINELA VALLEY REGIONAL OFFICE, TO COVER THE COST OF CONSTRUCTION INSPECTION AND RECORD PLANS.
  - IF WORK IS TO BE DONE IN A STATE HIGHWAY, A PERMIT MUST BE OBTAINED FROM THE STATE OF CALIFORNIA, DIVISION OF HIGHWAYS, 120 SOUTH SPRING STREET, LOS ANGELES, CALIFORNIA.
  - APPROVAL OF THIS PLAN BY THE COUNTY OF LOS ANGELES DOES NOT CONSTITUTE A REPRESENTATION AS TO THE ACCURACY OF THE LOCATION OF OR THE EXISTENCE OR NON-EXISTENCE OF ANY UNDERGROUND UTILITY PIPE, OR STRUCTURE WITHIN THE LIMITS OF THIS PROJECT. THIS NOTE APPLIES TO ALL PAGES.
  - REFER TO SECTION 7-10.47 OF THE STANDARD SPECIFICATIONS, REGARDING SAFETY ORDERS.
- Connections for the disposal of industrial wastes shall be made to sewers shown on these drawings without written permission from the Chief Engineer and General Manager of the County Sanitation Districts.

- CONSTRUCTION NOTES:**
- WORK SHALL BE CONSTRUCTED ACCORDING TO THE STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION 1970 EDITION WITH 21-72 SUPPLEMENTS AND COUNTY ENGINEER SPECIAL PROVISIONS FOR THE CONSTRUCTION OF SANITARY SEWERS DATED 08-12-72, AND SHALL BE PROTECTED ONLY IN THE PRESENCE OF THE COUNTY ENGINEER.
  - THE CONTRACTOR SHALL NOTIFY THE CONSTRUCTION DIVISION BY TELEPHONE, MADISON 9-4747, EXT. 8151, AT LEAST TWENTY-FOUR HOURS BEFORE STARTING ANY WORK UNDER THIS CONTRACT.
  - HOUSE LATERALS TO BE CONSTRUCTED WITH INVERTS AT PROPERTY LINE 6 FEET BELOW CURB GRADE EXCEPT AS NOTED.
  - PIPE OR TEE BRANCHES MAY BE USED FOR CONNECTIONS TO MAINLINE SEWERS EXCEPT AS NOTED.
  - ALL STRUCTURES SHALL BE EITHER BRICK, MANHOLES PER S-3 OR PRECAST CONCRETE MANHOLES PER S-36, EXCEPT AS NOTED.
  - PROVIDE STAKES ON THE PROPERTY LINE OR PROPERTY LINES PRODUCED AT RIGHT ANGLES TO THE SEWER LINE AT THE CENTER LINE OF EACH MANHOLE.
  - MANHOLE TOPS IN UNIMPROVED RIGHTS OF WAY TO BE SIX INCHES ABOVE FINISHED GRADE.
  - VERIFIED CLAY PIPE JOINTS SHALL BE TYPE "G", "F", OR "C" PER STANDARD SPECIFICATIONS SECTION 206-2.
  - IF A POWER POLE IS WITHIN THREE FEET OF THE SEWER, THE SEWER SHALL BE ENCASED, PER S-33, CASE II, 2 FEET ON EACH SIDE FROM THE POINT OF INTERFERENCE.
  - IF DURING THE COURSE OF CONSTRUCTION IT IS DETERMINED THAT THERE IS LESS THAN FOUR FEET OF COVER OVER THE TOP OF A MAIN LINE OR HOUSE LATERAL V.C.P. SEWER WHICH IS NOT INDICATED ON THE PLANS, THE PIPE SHALL BE ENCASED PER S-33, CASE II UNLESS OTHERWISE APPROVED BY THE COUNTY ENGINEER.
  - ALL JOINTS BETWEEN CAST IRON PIPE AND VERIFIED CLAY PIPE SHALL BE MADE WITH A RUBBER SLEEVE JOINT, TYPE "C" OR "D", WITH WASHING IF NECESSARY PER STANDARD SPECIFICATIONS, SECTION 206-2.
  - SEWERS TO BE TESTED FOR LEAKAGE PER SECTION 306-2.17 OF THE STANDARD SPECIFICATIONS AND SPECIAL PROVISIONS.
  - RESURFACE ALL TRENCHES WITHIN PAVED AREAS TO MEET L.A. COUNTY ROAD DEPT. OR CALIFORNIA STATE HIGHWAY REQUIREMENTS IN ACCORDANCE WITH PERMITS.
  - FULL COMPLIANCE WITH SECTION 206-2.17 OF THE SPECIAL PROVISIONS WILL BE REQUIRED FOR BACKFILL IN STREETS. CERTIFICATION OF BACKFILL COMPLETION AND SOILS EQUIVALENTS BY A QUALIFIED, REGISTERED TESTING LABORATORY SHALL BE PROVIDED BY THE PERMITTEE PRIOR TO THE ISSUANCE OF A CERTIFICATE OF PARTIAL ACCEPTANCE.

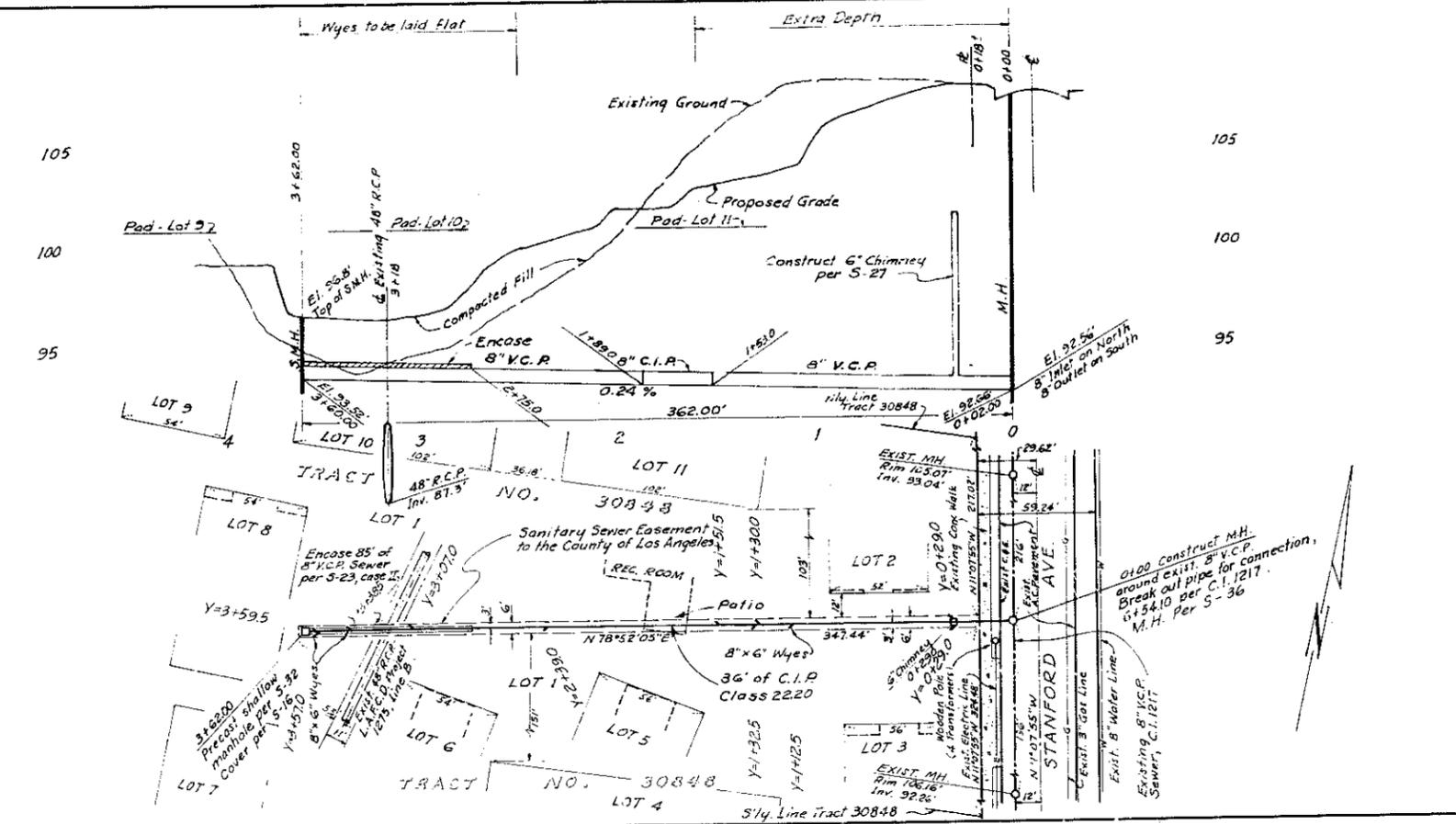
THE FOLLOWING LATEST REVISED STANDARD PLANS ON FILE IN THE OFFICE OF THE COUNTY ENGINEER SHALL APPLY IN THE CONSTRUCTION OF THIS PROJECT.

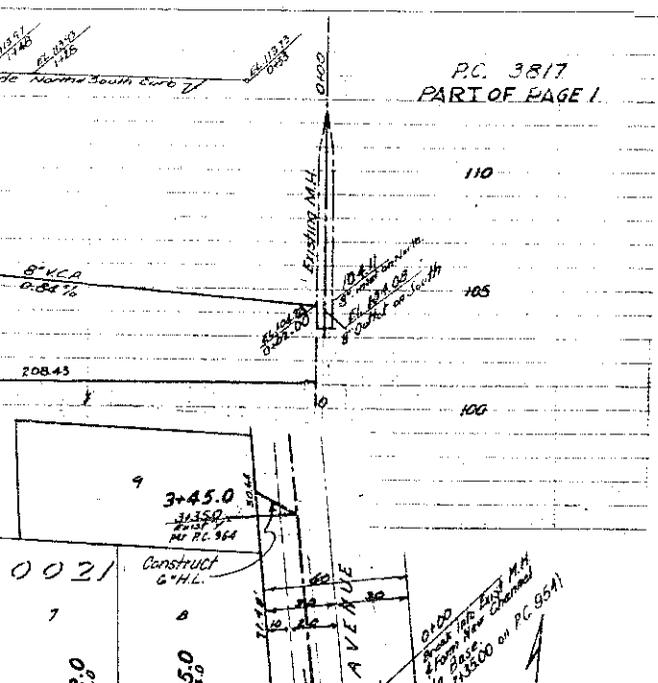
LEGEND	
MINIMUM PUBLIC SAFETY REQUIREMENTS	S-1
BRICK MANHOLE	S-2
STANDARD MANHOLE STEP	S-3
BEDDING FOR SEWER PIPE	S-4
CLOSING AND ENCASUREMENT	S-5
WYS OR TEE SUPPORT	S-6
ALLOWABLE TRENCH WIDTHS	S-7
LOCKING MANHOLE FRAME AND COVER	S-8
NON-REINFORCED PRECAST CONCRETE MANHOLE	S-9
RECTANGULAR MANHOLE FRAME AND COVER	S-10
PRECAST CONCRETE SHALLOW MANHOLE	S-11
CHIMNEY PIPE AND BASE	S-12

COUNTY OF LOS ANGELES, CALIFORNIA  
HARVEY T. BRANDT, COUNTY ENGINEER  
APPROVED: *Richard J. Murphy* 2-20-73  
REGIONAL ENGINEER (DATE)  
CHECKED: *R. J. Murphy* 2-20-73  
REG. C. E. NO. 15944 (DATE)  
LENNOX BLDG. DIST. 7  
J.N. 0250.02

NO CHARGE FOR CONNECTIONS

44154





PC 3817  
PART OF PAGE 1

LENNOX BLDG DISTRICT NO 7

- NOTE:
- Provide stakes on the property lines or property lines produced at right angles to the sewer line at the center line of each manhole.
  - No representative of the County Engineer will survey or layout any portion of the work. The owner or his authorized representative shall furnish the County Engineer with grade sheets and stations for all house laterals and Y branches and shall provide stakes for them at their proper locations with stationing plainly marked. Any change in location shall be requested in writing by the owner or his representative.
  - No revisions shall be made in these plans without the approval of the County Engineer.
  - Use standard manhole frames and covers, S-a-117.
  - Use standard strength pipe except as noted.
  - Use cement mortar for all vitrified clay pipe joints.
  - Resurface all trench within paved area to meet L.A. County Road Dept. or Calif. State Highway Dept. requirements in accordance with permit.
  - Encase four feet of sewer at points of interference with poles, S-a-119.
  - House laterals to be constructed with inverts at property line... feet below curb grade except as noted.
  - All structures shall be brick sewer structures, S-a-104.
  - Manhole top in unimproved Right of Way to be 6" above finish grade.
  - For allowable leakage test, use Formula No. 1, Spec's., Sec. 51.

B.M. 511185 L&T CORNER of C.C. 516 E 32' S. of E of Rosecrans Ave. 6' 48" W. of McKinney Ave. in front of Pumping Plant Co. Eng. Precise Elev. 115.42'

NO CHARGE FOR CONNECTIONS  
CUSTOMER 1-23-56

TABLE

SHEET NO	PAGES

PROFILE, ALIGNMENT AND GRADE OF  
SANITARY SEWERS  
TO BE CONSTRUCTED IN  
TRACT NO. 20021

PC 3817  
PAGE 1

22,282

PRIVATE CONTRACT NO. 3817  
W. S. 26

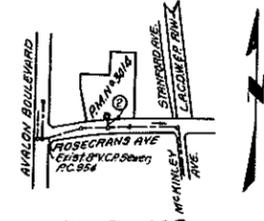
SHEET 1 OF 1 SHEETS  
Scale: VERT. 1"=4'  
HORIZ. 1"=40'

DEC. 13, 1955  
PREPARED IN THE OFFICES OF  
JENNINGS ENGINEERING CO.  
D.C. Kuhlert  
Reg. C. E. No. 7871  
FOR LEGEND SEE PLAN NO. S-a-64

NOTE:  
Grades to which this improvement is to be constructed are shown on plans and profiles. Grade points for top of curbs, center line of streets, or center line of alleys are shown by circles on profiles. At all points between designated points the grade shall be established so as to conform to a straight line drawn between said designated points. Elevations are in feet above U.S.C. & G.S. Sea Level Datum of 1929.  
This drawing and the data hereon are hereby made a part of the specifications. Work shall be constructed according to specifications on file in the office of the County Engineer and shall be prosecuted only in the presence of the County Engineer.  
Before work can be started, the contractor must obtain a permit to excavate in County streets from the L.A. County Road Dept., 108 W. 2nd St. and make a deposit with the

TRACT 119 20021

B.M. BY 7870 ELEV. 114.084  
 FIDBM TAG 5 FT. N. B.C.R. 65 FT. S. &  
 4 FT. E. & INT. ROSECRAINS AVE.  
 & AVALON BLVD.  
 BASELINE QUAD. 19.65



INDEX MAP  
 P.M. No. 3014  
 P.C. No. 8876  
 SCALE: 1" = 600'

- THE FOLLOWING LATEST REVISED STANDARD PLANS ON FILE IN THE OFFICE OF THE COUNTY ENGINEER SHALL APPLY IN THE CONSTRUCTION OF THIS PROJECT.
- LEGEND
- MIN. PUBLIC SAFETY REQUIREMENTS S-1
  - BRICK MANHOLES S-2
  - REINFORCED PRECAST CONCRETE MANHOLE MANHOLE STEP S-3
  - 5-DIGIT FOR SEWER PIPE S-17
  - CORROSION AND ENCASUREMENT S-21
  - WVE OR TEE SURCHIN S-22
  - ALLOWABLE TRENCH WIDTH S-26
  - LOCKING MANHOLE FRAME COVER S-33

FULL COMPLIANCE WITH SECTION 306-19.3 OF THE SPECIAL PROVISIONS WILL BE REQUIRED FOR BACKFILL IN STREETS. CERTIFICATION OF BACKFILL COMPOSITION AND SAND EQUIVALENTS BY A QUALIFIED REGISTERED TESTING LABORATORY SHALL BE PROVIDED BY THE PERMITTEE PRIOR TO THE ISSUING OF A CERTIFICATE OF PARTIAL ACCEPTANCE.

No connections for the disposal of industrial wastes shall be made to sewers shown on these drawings without written permission from the Chief Engineer and General Manager of the County Sanitation Districts.

County Sanitation Districts shall be notified prior to the following so that required inspection can be made (Phone 539-1025 - 638-1161)

ACCEPTANCE OF THE PROJECT

LENNOX BLDG. DIST. NO. 7

PROFILE ALIGNMENT AND GRADE OF P.C. 8876  
 SANITARY SEWERS PAGE 1  
 TO BE CONSTRUCTED IN  
 P.M. No. 3014

PRIVATE CONTRACT NO. 8876

W.S. 26  
 1 SHEET 2 PAGES  
 SCALE: VERT. 1" = 4' HORIZ. 1" = 40'  
 OCTOBER, 1972 44222  
 PREPARED IN THE OFFICES OF  
 E.L. PEARSON & ASSOCIATES  
 1551 W. REDONDO BEACH BLVD.  
 GARDENA, CALIF. 90247  
 REG. C. E. NO. 17062

- NOTES
1. PROVIDE STAKES ON THE PROPERTY LINE OR PROPERTY LINES PRODUCED AT RIGHT ANGLES TO THE SEWER LINE AT THE CENTER LINE OF EACH MANHOLE.
  2. NO ADJUSTMENT OF THE COUNTY ENGINEER WILL SURVEY OR LAY OUT ANY PORTION OF THE WORK.
  3. THE PRIVATE ENGINEER SHALL SUBMIT THE COUNTY ENGINEER WITH GRADE SHEETS AND STATIONING FOR ALL HOUSE LATERALS AND VENT BRANCHES AND SHALL PROVIDE STAKES FOR THEM AT THEIR PROPER LOCATIONS WITH STATIONING PLAINLY MARKED. ALL HOUSE LATERALS SHALL BE CONSTRUCTED IN A STRAIGHT ALIGNMENT AT RIGHT ANGLES FROM THE MAIN LINE SEWER EXCEPT AS SHOWN ON THE PLANS. HOUSE LATERALS FROM CHIMNEYS SHALL NOT HAVE AN ANGLE OF LESS THAN 45° WITH THE MAIN LINE SEWER. ANY CHANGE IN ALIGNMENT SHALL BE REQUESTED IN WRITING BY THE PRIVATE ENGINEER.
  4. THE PRIVATE ENGINEER SHALL FURNISH THE HOUSE LATERAL DEPTH AT THE PROPERTY LINE BELOW THE TOP OF CURB ELEVATION FOR EACH HOUSE LATERAL ON THE GRADE SHEET.
  5. NO REVISIONS SHALL BE MADE IN THESE PLANS WITHOUT THE APPROVAL OF THE COUNTY ENGINEER.
  6. THE CONTRACTOR SHALL NOTIFY THE CONSTRUCTION DIVISION BY TELEPHONE, MADISON 9-02, EXT. 9131, AT LEAST TWENTY-FOUR HOURS BEFORE STARTING ANY WORK UNDER THIS CONTRACT.
  7. ALL STRUCTURES SHALL BE EITHER BRICK MANHOLES PER S-3 OR PRECAST CONCRETE MANHOLES PER S-36, EXCEPT AS NOTED.
  8. VENT BRANCHES MAY BE USED FOR CONNECTIONS TO MAIN LINE SEWERS, EXCEPT AS NOTED.
  9. MANHOLE TOPS IN UNIMPROVED RIGHTS-OF-WAY TO BE SIX INCHES ABOVE FINISHED GRADE.
  10. USE EXTRA STRENGTH PIPE, ALL PIPE IS STANDARD DEPTH EXCEPT AS NOTED.
  11. VENTED CLAY PIPE JOINTS SHALL BE TYPE "D" TYPE "D" PER STD. SPEC'S 208-E
  12. IF A POWER POLE IS WITHIN THREE FEET OF THE SEWER, THE SEWER SHALL BE ENCASED, PER S-23, TWO FEET ON EACH SIDE FROM THE POINT OF INTERFERENCE.
  13. IF DURING THE COURSE OF CONSTRUCTION IT IS DETERMINED THAT THERE IS LESS THAN FOUR FEET OF COVER OVER THE TOP OF A MAIN LINE OR HOUSE LATERAL V.C.P. SEWER WHICH IS NOT INDICATED ON THE PLANS, THE PIPE SHALL BE ENCASED PER S-23, UNLESS OTHERWISE APPROVED BY THE COUNTY ENGINEER.
  14. HOUSE LATERALS TO BE CONSTRUCTED WITH INVERTS AT PROPERTY LINE 4 FEET BELOW CURB GRADE EXCEPT AS NOTED.
  15. RESURFACE ALL TRENCHES WITHIN PAVED AREAS TO MEET L.A. COUNTY ROAD DEPT. OR CALIFORNIA STATE HIGHWAY REQUIREMENTS IN ACCORDANCE WITH PERMITS.
  16. SEWERS TO BE TESTED FOR LEAKAGE PER SECTION 306-2.3.7 STD. SPEC'S.
  17. REFER TO SECTION 306-4.0 OF THE STANDARD SPEC'S REGARDING SAFETY ORBITS.
  18. ALL JOINT BETWEEN CAST IRON PIPE AND VENTED CLAY PIPE SHALL BE MADE WITH A RUBBER GREESE JOINT, TYPE "C" OR "D" WITH DUSHING #1663 BRM PER STD. SPEC'S 208-E.
  19. PROVIDE ADEQUATE SHORING AND BRACING BELOW THE SPRING LINE OF THE EXISTING 22" M.W.D. WELDED STEEL PIPE WHEN EXCAVATING FOR MANHOLE AT STA. 0+50.00
  20. NOTIFY MR. THOMAS LOVELL, M.W.D., PHONE 666-8882, EXT. 572, 48 HOURS PRIOR TO CONSTRUCTION.
  21. NOTIFY MR. ALEX RAMOS, SOULCALIF GAS CO., PHONE 638-0561, EXT. 227, 48 HOURS PRIOR TO CONSTRUCTION.

NOTICE TO CONTRACTOR

The existence and location of any underground utility pipes or structures shown on these plans are obtained by a search of the available records to the best of my knowledge. There are no existing utilities except as shown on these plans. The contractor is required to take due precautionary measures to protect the utility lines shown and any other lines not of record or not shown on these plans.

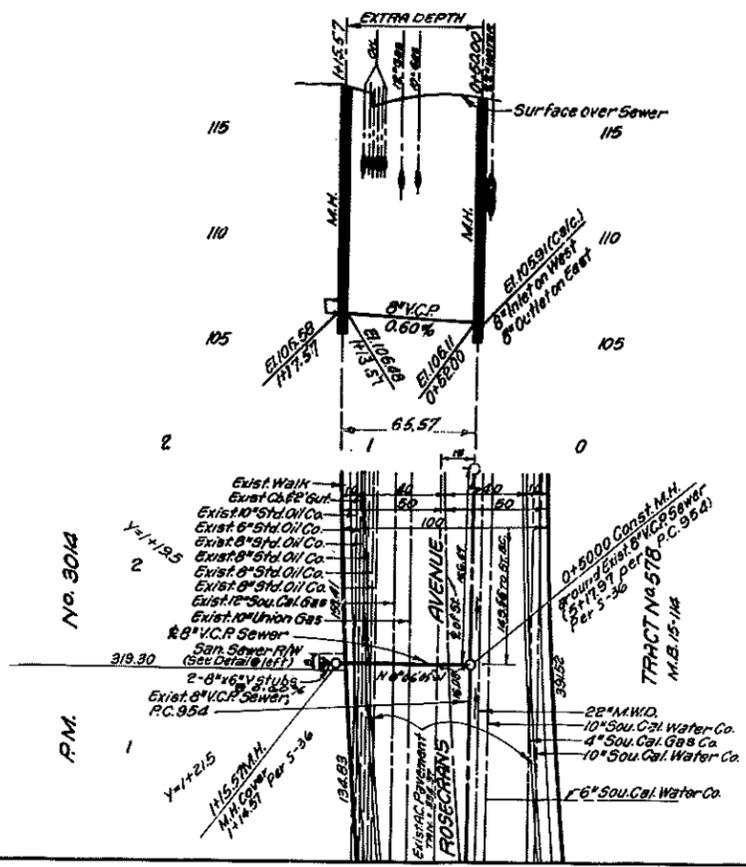
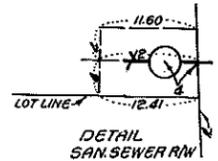
Robert D. Humphreys  
 C.E. 17062

COLLECT CHARGES AS INDICATED

COUNTY OF LOS ANGELES, CALIFORNIA  
 HARVEY T. BRANDT COUNTY ENGINEER J. D. PARKHURST, CHIEF ENGINEER  
 CO. SAN. DIST. NO. 2  
 APPROVED BY: [Signature] REGIONAL ENGINEER APPROVED BY: [Signature] OFFICE ENGINEER

CHECKED BY: Martin E. Murphy 8/20/73  
 REG. C.E. NO. 14,524

J. N. 0250.05



P.C. 8876 PAGE 2  
 NO CHARGE FOR CONNECTIONS

44223

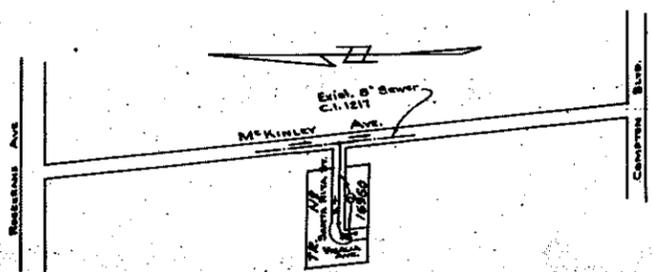
Trim Line

### LENNOX BLDG. DIST. N<sup>o</sup> 7

- NOTE:**  
Provide stakes on the property lines or property lines produced at right angles to the sewer line at the center line of each manhole.
- No representative of the County Engineer will survey or layout any portion of the work.
- The owner or his authorized representative shall furnish the County Engineer with grade sheets and stations for all house laterals and Y branches and shall provide stakes for them at their proper locations with stationing plainly marked. Any change in location shall be requested in writing by the owner or his representative.
- No revisions shall be made in these plans without the approval of the County Engineer.
1. Use standard manhole frames and covers, S-a-117.
  2. Use standard strength pipe except as noted.
  3. Use cement mortar for all vitrified clay pipe joints.
  4. Resurface all trench within paved area to meet L. A. County Road Dept. or California State Highway Dept. requirements in accordance with permit.
  5. Encase four feet of sewer at point of interference with poles, S-a-119.
  6. House laterals to be constructed with inverts at property line 6 feet below curb grade except as noted.
  7. All structures shall be brick sewer structures, S-a-104.
  8. For allowable leakage test, use Formula No. 1, Spec's., Sec. 51.
- ~~Manhole top in unimproved Right of Way to be 4" above finish grade.~~

B.M. Rd. Dept. 51 1085 - Elev. 116.102  
 Rosecrans Ave. & M<sup>o</sup> McKinley Ave. - SW Cor.  
 L & T. near N.E. Cor. of cont. slab 252' S.  
 of & Rosecrans Ave. 4 1/2 48' W. of M<sup>o</sup> McKinley Ave.

SHEET	PAGE
1	1-2



INDEX MAP  
 SCALE: 1"=400'  
 TRACT N<sup>o</sup> 16960  
 P.C. 3311

No CHARGE FOR CONNECTION  
 2-1-55

checked 6-13-55 *McLann*

Trim Line

PROFILE, ALIGNMENT AND GRADE OF  
**SANITARY SEWERS**  
 TO BE CONSTRUCTED IN

P.C. 3311  
 PAGE 1

## TRACT N<sup>o</sup> 16960

20,616

PRIVATE CONTRACT NO. 3311  
 W. S. 26  
 1 SHEET

Scale: VERT. 1"=4'  
 HORIZ. 1"=40' Nov., 1954

PREPARED IN THE OFFICES OF  
**VALLEY ENGINEERING CO.**

*James S. Spawing* Reg. C. E. No. 7676

FOR LEGEND SEE PLAN NO. S-a-64

**NOTE:**  
 Grades to which this improvement is to be constructed are shown on plans and profiles. Grade points for top of curbs, center line of streets, or center line of alleys are shown by circles on profiles. All other points between designated points the grade shall be established so as to conform to a straight line drawn between said designated points.  
 Elevations are in feet above U.S.G.S. datum or mean sea level.  
 This drawing and the data hereon are hereby made a part of the specifications.  
 Work shall be constructed according to specifications on file in the office of the County Engineer and shall be prosecuted only in the presence of the County Engineer.  
 Before work can be started, the contractor must obtain a permit to excavate in County streets from the L.A. County Road Dept., 108 W. 2nd St. and make a deposit with the County Engineer, 733 L.A. County Engineering Building, sufficient to cover the cost of construction inspection and record plans.  
 Approval of this plan by the County of Los Angeles does not constitute a representation as to the accuracy of the location of or the existence or non-existence of any underground utility, pipe, or structure within the limits of this project. This note applies to all sheets.  
 If work is to be done in a State Highway, a permit must be obtained from the State of California, Division of Highways, 120 South Spring Street.

### COUNTY OF LOS ANGELES, CALIFORNIA

Approved, William J. Fox, County Engineer  
*W. J. Fox*  
 Sanitation Engineer

Approved, A. M. Ravn  
 CHIEF ENGR. CO. SAN. DIST. NO. 6  
*A. M. Ravn*  
 Office Engineer

Checked By: *P. P. ...* 2-16-55  
 Office of County Engineer, Reg. C. E. No. 7660.

TRACT N<sup>o</sup> 16960  
 P.C. 3311

*Red*



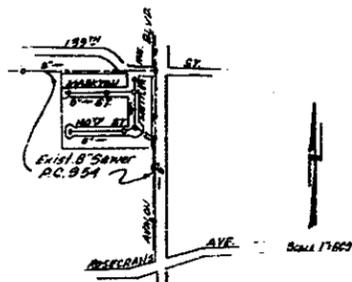
B.M. 5X 9975 El 122.076  
 L. & T. in E. Carb. Avalon Blvd  
 1.4' N.E. Co. ret. @ N.E. Cor. 139th St. & Avalon Blvd.

LENNOX BLDG. DIST. N<sup>o</sup> 7

NOTE:

Provide stakes on the property lines or property lines produced at right angles to the sewer line at the center line of each manhole.  
 No representative of the County Engineer will survey or layout any portion of the work. The owner or his authorized representative shall furnish the County Engineer with grade sheets and stations for all house laterals and Y branches and shall provide stakes for them at their proper locations with stationing plainly marked. Any change in location shall be requested in writing by the owner or his representative.

- No revisions shall be made in these plans without the approval of the County Engineer.
1. Use standard manhole frames and covers, S-a-117.
  2. Use standard strength pipe except as noted.
  3. Use cement mortar for all vitrified clay pipe joints.
  4. Resurface all trench within paved area to meet LA. County Road Dept. or Calif. State Highway Dept. requirements in accordance with permit.
  5. Encase four feet of sewer at points of interference with poles, S-a-119.
  6. House laterals to be constructed with inverts at property line.....6.....feet below curb grade except as noted.
  7. All structures shall be brick sewer structures, S-a-104.
  8. Manhole tops in unimproved Right-Of-Way to be 6" above finish grade.
  9. For allowable leakage test, use Formula No. ...., Specs., Sec. 51.



INDEX MAP  
 TRACT N<sup>o</sup> 21508 P.C. 3650

SHEET	PAGE
1	1
2	2-3

NO CHARGE FOR CONNECTIONS  
 Ex. Contract 10-32-55

PROFILE, ALIGNMENT AND GRADE OF  
 SANITARY SEWERS  
 TO BE CONSTRUCTED IN  
 TRACT N<sup>o</sup> 21508

P.C. 3650  
 PAGE 1

22,273

PRIVATE CONTRACT NO. 3650

W. S. 26

TWO SHEETS

AUGUST 1955

Scale: VERT. 1"=4'

PREPARED IN THE OFFICES OF  
 ADAMS & ELLS

FOR LEGEND SEE PLAN NO. S-a-64

NOTE:

Grades to which this improvement is to be constructed are shown on plans and profiles. Grade points for top of curbs, center line of streets, or center line of alleys are shown by circles on profiles. At all points between designated points the grade shall be established so as to conform to a straight line drawn between said designated points.

Elevations are in feet above U.S.G.S. datum or mean sea level. This drawing and the data hereon are hereby made a part of the specifications. Work shall be constructed according to specifications on file in the office of the County Engineer and shall be prosecuted only in the presence of the County Engineer.

Before work can be started, the contractor must obtain a permit to excavate in County streets from the L.A. County Road Dept., 108 W. 2nd St. and make a deposit with the County Engineer, Room 316, 253 So. Broadway, sufficient to cover the cost of construction inspection and record plans.

Approval of this plan by the County of Los Angeles does not constitute a representation as to the accuracy of the location of or the existence or non-existence of any underground utility, pipe, or structure within the limits of this project. This note applies to all sheets.

If work is to be done in a State Highway, a permit must be obtained from the State of California, Division of Highways, 120 South Spring Street.

COUNTY OF LOS ANGELES, CALIFORNIA

Approved, John A. Lambie, County Engineer

Approved, A. M. Rawns

A. P. Collins  
 SANITATION ENGINEER

J. P. Parham  
 Office Engineer

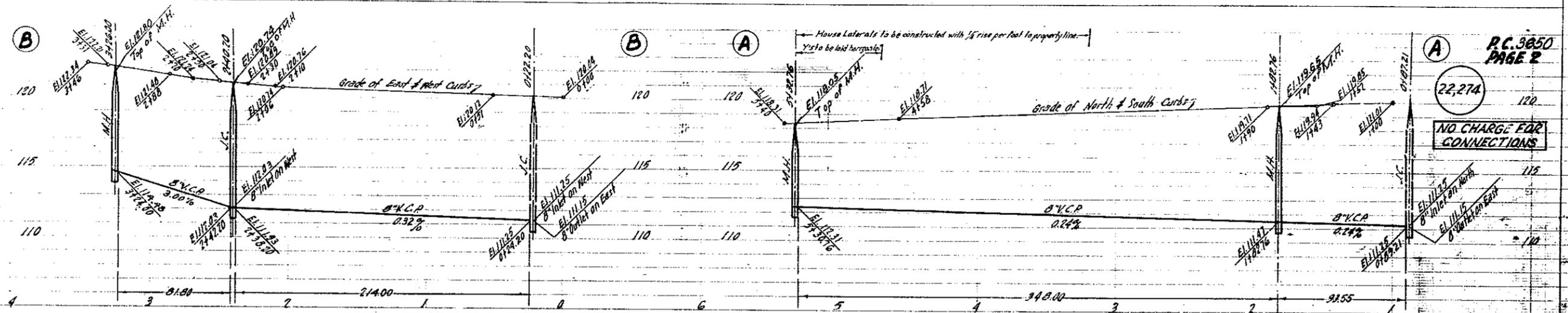
Checked By: R. E. K... 10-22-55  
 Office of County Engineer, Reg. C. E. No. 7860

checked 3-12-56 [Signature]

Trim Line

TRACT N<sup>o</sup> 21508

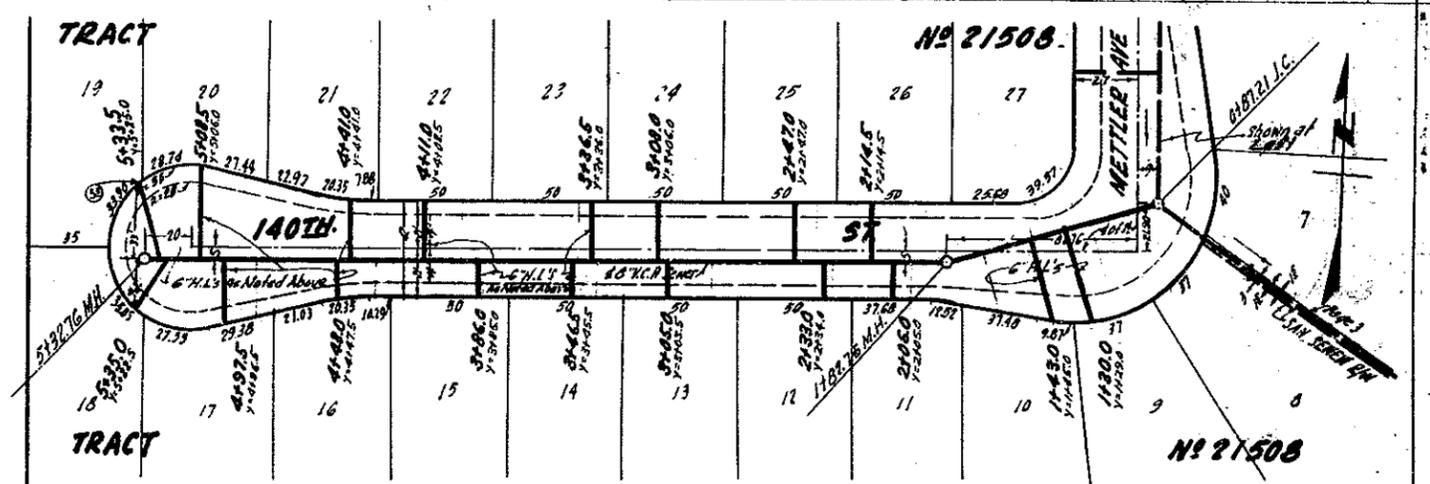
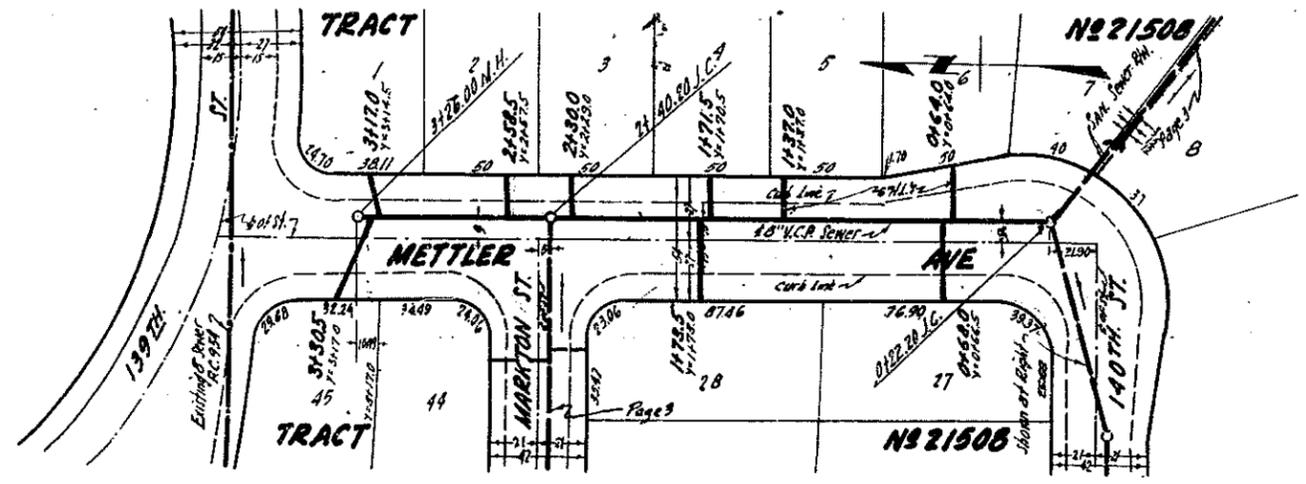
P.C. 3650



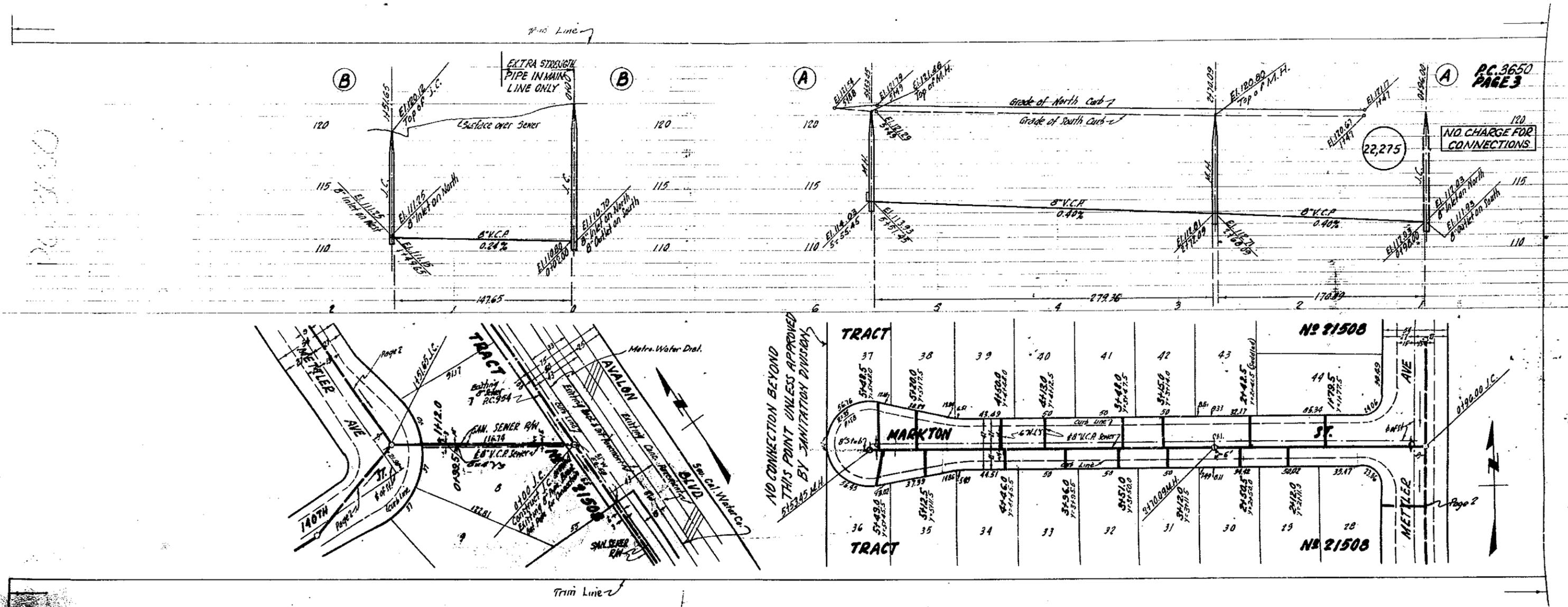
P.C. 3850  
PAGE 2

22,274

NO CHARGE FOR CONNECTIONS



PC.3650



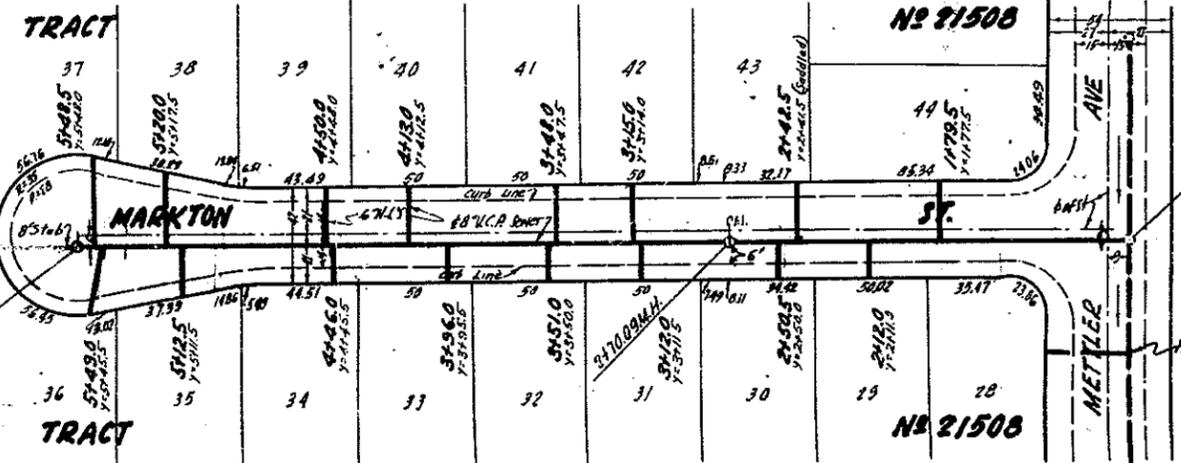
EXTRA STRENGTH PIPE IN MAIN LINE ONLY

PC.3650 PAGE 3

NO CHARGE FOR CONNECTIONS

22,275

NO CONNECTION BEYOND THIS POINT UNLESS APPROVED BY SANITATION DIVISION



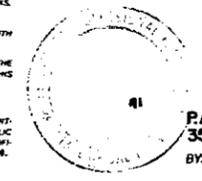
Page 2

# SANITARY SEWERS

TO BE CONSTRUCTED IN  
**AVALON BLVD. BETWEEN 139TH ST. & ROSECRANS AVENUE**

**PRIVATE CONTRACT NO. 10960**

INDEX C-90  
 1 SHEET, 2 PAGES



SCALE: VERT. 1"=4'  
 HORIZ. 1"=60'  
 PREPARED IN THE OFFICES OF  
**P.A. ARCA ENGINEERING INC.**  
 3517 S. MAIN ST. STE. 109, CARSON, CA 90745  
 BY: *[Signature]* TEL. 213/533-6113  
 REG. C.E. No. 28918

52784

### GENERAL NOTES:

- ELEVATIONS ARE IN FEET ABOVE U.S.C. & G.S. SEA LEVEL DATUM OF 1929
- NO REVISIONS SHALL BE MADE IN THESE PLANS WITHOUT THE APPROVAL OF THE DIRECTOR OF PUBLIC WORKS
- NO REPRESENTATIVE OF THE DEPARTMENT OF PUBLIC WORKS WILL SURVEY OR LAY OUT ANY PORTION OF THE WORK
- GRADES TO WHICH THIS IMPROVEMENT IS TO BE CONSTRUCTED ARE SHOWN ON PLANS AND PROFILES. GRADE POINTS FOR TOP OF CURBS, CENTERLINE OF STREETS, OR CENTERLINE OF ALLEYS ARE SHOWN BY CIRCLES ON PROFILES. AT ALL POINTS BETWEEN DESIGNATED POINTS THE GRADE SHALL BE ESTABLISHED SO AS TO CONFORM TO A STRAIGHT LINE DRAWN BETWEEN SAID DESIGNATED POINTS
- THE PRIVATE ENGINEER SHALL FURNISH THE DEPARTMENT OF PUBLIC WORKS WITH GRADE SHEETS AND STATIONING FOR ALL HOUSE LATERALS AND 12" OR 14" BRANCHES AND SHALL PROVIDE STAKES FOR THEM AT THEIR PROPER LOCATIONS WITH STATIONING PLAINLY MARKED. ALL HOUSE LATERALS SHALL BE CONSTRUCTED IN A STRAIGHT ALIGNMENT AT RIGHT ANGLES FROM THE MAIN LINE SEWER EXCEPT AS SHOWN ON THE PLANS. HOUSE LATERALS FROM CHIMNEYS SHALL NOT HAVE AN ANGLE OF LESS THAN 45° WITH THE MAIN LINE SEWER. ANY CHANGE IN ALIGNMENT SHALL BE REQUESTED IN WRITING BY THE PRIVATE ENGINEER.
- THE PRIVATE ENGINEER SHALL FURNISH THE HOUSE LATERAL DEPTH AT THE PROPERTY LINE BELOW THE TOP OF CURB ELEVATION FOR EACH HOUSE LATERAL ON THE GRADE SHEET.
- ALLOWANCE WORK CAN BE STARTED, THE CONTRACTOR MUST OBTAIN A PERMIT TO EXCAVATE IN COUNTY STREETS FROM THE ROAD ELEMENT OF THE LOS ANGELES DEPARTMENT OF PUBLIC WORKS, DISTRICT OFFICE NO. \_\_\_\_\_ AND PAY A FEE TO THE DIRECTOR OF PUBLIC WORKS, 300 S. FERNWOOD BLVD., ALHAMBRA, CA 91803, \$100.00 PER DAY TO COVER THE COST OF CONSTRUCTION INSPECTION AND RECORD PLANS.
- IF WORK IS TO BE DONE ON A STATE HIGHWAY A PERMIT MUST BE OBTAINED FROM THE STATE OF CALIFORNIA, DIVISION OF HIGHWAYS, 120 SOUTH SPRING STREET, LOS ANGELES, CALIFORNIA.
- APPROVAL OF THIS PLAN BY THE COUNTY OF LOS ANGELES DOES NOT CONSTITUTE A REPRESENTATION AS TO THE ACCURACY OF THE LOCATION OF OR THE EXISTENCE OR NON-EXISTENCE OF ANY UNDERGROUND UTILITY PIPE OR STRUCTURE WITHIN THE LIMITS OF THIS PROJECT. THIS NOTE APPLIES TO ALL PAGES.
- REFER TO SECTION 11841 OF THE STANDARD SPECIFICATIONS REGARDING SAFETY ORDERS.
- PRIOR TO THE ISSUANCE OF THE REQUIRED SEWER CONSTRUCTION PERMIT, THE CONTRACTOR SHALL OBTAIN AND FILE WITH THE DEPARTMENT OF PUBLIC WORKS COPIES OF A PERMIT TO EXCAVATE IN COUNTY STREETS FROM THE ROAD ELEMENT AT THE DEPARTMENT OF PUBLIC WORKS, A PERMIT FOR EXCAVATIONS AND TRENCHES FROM THE STATE OF CALIFORNIA, A DIVISION OF INDUSTRIAL SAFETY AND CERTIFICATION OF WORKERS COMPENSATION INSURANCE WITH THE DEPARTMENT OF PUBLIC WORKS, 300 S. FERNWOOD BLVD., ALHAMBRA, CA 91803, \$100.00 PER DAY, NAMED AS THE CERTIFICATE HOLDER TO BE NOTIFIED 30 DAYS PRIOR TO CANCELLATION OF POLICY.

### CONSTRUCTION NOTES:

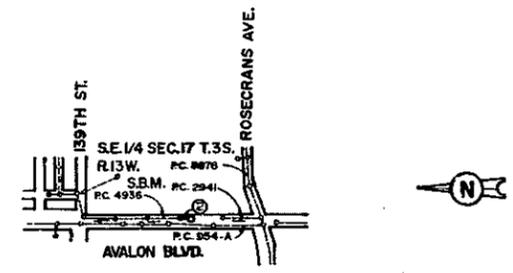
- WORK SHALL BE CONSTRUCTED ACCORDING TO THE STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION, 11840B, 11841, 11842, 11843, 11844, 11845, 11846, 11847, 11848, 11849, 11850, 11851, 11852, 11853, 11854, 11855, 11856, 11857, 11858, 11859, 11860, 11861, 11862, 11863, 11864, 11865, 11866, 11867, 11868, 11869, 11870, 11871, 11872, 11873, 11874, 11875, 11876, 11877, 11878, 11879, 11880, 11881, 11882, 11883, 11884, 11885, 11886, 11887, 11888, 11889, 11890, 11891, 11892, 11893, 11894, 11895, 11896, 11897, 11898, 11899, 11900, 11901, 11902, 11903, 11904, 11905, 11906, 11907, 11908, 11909, 11910, 11911, 11912, 11913, 11914, 11915, 11916, 11917, 11918, 11919, 11920, 11921, 11922, 11923, 11924, 11925, 11926, 11927, 11928, 11929, 11930, 11931, 11932, 11933, 11934, 11935, 11936, 11937, 11938, 11939, 11940, 11941, 11942, 11943, 11944, 11945, 11946, 11947, 11948, 11949, 11950, 11951, 11952, 11953, 11954, 11955, 11956, 11957, 11958, 11959, 11960, 11961, 11962, 11963, 11964, 11965, 11966, 11967, 11968, 11969, 11970, 11971, 11972, 11973, 11974, 11975, 11976, 11977, 11978, 11979, 11980, 11981, 11982, 11983, 11984, 11985, 11986, 11987, 11988, 11989, 11990, 11991, 11992, 11993, 11994, 11995, 11996, 11997, 11998, 11999, 12000.
- THE CONTRACTOR SHALL NOTIFY THE CONSTRUCTION DIVISION BY TEL. (213) 488-3229, AT LEAST TWENTY-FOUR HOURS BEFORE STARTING ANY WORK UNDER THIS CONTRACT.
- HOUSE LATERALS TO BE CONSTRUCTED WITH INVERTS AT PROPERTY LINE 6 FEET BELOW CURB GRADE EXCEPT AS NOTED.
- WYE OR TEE BRANCHES MAY BE USED FOR CONNECTIONS TO MAINLINE SEWERS EXCEPT AS NOTED.
- ALL STRUCTURES SHALL BE 12" THICK BRICK MANHOLES PER S-2 OR PRECAST CONCRETE MANHOLES PER S-36 EXCEPT AS NOTED.
- PROVIDE STAKES ON THE PROPERTY LINE OR PROPERTY LINES PRODUCED AT RIGHT ANGLES TO THE SEWER LINE AT THE CENTERLINE OF EACH MANHOLE.
- MANHOLE TOPS IN UNIMPROVED RIGHTS OF WAY TO BE SIX INCHES ABOVE FINISHED GRADE.
- VITRIFIED CLAY PIPE JOINTS SHALL BE TYPE "D" OR "G" PER STANDARD SPECIFICATIONS SECTION 208-2.
- IF A POWER POLE IS WITHIN THREE FEET OF THE SEWER, THE SEWER SHALL BE ENCASED PER S-23 CASE II, TWO FEET ON EACH SIDE FROM THE POINT OF INTERFERENCE.
- IF DURING THE COURSE OF CONSTRUCTION IT IS DETERMINED THAT THERE IS LESS THAN FOUR FEET OF COVER OVER THE TOP OF A MAINLINE OR HOUSE LATERAL V.C.P. SEWER WHICH IS NOT INDICATED ON THE PLANS, THE PIPE SHALL BE ENCASED PER S-23 CASE II UNLESS OTHERWISE APPROVED BY THE DIRECTOR OF PUBLIC WORKS.
- ALL JOINTS BETWEEN CAST IRON PIPE AND VITRIFIED CLAY PIPE SHALL BE MADE WITH A RUBBER SLAVE JOINT TYPE "C" OR "D" WITH RIGIDINGS IF NECESSARY PER STANDARD SPECIFICATIONS SECTION 208-2.
- SEWERS TO BE TESTED FOR LEAKAGE PER SECTION 208-4 OF THE STANDARD SPECIFICATIONS AND SPECIAL PROVISIONS.
- RES. GRADE ALL TRENCHES WITHIN PAVED AREAS TO MEET LOS ANGELES COUNTY PUBLIC WORKS OR CALIFORNIA STATE HIGHWAY REQUIREMENTS IN ACCORDANCE WITH PERMITS.
- FULL COMPLIANCE WITH SECTION 208-1.3.5 OF THE SPECIAL PROVISIONS WILL BE REQUIRED FOR BACKFILL IN STREETS. CERTIFICATION OF BACKFILL COMPACTION AND SAND EQUIVALENTS BY A QUALIFIED REGISTERED TESTING LABORATORY SHALL BE PROVIDED BY THE PERMITTEE PRIOR TO THE ISSUANCE OF A CERTIFICATE OF PARTIAL ACCEPTANCE.
- SPECIAL BACKFILL RESEALMENT CONSTRUCTION IN BACKFILL TRENCH AND REPLACE OTHER EARTH SOAS TO ADHERE THE NATURAL OR FINISHED GRADES AND SLOPES SHOWN ON THE GRADING PLAN APPROVED FOR THIS DEVELOPMENT BY THE BUILDING AND SAFETY DIVISION. IN ALL BACKFILL AND EARTH REPLACEMENT SHALL BE COMPACTED TO A MINIMUM OF 90% OF MAXIMUM DENSITY PER ASTM D70 METHOD OF TEST OR AS MODIFIED ACCEPTABLE CERTIFICATION OF SUCH COMPACTION SHALL BE SUBMITTED TO THE CONSTRUCTION DIVISION.

THE FOLLOWING LATEST REVISED STANDARD PLANS ON FILE IN THE OFFICE OF THE DEPARTMENT OF PUBLIC WORKS SHALL APPLY IN THE CONSTRUCTION OF THIS PROJECT:

LEGEND	S-1
MINIMUM PUBLIC SAFETY REQUIREMENTS	S-2
BRICK MANHOLE	S-3
STANDARD MANHOLE STEP	S-17
BEDDING FOR SEWER PIPE	S-21
CRADLING AND ENCASEMENT	S-23
WYE OR TEE SUPPORT	S-26
ALLOWABLE TRENCH WIDTHS	S-32
LOCKING MANHOLE FRAME AND COVER	S-33
NON-REINFORCED PRECAST CONCRETE MANHOLE	S-36
REINFORCED PRECAST CONCRETE MANHOLE WITH COVER	S-36
PRECAST CONCRETE SHALLOW MANHOLE	S-38

COUNTY OF LOS ANGELES, CALIFORNIA  
 THOMAS A. TIDEMANSON, DIRECTOR OF PUBLIC WORKS  
 CHARLES W. CARRY, CHIEF ENGINEER  
 CO. SAN. DIST. NO. 2  
 APPROVED: *[Signature]* 3/18/89  
 CHECKED: *[Signature]* 3/18/89  
 REG. C.E. NO. 18116  
 LENNOX BLDG. DIST. 7

B.M. SY 217 ELEV. 115.670  
 L. & T. AT Q. INTERSECTION OF  
 ROSECRANS AVE. AVALON BLVD.  
 GARDEN 9 QUAD. 19 20



NOTE:  
 NUMBER IN CIRCLE INDICATES PAGE NUMBER

INDEX MAP  
 P.C. 10960  
 SCALE 1"=600'  
 T. G. 64-C2

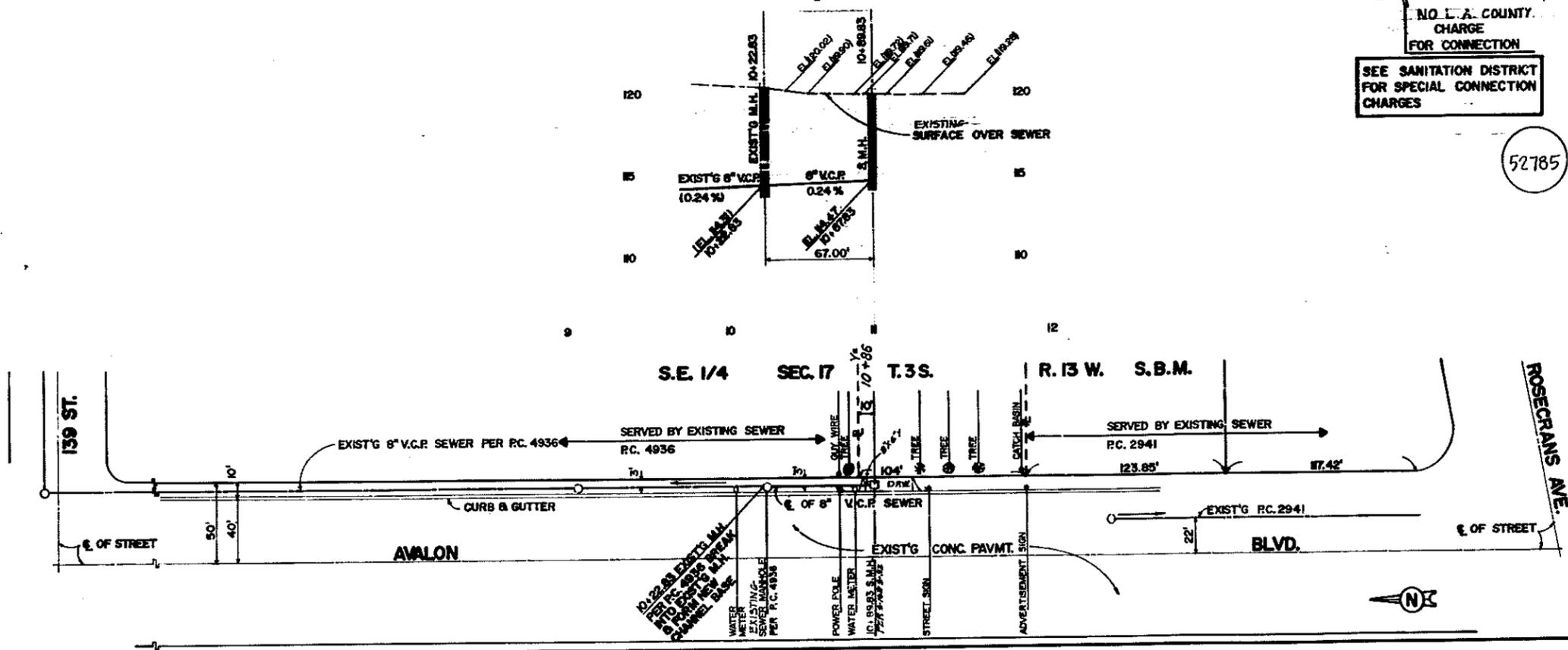
NO CONNECTION FOR THE DISPOSAL OF INDUSTRIAL WASTES SHALL BE MADE TO SEWERS SHOWN ON THESE DRAWINGS UNTIL A PERMIT FOR INDUSTRIAL WASTEWATER DISCHARGE HAS BEEN ISSUED BY THE SANITATION DISTRICTS FOR SAID CONNECTION.

BEFORE BREAKING INTO OR CONSTRUCTION ON A COUNTY SANITATION DISTRICT SEWER AND PRIOR TO FINAL ACCEPTANCE OF THE PROJECT, SANITATION DISTRICT INSPECTOR SHALL BE NOTIFIED BY PHONE (213) 638-1161 SO THAT REQUIRED INSPECTION CAN BE MADE.

REVIEWED BY: *[Signature]* DATE 3-7-89

NO L.A. COUNTY CHARGE FOR CONNECTION  
 SEE SANITATION DISTRICT FOR SPECIAL CONNECTION CHARGES

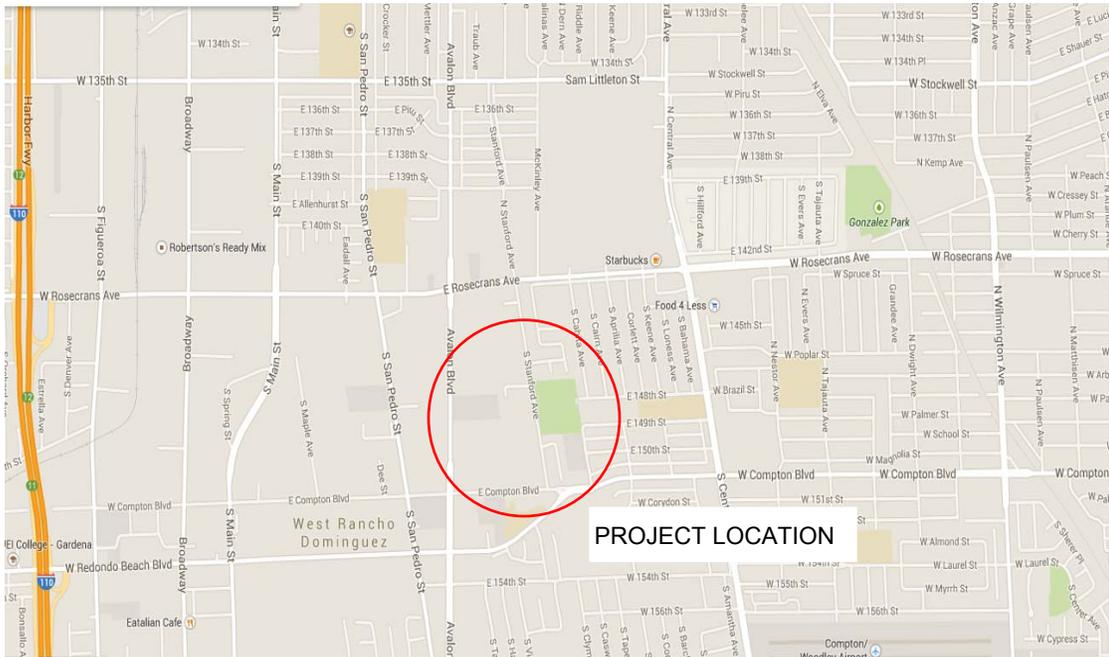
52785



## **6. APPENDIX**

- Vicinity Map
- Land Use Zoning Map
- Sewer Index Map # 1756, # 1757 and # 1701
- Assessor's Maps
- Table SC-4

### Vicinity Map



#### Map Legend

##### Transportation

- |   |                                    |
|---|------------------------------------|
|  | Limited Access Hwy (Free)          |
|  | Limited Access Hwy (Toll)          |
|  | Primary Hwy                        |
|  | Secondary Hwy                      |
|  | Local Street                       |
|  | Ramp                               |
|  | Railroad                           |
|  | Airport                            |
|  | Interstate Route                   |
|  | U.S. Route                         |
|  | State/Provincial Route (Ex: SR 42) |
|  | County or Other Route (Ex: A100)   |
|  | Interchange & Exit Number          |

# WEST RANCHO DOMINGUEZ - VICTORIA

## Zoning

### LEGEND

	R-1 - Single-family residence		City / Unincorporated Community Boundary
	R-2 - Two-family residence		Surrounding City
	R-3(U) - Limited multiple residence		Surrounding Unincorporated Community
	R-4(U) - Unlimited residence		Water Feature
	R-A - Residential agriculture		National Forest
	A-1 - Light agriculture		
	A-2 - Heavy agriculture		
	C-H - Commercial highway		
	C-1 - Restricted business		
	C-2 - Neighborhood commercial		
	C-3 - Unlimited commercial		
	C-M - Commercial manufacturing		
	C-R - Commercial recreation		
	M-1 - Light manufacturing		
	M-2 - Heavy manufacturing		
	M-3 - Unclassified		
	M-4 - Unlimited manufacturing		
	M-2.5 - Aircraft, heavy industrial		
	D-2 - Desert-Mountain		
	IT - Institutional		
	SP - Specific Plan		
	B-1 - Buffer strip		
	B-2 - Corner buffer		
	R-R - Resort and recreation		
	W - Watershed		
	P-R - Restricted parking		
	SR-D - Scientific research and development		
	O-S - Open space		
	A-C - Arts and crafts		
	MXD - Mixed use development		

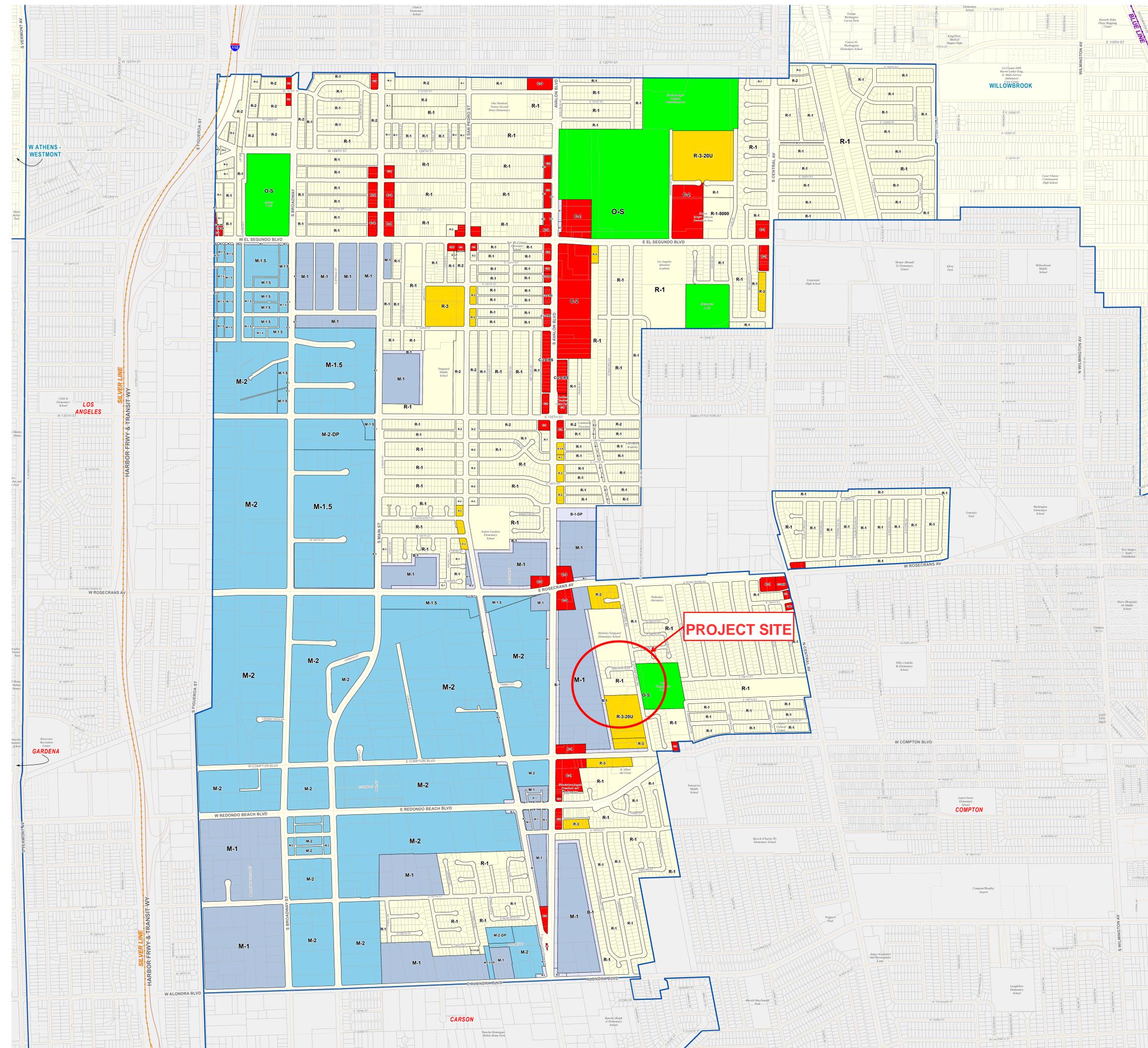
### Base Features

- Lot, Cut/Deed, Subdivision and Easement Line
- Parcels
- City / Unincorporated Community Boundary
- Surrounding City
- Surrounding Unincorporated Community
- Water Feature
- National Forest

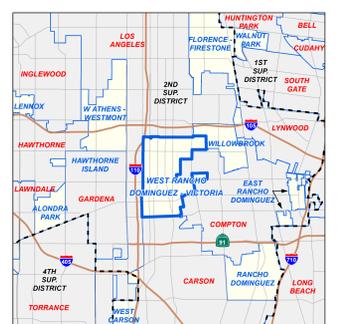
### Transit Lines

- MetroLink
- Transitways
- Light Rail - Existing
- Light Rail - Proposed
- Light Rail - Under Construction
- MetroLink Stations
- Metro Rail Stations

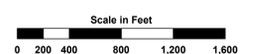
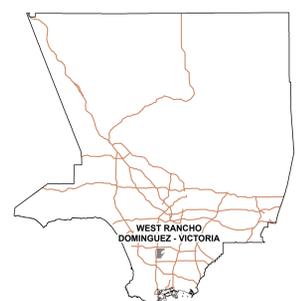
**NOTES:**  
 The location of zoning boundaries is as accurate as can be portrayed at this scale. For more precise boundary locations, please contact the Land Development Coordinating Center (LDCC) at (310) 874-6411.  
 Parcel boundaries are from the parcel database maintained by the Department of Public Works and the Assessor's Office. Parcels shown on the map reflect the most recent updates from the Assessor's Office as of February 2012.  
 Dashed lines represent additional parcel network such as easements, cut/deed lines, lot lines, subdivision boundaries and tax rate area lines.



### VICINITY MAP:



### KEY MAP:



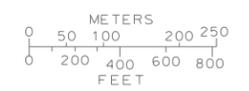
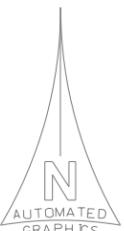
LOS ANGELES COUNTY  
 Department of Regional Planning  
 320 W. Temple St.  
 Los Angeles, CA 90012

Current as of: June 2012

C-87  
C-88  
C-89  
C-90

SEE SHT. NO. S-1755

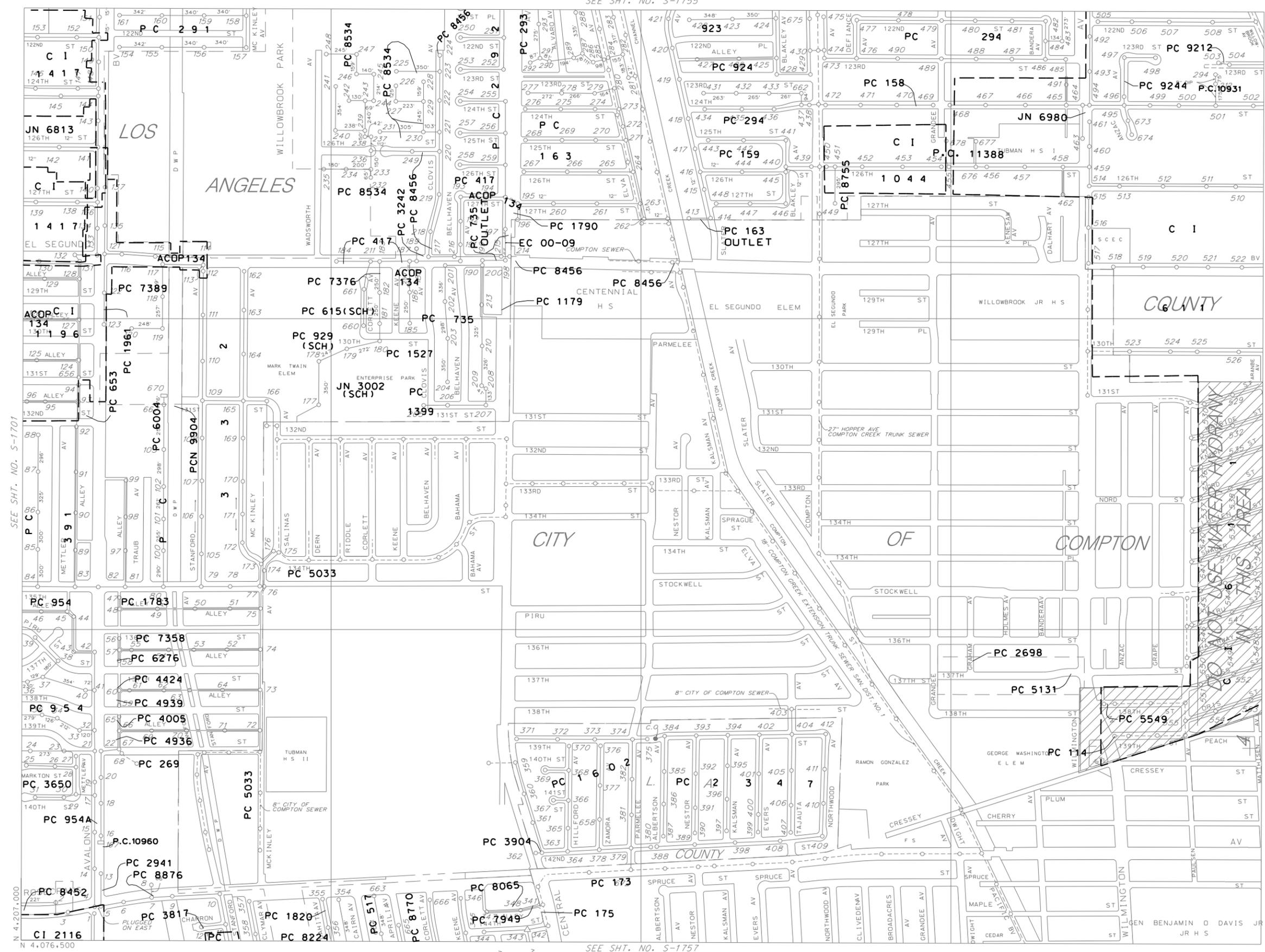
THIS MAP IS INTENDED FOR USE ONLY AS OPERATIONS MAP BY LOS ANGELES COUNTY SEWER MAINTENANCE DISTRICTS. LOS ANGELES COUNTY EXPRESSLY DISCLAIMS ANY LIABILITY FOR ANY INACCURACIES WHICH MAY BE PRESENT IN THIS MAP.



LEGEND

- ○ ○ ○ ○ CLAY SEWERS MAINTAINED BY SMD, 8" UNLESS OTHERWISE NOTED
- ○ ○ ○ ○ PLASTIC SEWERS
- ○ ○ ○ ○ CONCRETE SEWERS
- ○ ○ ○ ○ CLAY SEWERS, LINED
- ○ ○ ○ ○ CEMENT SEWERS, LINED
- — — — — FORCE MANS
- - - - - SEWERS NOT MAINTAINED BY SMD
- - - - - TRUNK SEWERS
- - - - - CITY BOUNDARY
- STANDARD MANHOLE
- △ DROP MANHOLE
- SHALLOW MANHOLE
- ◇ TRAP MANHOLE
- ⊕ WEIR MANHOLE
- C.O. → CLEANOUT
- L.H. → LAMP HOLE
- PUMP STATION

TOTAL MH'S THIS MAP: 515



SEE SHT. NO. S-1701

SEE SHT. NO. S-1811

SEE SHT. NO. S-1757

MAP REV. 12-17-13

S-1756

MAP REV 12-17-13  
DATA BASE REV 04-29-92

CONSOLIDATED S.M.D.

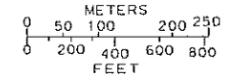
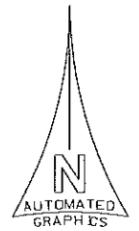
S-1756

SEE SHT. NO. S-1756

C-44  
C-90



THIS MAP IS INTENDED FOR USE ONLY AS OPERATIONS MAP BY LOS ANGELES COUNTY SEWER MAINTENANCE DISTRICTS. LOS ANGELES COUNTY EXPRESSLY DISCLAIMS ANY LIABILITY FOR ANY INACCURACIES WHICH MAY BE PRESENT IN THIS MAP.



LEGEND

- CLAY SEWERS MAINTAINED BY SMD, 8" UNLESS OTHERWISE NOTED
- PLASTIC SEWERS
- CONCRETE SEWERS
- CLAY SEWERS, LINED
- CEMENT SEWERS, LINED
- FORCE MAINS
- SEWERS NOT MAINTAINED BY SMD
- TRUNK SEWERS
- CITY BOUNDARY
- STANDARD MANHOLE
- △ DROP MANHOLE
- SHALLOW MANHOLE
- ◇ TRAP MANHOLE
- ⊞ WEIR MANHOLE
- C.O. → CLEANOUT
- L.H. → LAMP HOLE
- ⊞ PUMP STATION

TOTAL MH'S THIS MAP: 282

MAP REV. 09-21-11

S-1757

MAP REV  
03-19-12  
DATA BASE REV  
04-07-92

SEE SHT. NO. S-1758

CONSOLIDATED S.M.D.

S-1757

T: 734 F-5

0519\_0619\_1757

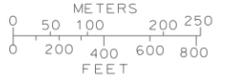
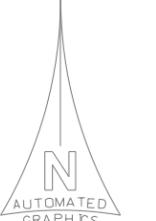
SEE SH. NO. S-1700

C-45  
C-60  
C-89  
C-90



THIS MAP IS INTENDED FOR USE ONLY AS OPERATIONS MAP BY LOS ANGELES COUNTY SEWER MAINTENANCE DISTRICTS. LOS ANGELES COUNTY EXPRESSLY DISCLAIMS ANY LIABILITY FOR ANY INACCURACIES WHICH MAY BE PRESENT IN THIS MAP.

SEE SH. NO. S-1756



LEGEND

- CLAY SEWERS MAINTAINED BY SMD, 8" UNLESS OTHERWISE NOTED
- - - - - PLASTIC SEWERS
- ..... CONCRETE SEWERS
- x—x—x— CLAY SEWERS, LINED
- /—/—/— CEMENT SEWERS, LINED
- FORCE MANS
- - - - - SEWERS NOT MAINTAINED BY SMD
- - - - - TRUNK SEWERS
- CITY BOUNDARY
- STANDARD MANHOLE
- △ DROP MANHOLE
- SHALLOW MANHOLE
- ◇ TRAP MANHOLE
- ⊗ WEIR MANHOLE
- C.O. CLEANOUT
- L.H. LAMP HOLE
- PUMP STATION

TOTAL MH'S THIS MAP: 462

SEE, SH. NO. S-1646

SEE SH. NO. S-1702

MAP REV. 12-17-13

S-1701

MAP REV. 12-17-13  
DATA BASE REV 02-20-92

CONSOLIDATED S.M.D.

S-1701

## LEGEND:

	INDUSTRIAL / MANUFACTURING M-1
	COMMERCIAL C-1
	SINGLE FAMILY RESIDENTIAL R-1
	TWO-FAMILY RESIDENTIAL R-2
	MULTI FAMILY RESIDENTIAL R-3
	PROJECT LOCATION
	DIRECTION OF FLOW
	SEWER MAIN
	SEWER MANHOLE



BK 6130

CROCKER AVE.

TOWNE AVE.

80 135TH

ST. 80

80 SAN PEDRO ST. 80

136TH ST.

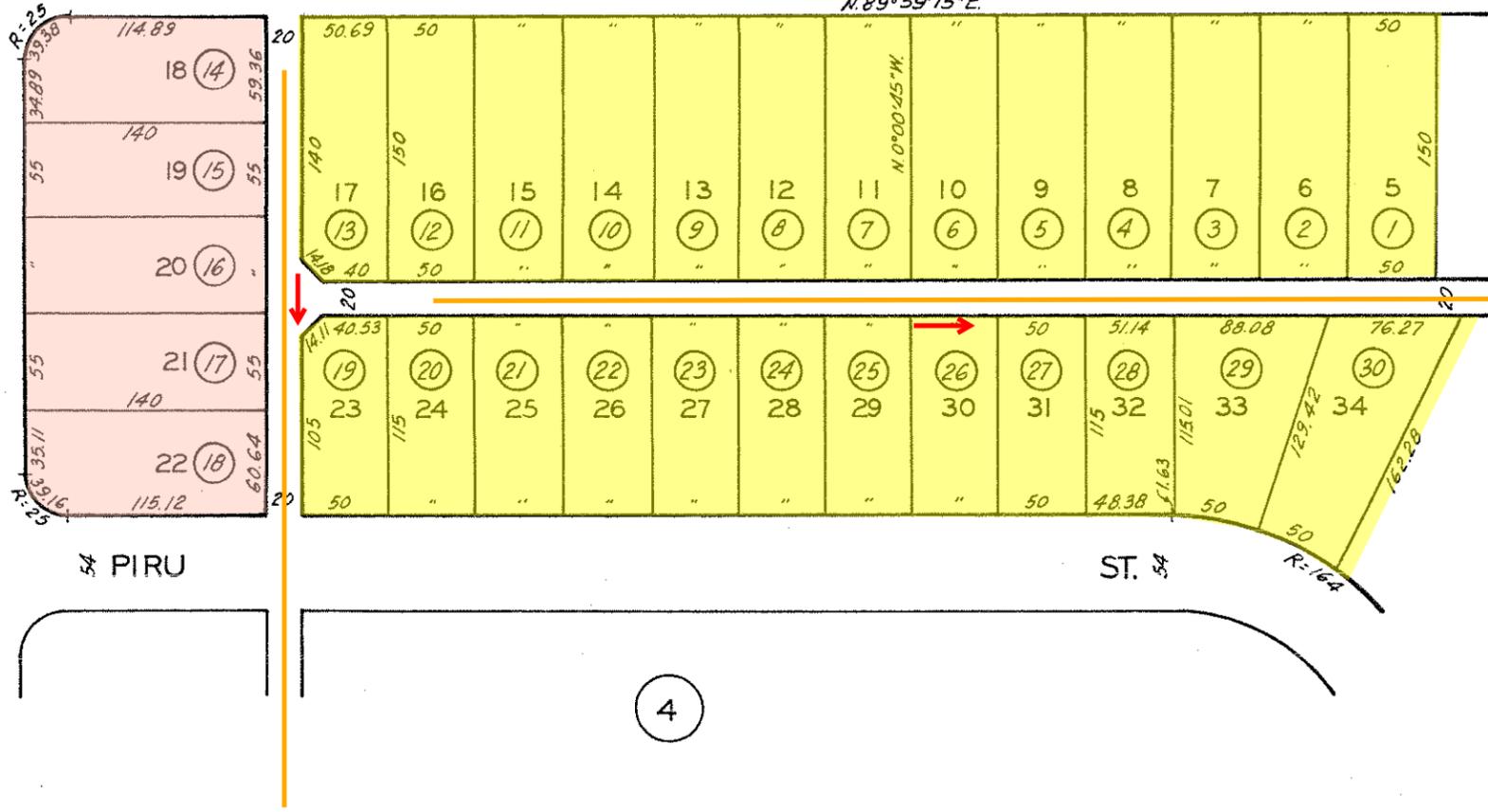
54 PIRU

ST. 80

1

3

4



CODE 1633

TRACT NO. 14662

M.B. 337-23-24

FOR PREV. ASSM'T SEE: 6133-27

1989



2

4

7

BK. 6130

BK. 6134

METTLER AVE.

135TH

95 ST.

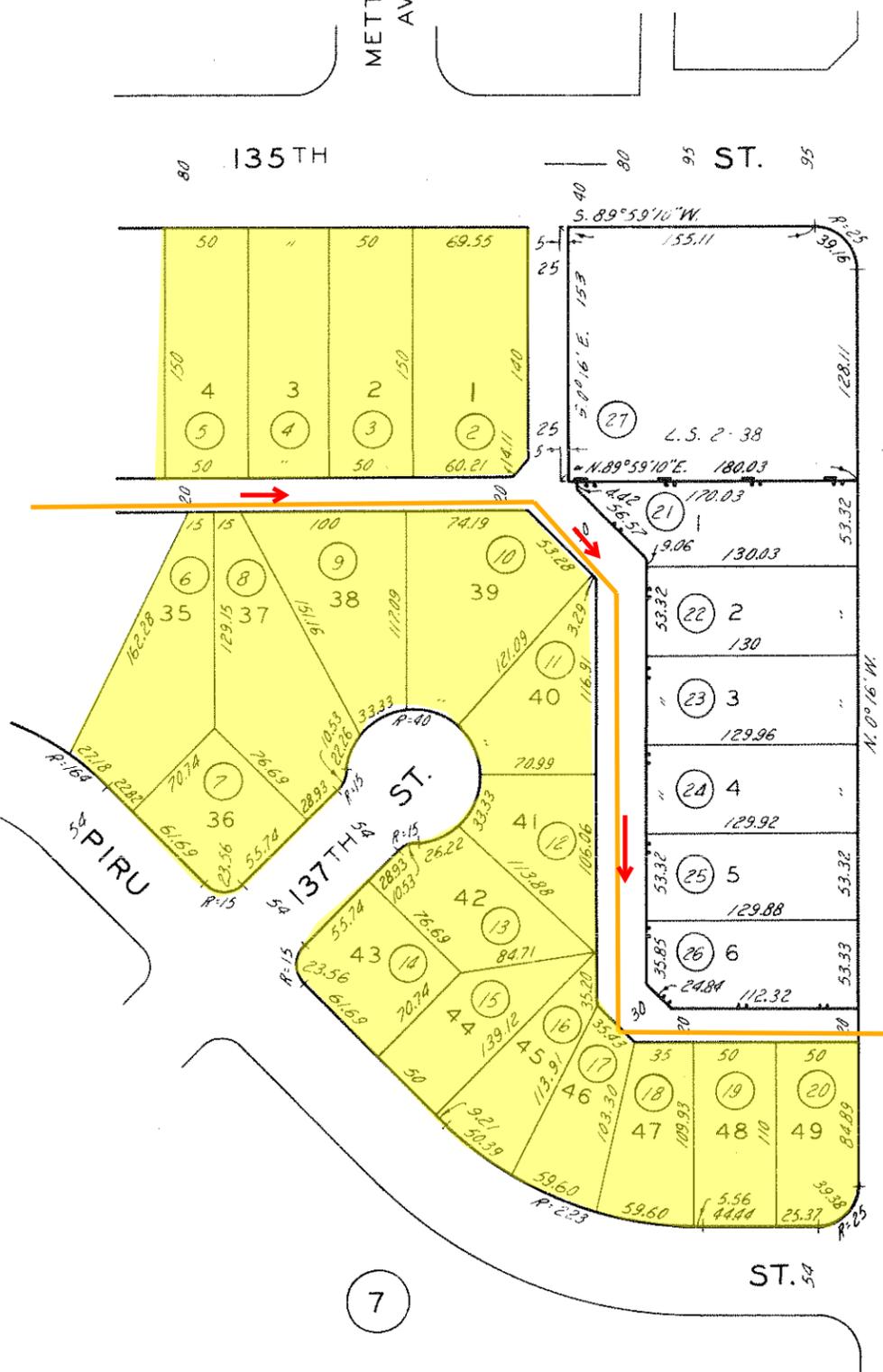
17

BLVD. 100

136TH ST.

100 AVALON

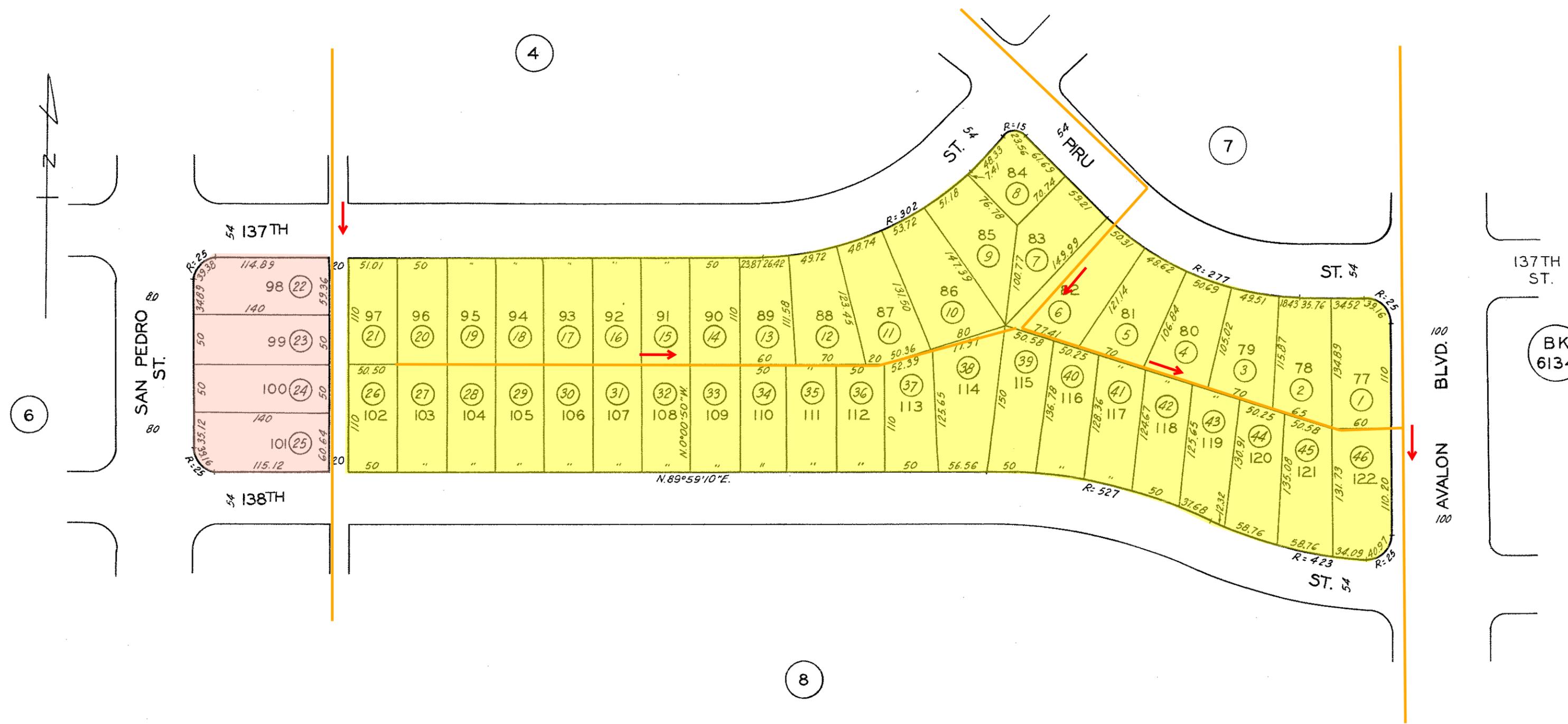
137TH ST.



CODE 1633

T. 3S., R. 13W.  
TRACT NO. 14662 M.B. 337-23-24  
PARCEL MAP .. P. M. 13-24

FOR PREV. ASSM'T SEE:  
6133 - 26

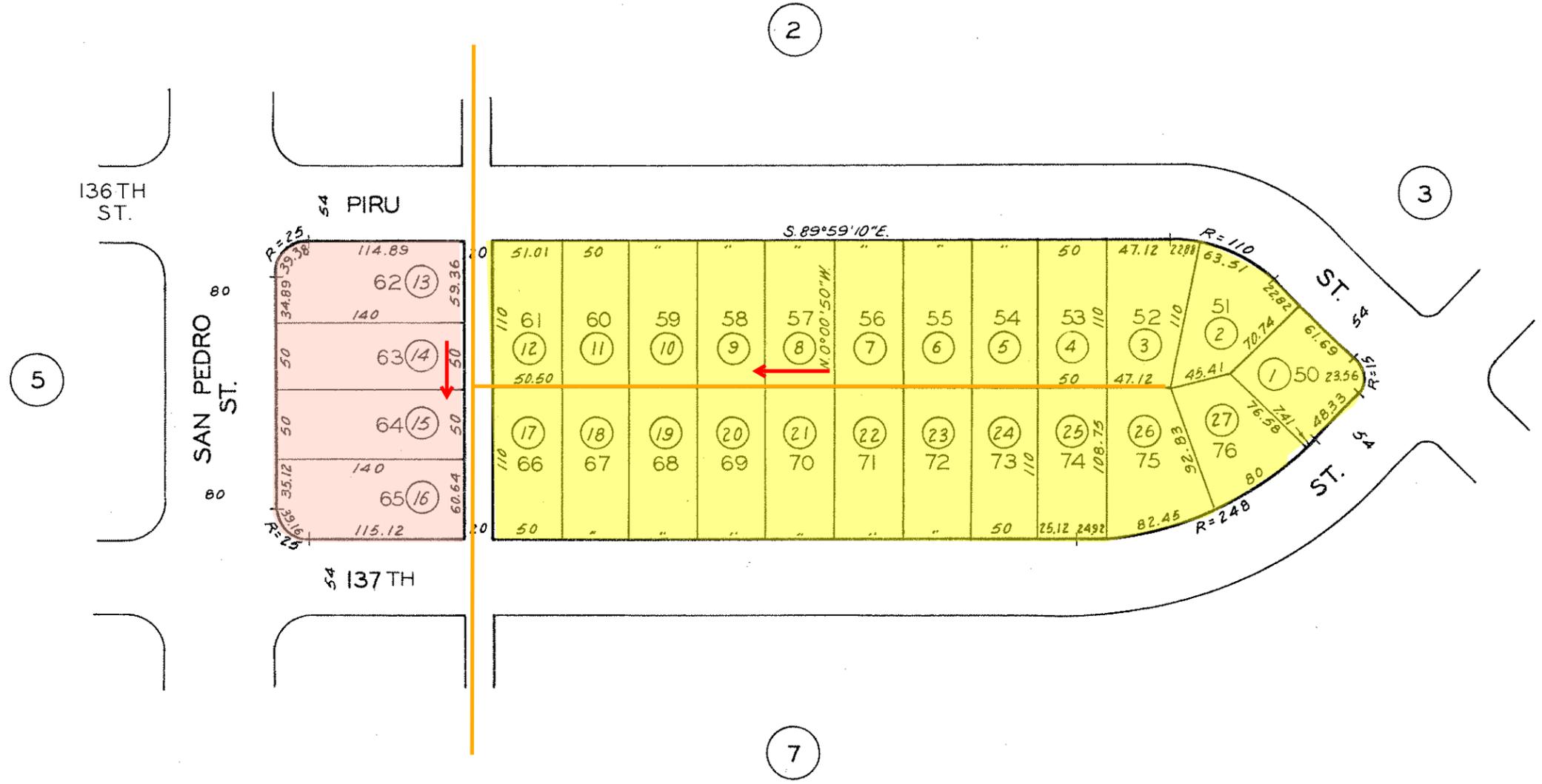


CODE 1633

TRACT NO. 14662 M. B. 337 - 23-24

FOR PREV. ASSM'T SEE: 6133-23 & 24

ASSESSOR'S MAP COUNTY OF LOS ANGELES, CALIF.



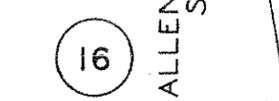
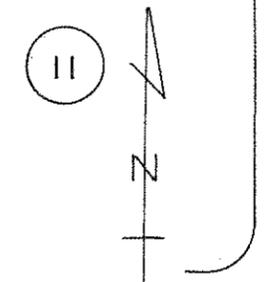
CODE  
1633

TRACT NO. 14662

M.B. 337 - 23 - 24

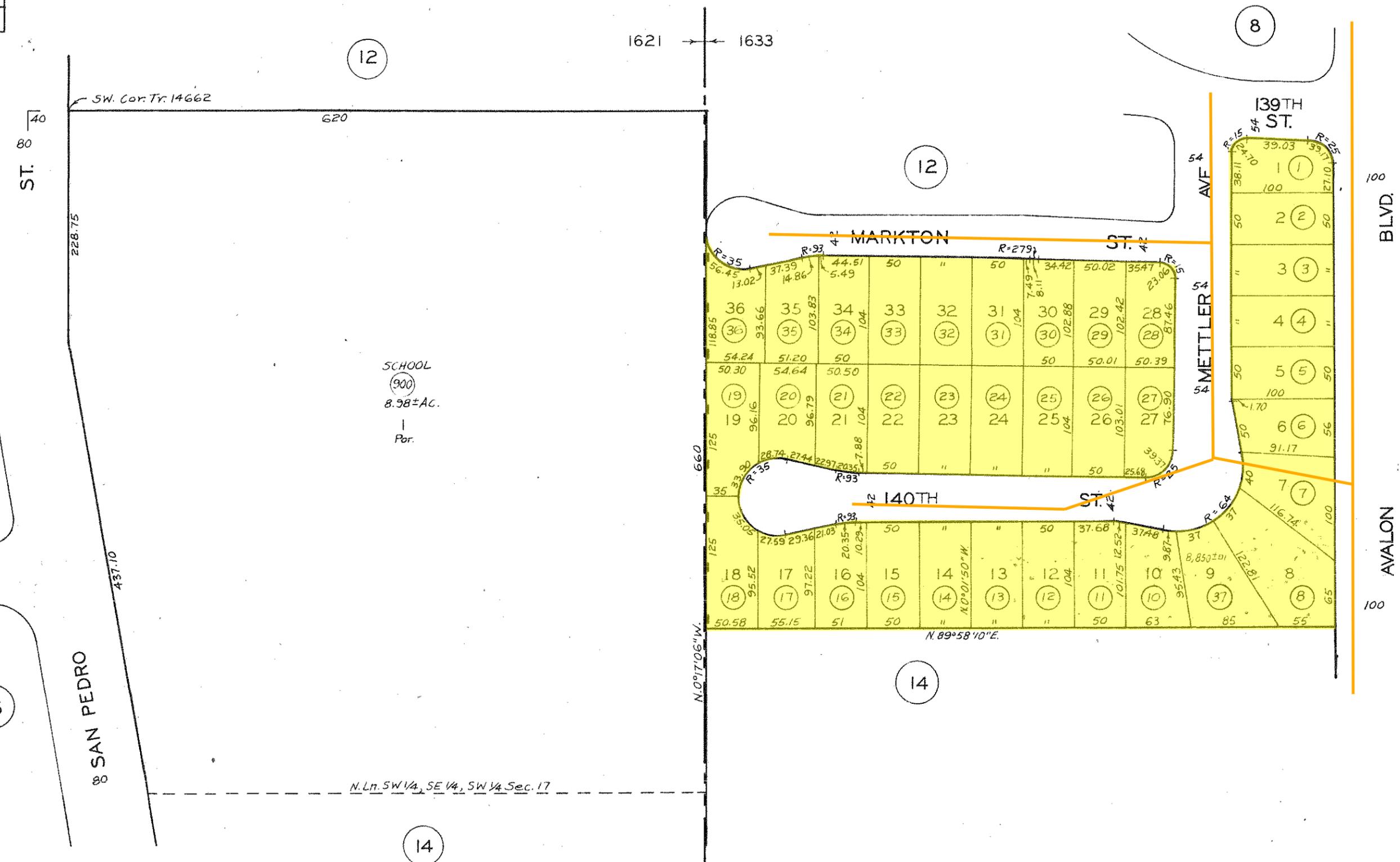
FOR PREV. ASSM'T SEE:  
6133-25



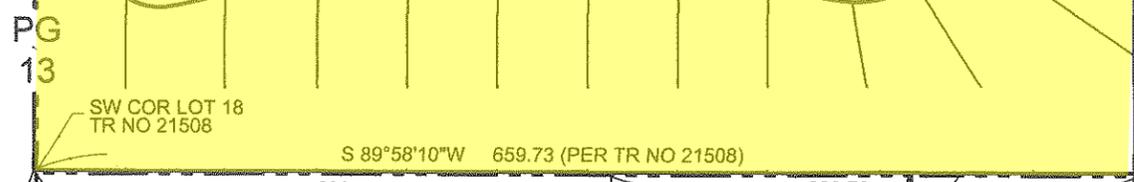


CODE  
1621  
1633

FOR PREV. ASSM'T SEE:  
6133 - 19, 42 & 43



S. 1/2 OF SW. 1/4 OF SEC. 17  
T. 3S., R. 13W. L. S. 2 - 38  
TRACT NO. 21508 M. B. 587-85-86



2013



MAPPING AND GIS SERVICES SCALE 1" = 100'

ST 80

8 SAN PEDRO

15724 1639

S 89°51'40"W

23 0.17±AC

25

0.58±AC  
0.14±" ST  
0.44±AC

24

1.35±AC  
0.26±" ST  
1.09±AC

41.79

240

198.21

37.99

R=27

100 ROSECRANS

N 89°51'40"E

70

280

N LINE SW1/4, SE1/4, SW 1/4 SEC 17

SCHOOL

900

0.92±AC

SCHOOL

902

0.74±AC

SCHOOL

903

1.33±AC

S 1/2, SW1/4  
T3SR13W

SEC 17

LS 2 - 38

PG 13

145 AVE

PVT ST

TOWNE

169.60c

240

30

BK 6137

SW COR LOT 18  
TR NO 21508

S 89°58'10"W 659.73 (PER TR NO 21508)

320

289.73±

1.06±AC

19

0.55±AC

1

1630

0.41±AC

2

1.07±AC  
0.09±" P ST  
0.98±AC

18

0.55±AC

4

0.41±AC

3

0.66±AC  
0.06±" P ST  
0.60±AC

26

0.55±AC

5

0.41±AC

6

0.73±AC  
0.07±" P ST  
0.66±AC

15

0.99±AC

8

0.74±AC

7

0.73±AC  
0.07±" P ST  
0.66±AC

14

0.10±AC

8

PAR 1, DOC # 819, 7-9-56  
O R 51675 - 244

S 89°58'10"W

320

146

60

56.01

57.99

0.58±AC  
0.12±" P ST  
0.46±AC

13

0.24±AC

12

0.22±AC

11

0.22±AC

10

0.57±AC

9

0.44±AC

7

P M 25

146

7.52

52.49

17

56.07

58.18

R=1674.84

138.53

R=1950

135

126.75

AVE 100

1639

15724

1637

BLVD 100

AVALON

CF 4239 - 2

BK 6134

MOST N'LY COR PAR "C",  
DOC # 5279, 11-14-56,  
O R 52853 - 266

SW COR PAR "C",  
DOC # 5279, 11-14-56,  
O R 52853 - 266

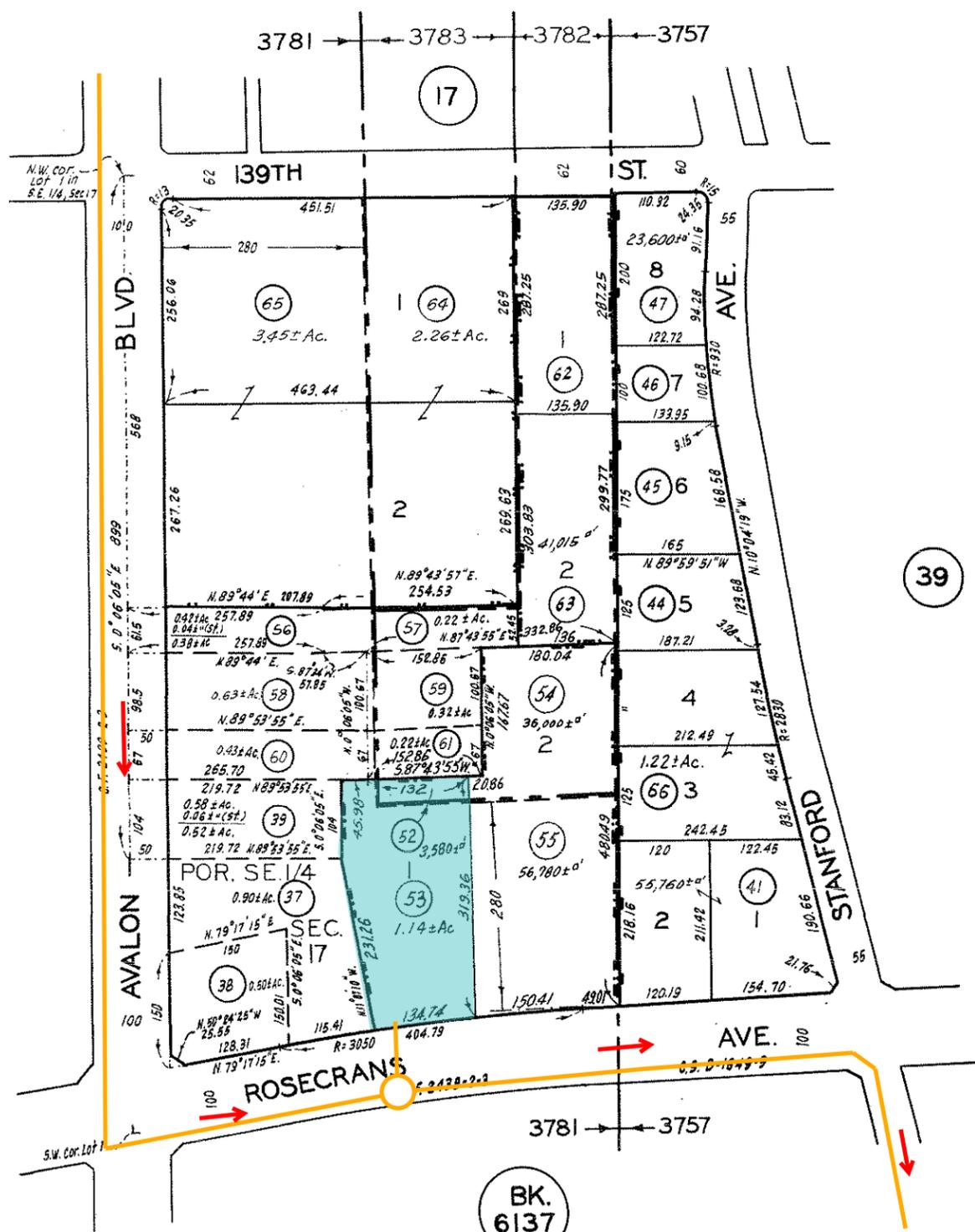
1999

12011103  
740321609  
740513  
740613  
750109  
750129203  
750305407  
751218004  
841001614-85  
98041508001001-14



BK. 6131

BK. 6137



CODE  
3757  
3781  
3782  
3783

T. 3S., R.13W.  
TRACT NO. 23077 M.B. 645-77-79  
PARCEL MAP .. .. P.M. 35-96  
PARCEL MAP .. .. P.M. 47-9

PARCEL MAP .. .. P.M. 57-47

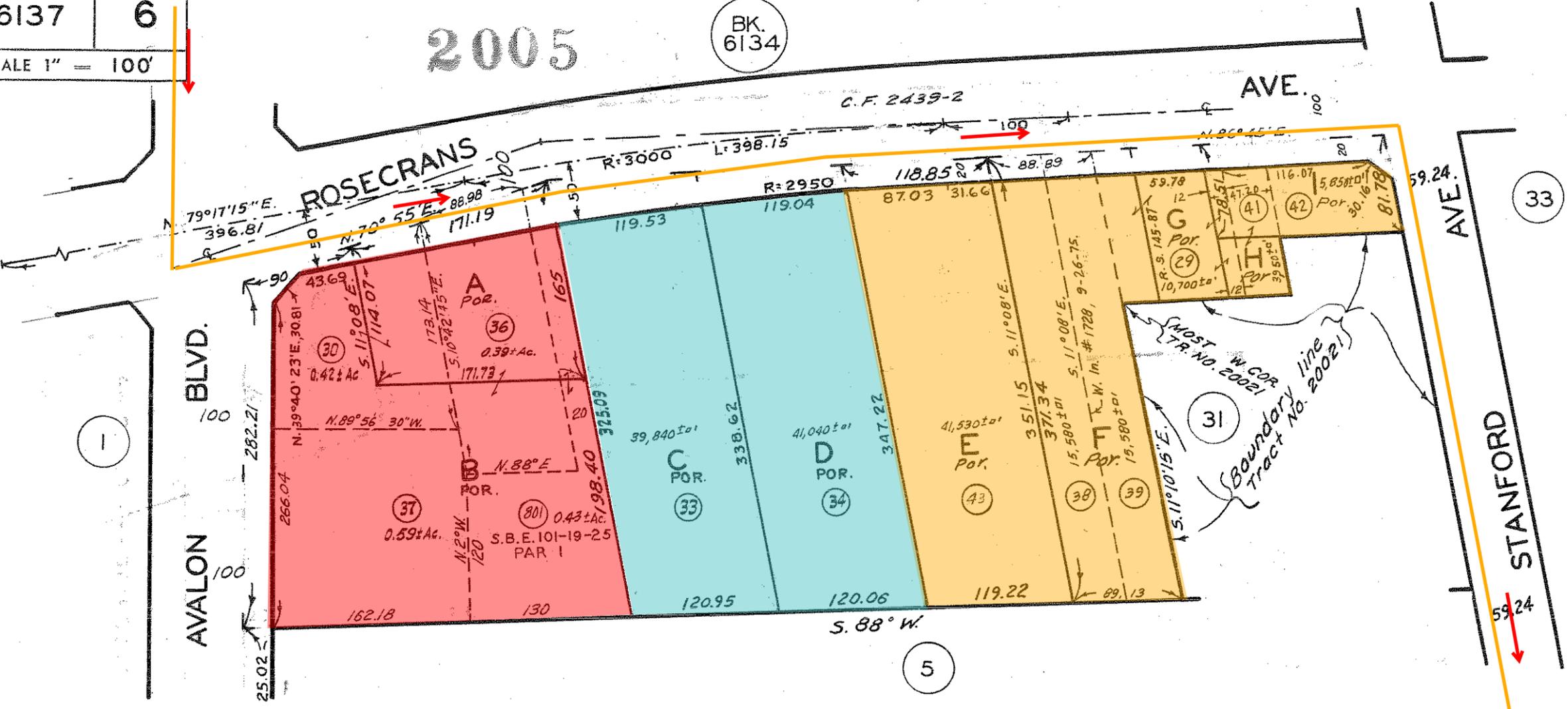
FOR PREV. ASSM'T SEE:  
6134-18

ASSESSOR'S MAP  
COUNTY OF LOS ANGELES, CALIF.

2005

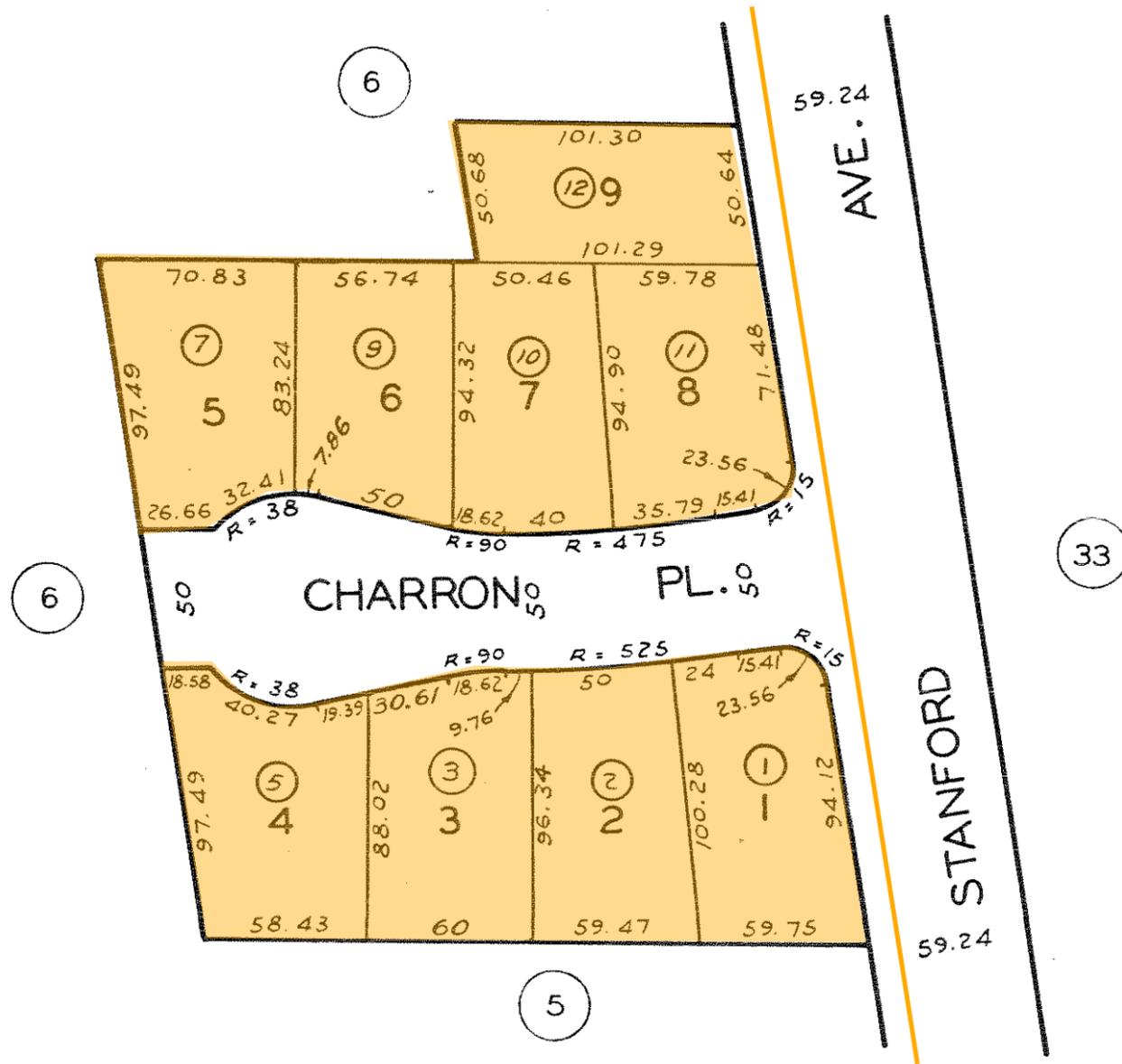
BK. 6134

- REVISI  
12-23-64 7-8-55  
4-15-65 2-10-56  
680822101 11-8-56  
701009663 3-30-57  
731001301 4-13-57  
740613 5-12-58  
8-22-58  
6-20-60  
11-4-63 E  
3-2-64  
4-23-64  
4-24-64  
9-15-64  
751229822  
780/20324  
91052904002001-10  
94051602004001-10  
200A070608003001-10



TRACT NO. 578  
M.B. 15 - 114

CODES  
3798

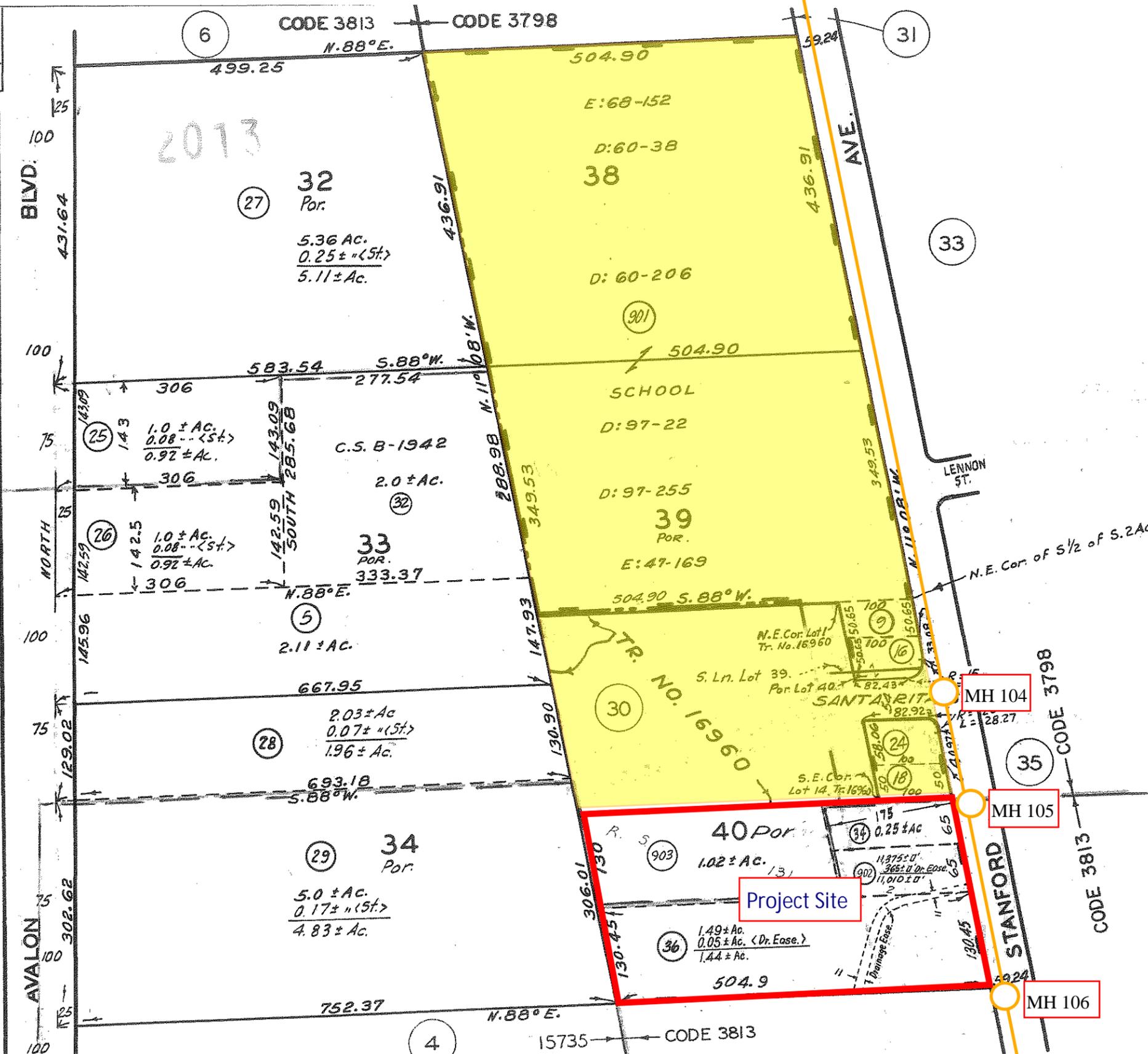


TRACT NO. 20021

M. B. 590 - 54

CODE  
3798

- REVISED  
12-22-54  
1-17-55  
3-14-55  
5-6-55  
7-8-55  
8-29-55  
1-13-56  
4-13-57  
3-7-59  
11-4-59  
12-31-59  
1-25-60  
2-21-61  
5-1-62  
4-20-63  
8-27-64  
691006  
701009663  
710108210  
720707  
730607  
750910  
91091206002001-10



TRACT NO. 578 GARDENA HEIGHTS  
M.B. 15 - 114 M.B. 11 - 164

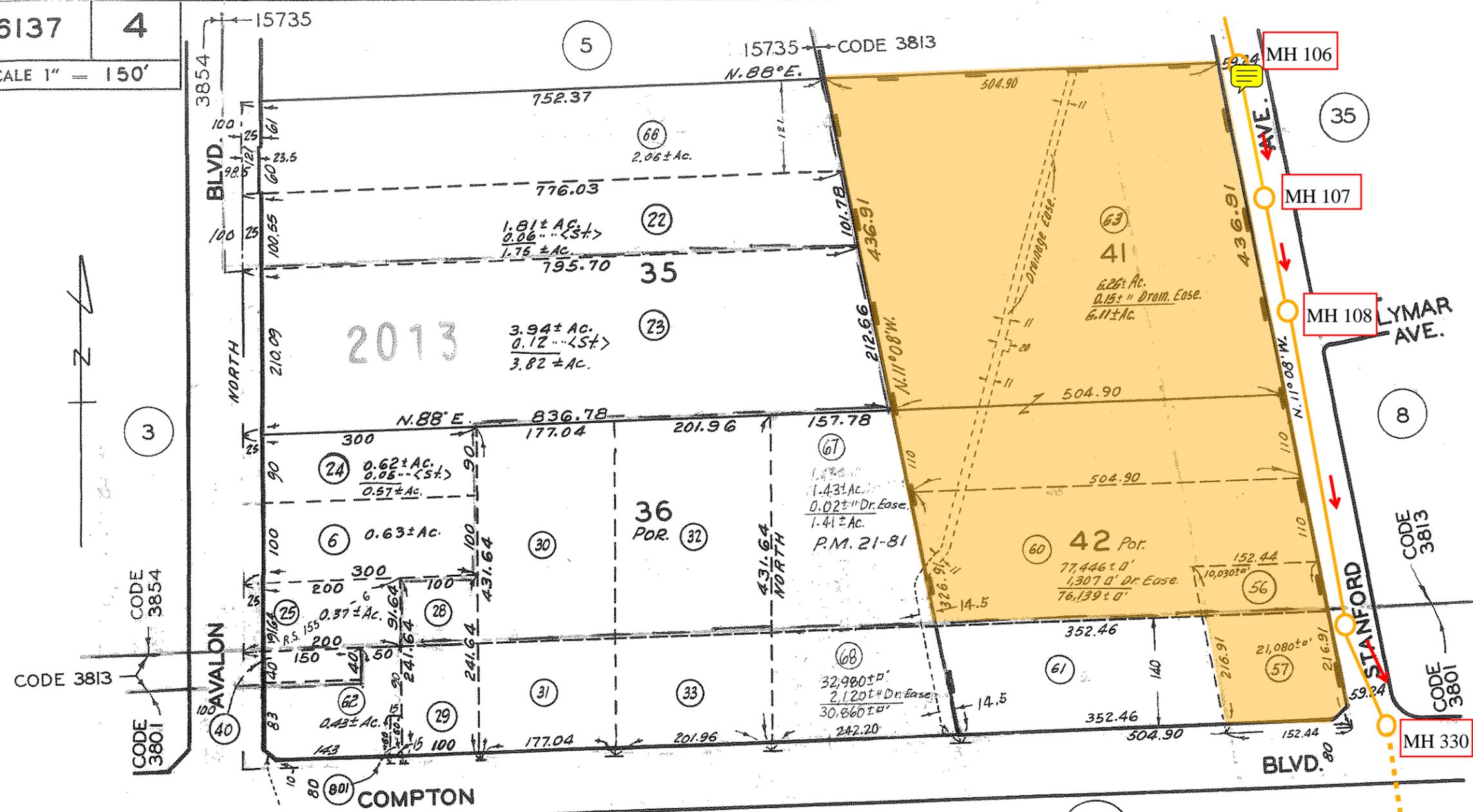
CODES  
3813  
3854  
3798  
15735

FOR PREV. ASSM'T. SEE:  
6137-5

All 900 series parcels on this page are assessed to Community Development Commission of the County of Los Angeles, unless otherwise noted.

- 4-15-65 REVISE
- 10-15-65 7-8-55
- 12-30-65 12-14-57
- 720821 5-14-58
- 3-7-59
- 11-4-59
- 1-16-60
- 4-5-60
- 2-3-61
- 2-21-61
- 3-5-63
- 3-18-63
- 11-4-63 P
- 4-23-64
- 690925502
- 691006
- 700922401
- 701009663
- 710225302
- 710720610
- 720405
- 720707
- 740613
- 740729206

- 92051802009001-10
- 2006121102018001-26
- 2011052610012002-26
- 20121203



# GARDENA HEIGHTS

M. B. 11 - 164

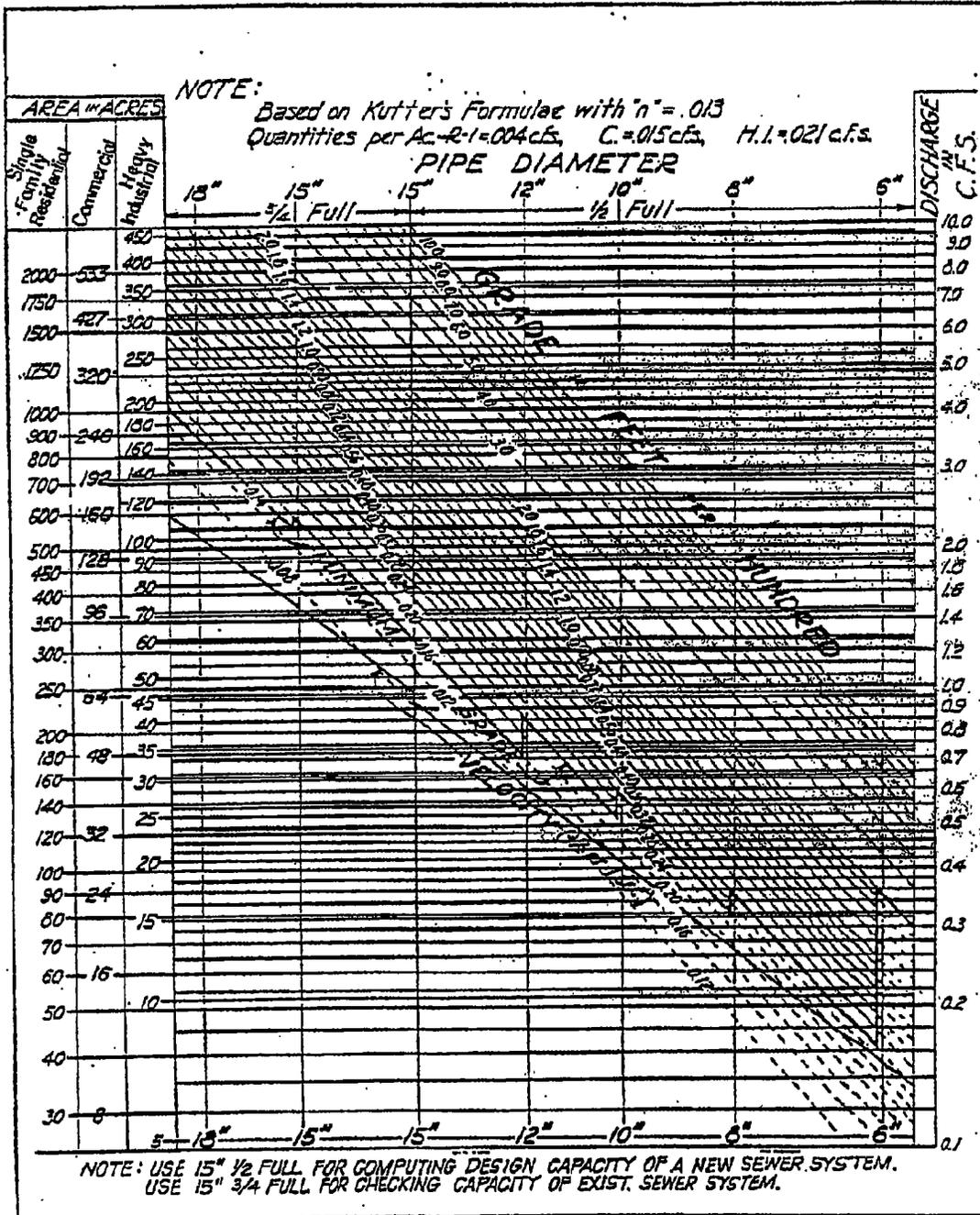
# TRACT NO. 578

M. B. 15 - 114

CODES  
3801

3813  
3854  
15735

10" Victoria Street Trunk



**FLOW DIAGRAM FOR THE DESIGN OF CIRCULAR SANITARY SEWERS**

COUNTY OF LOS ANGELES  
DEPARTMENT OF PUBLIC WORKS

COUNTY ENGINEER  
STANDARD

**S-C4**

DATE: 3/80

DESIGN

*[Signature]*  
ASSISTANT DEPUTY

*[Signature]*  
COUNTY ENGINEER

*[Signature]*  
1210223

**APPENDIX I: CONSULTATION LETTERS**



**Golden State**  
**Water Company**

A Subsidiary of American States Water Company

June 8, 2016

Ms. Eleanor Atkins  
Project Manager  
Hollywood Community Housing Corporation  
5020 Santa Monica Boulevard  
Los Angeles, CA 90029

**Re: Will Serve Letter  
85 Unit Project  
APN 6137-005-036  
6137-005-902 and  
6137-005-903  
14733 – 14803 Stanford Avenue  
Compton, California**

Dear Ms. Atkins:

This letter is to inform you that water service is available to the above referenced address from Golden State Water Company's (GSWC) Southwest District water system located in Los Angeles. Service to the address can be provided from our existing water facilities within Stanford Avenue.

Upon completion and execution of an agreement between Golden State Water Company (GSWC) and the applicant that contains satisfactory financial arrangements and other provisions governing the extension of water service under the Water Service Agreement, GSWC will begin providing water service for the referenced address once all owner obligations have been satisfied. Analysis of more detailed development plans may require the owner to participate in the construction of special facilities prior to the Company providing water service.

GSWC is committed to providing water service to all customers within its service area, consistent with the company's obligations under rules, statutes and regulations of both the California Department of Public Health and the California Public Utilities Commission.

Unless modified or extended by GSWC, this Will Serve Letter shall terminate and be of no further force and effect one year from the date indicated above.

If you have any questions concerning the issues addressed in this letter, please let us know.

Sincerely,

Melynda Holm  
Operations Engineering Technician  
Central/Southwest Districts



COUNTY OF LOS ANGELES  
DEPARTMENT OF PARKS AND RECREATION

*"Parks Make Life Better!"*

John Wicker, Director

May 5, 2016

Sent via e-mail: kfinkel@planning.lacounty.gov

---

TO: Kevin Finkel  
Department of Regional Planning

FROM: Julie Yom, AICP   
Planning & CEQA Section

SUBJECT: **CUP CONSULTATION**  
**PROJECT NO. R2015-02448**  
**CUP NO. RPPL2016001066**  
**S. STANFORD AVENUE AFFORDABLE HOUSING PROJECT**  
**14803 S. STANFORD AVENUE, 90220**

The above-mentioned CUP consultation has been reviewed for potential impacts on the facilities of the Department. Please see our comments below:

- Roy Campanella Park (14812 S. Stanford Ave.) is located across from the proposed project. Please mitigate for air quality, noise, and traffic impacts during construction so that it would reduce any adverse effects the park patrons may experience.

Thank you for including this Department in the review of this document. If you have any questions, please contact me at [jyom@parks.lacounty.gov](mailto:jyom@parks.lacounty.gov) or (213) 351-5127.

JY/ Stanford Avenue Affordable Housing

c: Parks and Recreation (N. E. Garcia, K. King, C. Lau)

**CYNTHIA A. HARDING, M.P.H.**  
Interim Director

**JEFFREY D. GUNZENHAUSER, M.D., M.P.H.**  
Interim Health Officer

**ANGELO J. BELLOMO, REHS, QEP**  
Deputy Director for Health Protection

**TERRI S. WILLIAMS, REHS**  
Acting Director of Environmental Health

5050 Commerce Drive  
Baldwin Park, California 91706  
TEL (626) 430-5100 • FAX (626) 813-3000

[www.publichealth.lacounty.gov](http://www.publichealth.lacounty.gov)

**BOARD OF SUPERVISORS**

**Hilda L. Solis**  
First District

**Mark Ridley-Thomas**  
Second District

**Sheila Kuehl**  
Third District

**Don Knabe**  
Fourth District

**Michael D. Antonovich**  
Fifth District

June 8, 2016

**TO:** Kevin Finkel  
Senior Regional Planning Assistant  
Department of Regional Planning

**FROM:** Michelle Tsiebos, REHS, MPA, DPA  
Environmental Health Division  
Department of Public Health

M.T.

**SUBJECT: CUP Consultation**  
**PROJECT NO. R2015-02448**  
**S. Stanford Avenue Affordable Housing**  
**14803 S. Stanford Avenue, Rosewood/ West Rancho Dominguez**

- Public Health recommends approval of this CUP.  
 Public Health does **NOT** recommend approval of this CUP.

The Department of Public Health-Environmental Health Division has reviewed the information provided for the project identified above. The CUP request is for the construction of a new 85-unit affordable housing development on three parcels.

The Department recommends approval of the CUP. The applicant has cleared the requirements for the Potable Water Supply and Noise and Environmental Issues sections listed in our report dated May 31, 2016.

For any questions regarding this report, please feel free to contact me at (626) 430-5380 or at [mtsiebos@ph.lacounty.gov](mailto:mtsiebos@ph.lacounty.gov).



**CYNTHIA A. HARDING, M.P.H.**  
Interim Director

**JEFFREY D. GUNZENHAUSER, M.D., M.P.H.**  
Interim Health Officer

**ANGELO J. BELLOMO, REHS, QEP**  
Deputy Director for Health Protection

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Director of Environmental Health

5050 Commerce Drive  
Baldwin Park, California 91706  
TEL (626) 430-5100 • FAX (626) 813-3000

[www.publichealth.lacounty.gov](http://www.publichealth.lacounty.gov)

**BOARD OF SUPERVISORS**

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Second District

**Sheila Kuehl**  
Third District

**Don Knabe**  
Fourth District

**Michael D. Antonovich**  
Fifth District

July 22, 2016

**TO:** Kevin Finkel  
Senior Regional Planning Assistant  
Department of Regional Planning

**FROM:** Michelle Tsiebos, REHS, MPA, DPA  
Environmental Health Division  
Department of Public Health

M.T.

**SUBJECT: CEQA Consultation  
PROJECT NO. R2015-02448  
S. Stanford Avenue Affordable Housing  
14803 S. Stanford Avenue, Rosewood/ West Rancho Dominguez**

The Department of Public Health-Environmental Health Division has reviewed the information provided for the project identified above. The Initial Study is for the construction of a new 85-unit affordable housing development on three parcels.

The applicant has cleared the requirements for the Potable Water Supply and Noise and Environmental Issues sections listed in our CUP report dated May 31, 2016. The Department concurs with the IS determination of a Mitigated Negative Declaration.

For any questions regarding this report, please feel free to contact me at (626) 430-5380 or at [mtsiebos@ph.lacounty.gov](mailto:mtsiebos@ph.lacounty.gov).



# COUNTY OF LOS ANGELES

## FIRE DEPARTMENT

1320 NORTH EASTERN AVENUE  
LOS ANGELES, CALIFORNIA 90063-3294

DARYL L. OSBY  
FIRE CHIEF  
FORESTER & FIRE WARDEN  
July 5, 2016

Kevin Finkel, Regional Planner  
Department Of Regional Planning  
Land Divisions Section  
320 West Temple Street  
Los Angeles, CA 90012

Dear Mr. Finkel:

**DRAFT MITIGATED NEGATIVE DECLARATION, "SOUTH STANFORD AVENUE AFFORDABLE HOUSING PROJECT," REQUESTS FOR A PLAN AMENDMENT, ZONE CHANGE, HOUSING PERMIT, AND PLOT PLAN TO CONSTRUCT A NEW 85-UNIT AFFORDABLE HOUSING DEVELOPMENT ON THREE PARCELS IN THE WEST RANCHO DOMINGUEZ-VICTORIA COMMUNITY, 14733, 14739, 14803 SOUTH STANFORD AVENUE, COMPTON, FFER 201600094**

The Draft Mitigated Negative Declaration has been reviewed by the Planning Division, Land Development Unit, Forestry Division, and Health Hazardous Materials Division of the County of Los Angeles Fire Department. The following are their comments:

### PLANNING DIVISION:

1. Under PUBLIC SERVICES, Fire Protection, we have the following revisions:

Paragraph 1, the first sentence should be revised to state that the Los Angeles County Fire Department (LACFD) provides fire services to all unincorporated areas of Los Angeles County and 58 cities.

Paragraph 1, the third sentence should be revised to state that Fire Station 95 is the jurisdictional fire station for the project site, and should the need arise for additional resources, the closest available resources from LACFD and/or the surrounding City of Compton would respond to the project site.

SERVING THE UNINCORPORATED AREAS OF LOS ANGELES COUNTY AND THE CITIES OF:

AGOURA HILLS  
ARTESIA  
AZUSA  
BALDWIN PARK  
BELL  
BELL GARDENS  
BELLFLOWER  
BRADBURY

CALABASAS  
CARSON  
CERRITOS  
CLAREMONT  
COMMERCE  
COVINA  
CUDAHY

DIAMOND BAR  
DUARTE  
EL MONTE  
GARDENA  
GLENDDORA  
HAWAIIAN GARDENS  
HAWTHORNE

HIDDEN HILLS  
HUNTINGTON PARK  
INDUSTRY  
INGLEWOOD  
IRWINDALE  
LA CANADA FLINTRIDGE  
LA HABRA

LA MIRADA  
LA PUENTE  
LAKEWOOD  
LANCASTER  
LAWNDALE  
LOMITA  
LYNWOOD

MALIBU  
MAYWOOD  
NORWALK  
PALMDALE  
PALOS VERDES ESTATES  
PARAMOUNT  
PICO RIVERA

POMONA  
RANCHO PALOS VERDES  
ROLLING HILLS  
ROLLING HILLS ESTATES  
ROSEMEAD  
SAN DIMAS  
SANTA CLARITA

SIGNAL HILL  
SOUTH EL MONTE  
SOUTH GATE  
TEMPLE CITY  
WALNUT  
WEST HOLLYWOOD  
WESTLAKE VILLAGE  
WHITTIER

Kevin Finkel, Regional Planner  
July 5, 2016  
Page 2

**LAND DEVELOPMENT UNIT:**

1. Please refer to the e-mail sent to Annie Duong on 06/23/2016 for the LDU response.

Should any questions arise regarding subdivision, water systems of access, please contact the County of Los Angeles Fire Department's Land Development Unit's Inspector Wally Collins at (323) 890-4243.

**FORESTRY DIVISION – OTHER ENVIRONMENTAL CONCERNS:**

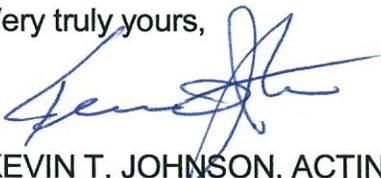
1. The statutory responsibilities of the County of Los Angeles Fire Department, Forestry Division include erosion control, watershed management, rare and endangered species, vegetation, fuel modification for Very High Fire Hazard Severity Zones or Fire Zone 4, archeological and cultural resources, and the County Oak Tree Ordinance. Potential impacts in these areas should be addressed.

**HEALTH HAZARDOUS MATERIALS DIVISION:**

1. The Health Hazardous Materials Division (HHMD) of the Los Angeles County Fire Department has no comment regarding the project at this time.

If you have any additional questions, please contact this office at (323) 890-4330.

Very truly yours,



KEVIN T. JOHNSON, ACTING CHIEF, FORESTRY DIVISION  
PREVENTION SERVICES BUREAU

KTJ:CC

Enclosure



# COUNTY OF LOS ANGELES

## FIRE DEPARTMENT

1320 NORTH EASTERN AVENUE  
LOS ANGELES, CALIFORNIA 90063-3294

DARYL L. OSBY  
FIRE CHIEF  
FORESTER & FIRE WARDEN

September 6, 2016

Kevin Finkel, Regional Planner  
Los Angeles County Department of Regional Planning  
Special Projects Section  
320 West Temple Street  
Los Angeles, CA 90012

Dear Mr. Finkel:

**SECOND SUBMITTAL, PRPJECT NO. R2015-02448, MMRP, "SOUTH STANFORD AVENUE AFFORDABLE HOUSING PROJECT," PLAN AMENDMENT, ZONE CHANGE, HOUSING PERMIT, AND SITE PLAN REVIEW FOR A PROPOSED 85-UNITS AFFORDABLE HOUSING COMPLEX ON A CURRENTLY VACANT LOT, PROPOSES MITGIATED NEGATIVE DECLARATION WITH THE PROJECT, 14733,14739, AND 14803 S. STANFORD AVE., COMPTON, FFER 201600135**

The Second Submittal has been reviewed by the Planning Division, Land Development Unit, Forestry Division, and Health Hazardous Materials Division of the County of Los Angeles Fire Department.

The following are their comments:

### **PLANNING DIVISION:**

Under Section 15, Public Services, the second sentence describing **Fire protection** should be revised as follows: The nearest LACFD stations are Station Number 95 located 4.07 1.3 miles southeast southwest of the Project Site at 137 W. Redondo Beach Boulevard in Gardena and Station Number 116 located 4.88 2.6 miles south of the Project Site at 755 Victoria Street in Carson.

SERVING THE UNINCORPORATED AREAS OF LOS ANGELES COUNTY AND THE CITIES OF:

AGOURA HILLS  
ARTESIA  
AZUSA  
BALDWIN PARK  
BELL  
BELL GARDENS  
BELLFLOWER  
BRADBURY

CALABASAS  
CARSON  
CERRITOS  
CLAREMONT  
COMMERCE  
COVINA  
CUDAHY

DIAMOND BAR  
DUARTE  
EL MONTE  
GARDENA  
GLENDORA  
HAWAIIAN GARDENS  
HAWTHORNE

HIDDEN HILLS  
HUNTINGTON PARK  
INDUSTRY  
INGLEWOOD  
IRWINDALE  
LA CANADA FLINTRIDGE  
LA HABRA

LA MIRADA  
LA PUENTE  
LAKEWOOD  
LANCASTER  
LAWNDALE  
LOMITA  
LYNWOOD

MALIBU  
MAYWOOD  
NORWALK  
PALMDALE  
PALOS VERDES ESTATES  
PARAMOUNT  
PICO RIVERA

POMONA  
RANCHO PALOS VERDES  
ROLLING HILLS  
ROLLING HILLS ESTATES  
ROSEMEAD  
SAN DIMAS  
SANTA CLARITA

SIGNAL HILL  
SOUTH EL MONTE  
SOUTH GATE  
TEMPLE CITY  
WALNUT  
WEST HOLLYWOOD  
WESTLAKE VILLAG  
WHITTIER

Kevin Finkel, Regional Planner  
September 6, 2016  
Page 2

**LAND DEVELOPMENT UNIT:**

1. The development of this project must comply with all applicable code and ordinance requirements for construction, access, water mains, fire flows and fire hydrants.
2. The review of the proposed access was reviewed and approved by the Land Development Unit on August 26, 2016.
3. The fire flow is adequate for this development. One additional public fire hydrant and two on-site fire hydrants are required for the development along with installation of an automatic fire sprinkler system.

If there are any questions regarding this report, please contact the FPEA Wally Collins at either (323) 890-4243 or Wally.Collins@fire.lacounty.gov.

**FORESTRY DIVISION – OTHER ENVIRONMENTAL CONCERNS:**

The statutory responsibilities of the County of Los Angeles Fire Department's Forestry Division include erosion control, watershed management, rare and endangered species, vegetation, fuel modification for Very High Fire Hazard Severity Zones or Fire Zone 4, archeological and cultural resources, and the County Oak Tree Ordinance. Potential impacts in these areas should be addressed.

**HEALTH HAZARDOUS MATERIALS DIVISION:**

The Health Hazardous Materials Division of the Los Angeles County Fire Department has no comment regarding the project at this time.

If you have any additional questions, please contact this office at (323) 890-4330.

Very truly yours,



KEVIN T. JOHNSON, ACTING CHIEF, FORESTRY DIVISION  
PREVENTION SERVICES BUREAU

KTJ:cc

September 21, 2016

TO: Samuel Dea  
Zoning Permits Special Projects  
Department of Regional Planning

Attention Kevin Finkel

FROM: Art Vander Vis  
Land Development Division  
Department of Public Works

**INITIAL STUDY – MITIGATED NEGATIVE DECLARATION (IS-MND)  
PROJECT NO. R2015-02448  
14803 SOUTH STANFORD AVENUE  
ASSESSOR'S MAP BOOK NO. 6137, PAGE 5, PARCEL NO. 36, 902 and 903  
UNINCORPORATED COUNTY AREA OF WEST RANCHO DOMINGUEZ**

Thank you for the opportunity to review the IS-MND for the Stanford Avenue Affordable Housing project, located at 14803 South Stanford Avenue in the Unincorporated County Area of West Rancho Dominguez. The proposed Project is for an authorization for a proposed 85-unit affordable housing development that will consist of two separate buildings.

For specific revisions, additions, or deletions of wording directly from the project document the specific section, subsection, and/or item along with the page number is first referenced then the excerpt from the document is copied within quotations using the following nomenclature:

Deletions are represented by a ~~strikethrough~~.  
Additions are represented by *italic* along with an underline.  
Revisions are represented by a combination of the above.

The following County of Los Angeles, Department of Public Works comments are for your consideration and relate to the IS-MND document:

**General:**

**Section B – Proposed Development**

1. Project Design Features, page 26/135 – The “Project Design Features”

should be reflected in the “MMRP” documents.

2. PDF-1, page 26/135: The PDF shall be revised as noted below:

“Low-intensity ~~street lighting~~ and low-intensity exterior lighting shall be used throughout the development to the extent feasible”

Please note it is not in the Department of Public Works’ purview to monitor PDF-1.

3. PDF-3, Bullet No. 3, page 27/135: Remove. There is no feasible way to monitor if high-efficiency clothes washers are being utilized.
4. PDF-4, page 27/135: Remove. There is no feasible way to monitor if only high-efficiency Energy Star-rated Dishwashers are being utilized.
5. Haul Route, page 28/135: This subsection should include language that indicates the structural integrity of the roadways along the haul route shall be analyzed prior to commencement of hauling activities. Should the integrity of the roadway be such that hauling activities would damage the roadway, improvements to the roadways will be necessary.

## **Section 10 – Hydrology and Water Quality**

The Following comments apply to Section 10 - Hydrology and Water Quality (starting on page 68/135):

1. Throughout the section revise “SUSMP” to “LID” only.

For questions regarding the Drainage comments, please contact Michele Chimienti of Land Development Division at (626)458-4921 or [mchimien@dpw.lacounty.gov](mailto:mchimien@dpw.lacounty.gov).

## **Section 17 – Transportation/Traffic**

1. The Following comments apply to Section 17 – Transportation/Traffic (starting on page 100/135):

- 1.1 Section 17, Subsection b, page 101:

“Thus, the Proposed Project is not required to prepare a CMP TIA and is consistent with the 2010 CMP. Therefore, impacts would be less than significant.”

- 1.2 Section 17, Subsection f, page 103: The following should be added to the document.

*“The pedestrian crosswalk located on Stanford Avenue will be relocated approximately 20 feet to the south to accommodate the construction of the proposed driveway. Thus, the Proposed Project would not conflict with adopted policies, plans, or programs regarding public transit, bicycle, or pedestrian facilities, or otherwise decrease the performance or safety of such facilities. Therefore, impacts would be less than significant.”*

For questions regarding the Traffic Studies comments, please contact Andrew Ngumba of Traffic and Lighting Division at (626)300-4851 or [angumba@dpw.lacounty.gov](mailto:angumba@dpw.lacounty.gov).

### **Section 18 – Utilities and Service Systems:**

1. Subsection b, page 104-135: We cannot substantiate the environmental finding of “Less than Significant Impact” until the sewer area study has been reviewed and approved. This Study has been submitted and it is under review.

For questions regarding the sewer comments, please contact Massoud Esfahani of Land Development Division at (626)458-3133 or [mesfahan@dpw.lacounty.gov](mailto:mesfahan@dpw.lacounty.gov).

If you have any other questions or require additional information, please contact Alenoosh Mardroosian of Land Development Division at (626)458-4910 or [amardroosian@dpw.lacounty.gov](mailto:amardroosian@dpw.lacounty.gov).

AM



GABRIELENO BAND OF MISSION INDIANS – KIZH NATION  
Historically known as The San Gabriel Band of Mission Indians  
recognized by the State of California as the aboriginal tribe of the Los Angeles basin

Kevin Finkel, AICP  
Special Projects Section

**RE: AB52 consultation response for 14803 S. Stanford Avenue Affordable Housing Project**

Dear Kevin Finkel,

Aug 23, 2016

Please find this letter in response to your request for consultation dated July 7, 2016. I have reviewed the project site and do have concerns for cultural resources. Your project lies in an area where the Ancestral territories of the Kizh (K̄itc) Gabrieleno's villages adjoined and overlapped with each other, at least during the Late Prehistoric and Protohistoric Periods. The homeland of the Kizh Gabrieleno was probably the most influential Native American group in aboriginal southern California (Bean and Smith 1978a:538), was centered in the Los Angeles Basin, and reached as far east as the San Bernardino-Riverside area. The homeland of our neighbors the Serranos was primarily the San Bernardino Mountains, including the slopes and lowlands on the north and south flanks. Whatever the linguistic affiliation, Native Americans in and around the project area exhibited similar organization and resource procurement strategies. Villages were based on clan or lineage groups. Their home/ base sites are marked by midden deposits often with bedrock mortars. During their seasonal rounds to exploit plant resources, small groups would migrate within their traditional territory in search of specific plants and animals. Their gathering strategies of ten left behind signs of special use sites, usually grinding slicks on bedrock boulders, at the locations of the resources.

Due to the project location and the high sensitivity of the area location, we would like to request one of our certified Native American Monitor to be on site during any and all ground disturbances (including but not limited to pavement removal, post holing, auguring, boring, grading, excavation and trenching) to protect any cultural resources which may be effected during construction or development. In all cases, when the Native American Heritage Commission states there are "no records of sacred sites in the project area" the NAHC will always refer lead agencies to the respective Native American Tribe because the NAHC is only aware of general information and are not the experts on each California Tribe. Our Elder Committee & Tribal Historians are the experts for our Tribe and are able to provide a more complete history (both written and oral) regarding the location of historic villages, trade routes, cemeteries and sacred/religious sites in the project area. While the property may be located in an area that has been previously developed, numerous examples can be shared to show that there still is a possibility that unknown, yet significant, cultural resources will be encountered during ground disturbance activities. Please note, if they haven't been listed with the NAHC, it doesn't mean that they aren't there. Not everyone reports what they know.

The recent implementation of AB52 dictates that lead agencies consult with Native American Tribes who can prove and document traditional and cultural affiliation with the area of said project in order to protect cultural resources. However, our tribe is connected Ancestrally to this project location area, what does Ancestrally or Ancestral mean? The people who were in your family in past times, Of, belonging to, inherited from, or denoting an ancestor or ancestors <http://www.thefreedictionary.com/ancestral>. Our priorities are to avoid and protect without delay or conflicts – to consult with you to avoid unnecessary destruction of cultural and biological resources, but also to protect what resources still exist at the project site for the benefit and education of future generations. At your convenience we can Consultation either by Phone or Face to face. Thank you

**CC: NAHC**

With respect,

Andrew Salas, Chairman  
cell (626)926-4131

Andrew Salas, Chairman  
Albert Perez, treasurer I

Nadine Salas, Vice-Chairman  
Martha Gonzalez Lemos, treasurer II

Christina Swindall Martinez, secretary  
Richard Gradias, Chairman of the council of Elders

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